

**RAVELIN PROPERTIES REIT**  
**(the "REIT")**

**CERTIFICATE OF ABRIDGEMENT**

**TO:** Alberta Securities Commission  
British Columbia Securities Commission  
Financial and Consumer Affairs Authority of Saskatchewan  
Manitoba Securities Commission  
Ontario Securities Commission  
Autorité des marchés financiers  
Nova Scotia Securities Commission  
Financial and Consumer Services Commission (New Brunswick)  
Office of the Superintendent of Securities Service Newfoundland and Labrador  
Financial and Consumer Services Division (Prince Edward Island)  
Office of the Superintendent of Securities (Northwest Territories)  
Office of the Superintendent of Securities (Nunavut)  
Office of the Yukon Superintendent of Securities

**RE:** Abridgement of time pursuant to National Instrument 54-101 – *Communication with Beneficial Owners of Securities of a Reporting Issuer* ("NI 54-101")

**DATE:** April 24, 2026

---

Pursuant to section 2.20 of NI 54-101 pertaining to the abridgement of time prescribed by subsections 2.2(1) and 2.5(1) of NI 54-101, and in connection with: (i) the special meeting of unitholders of the REIT and (ii) the special meeting of the holders of (a) 9.00% convertible unsecured subordinated debentures of the REIT due February 28, 2026, (b) the 5.50% convertible unsecured subordinated debentures of the REIT due December 31, 2026, and (c) 7.50% convertible unsecured subordinated debentures of the REIT due December 31, 2027, each to be held on May 25, 2026 (collectively, the "**Meetings**"), the undersigned, Shant Poladian, the duly appointed Chief Executive Officer of the REIT, hereby certifies for and on behalf of the REIT and not in his personal capacity, intending that the same may be relied upon by you without further inquiry, that the REIT:

- (a) has arranged to have proxy-related materials for the Meetings sent in compliance with the applicable timing requirements in sections 2.9 and 2.12 of NI 54-101;
- (b) has arranged to carry out all of the requirements of NI 54-101 in addition to those described in paragraph (a) above; and
- (c) is relying upon section 2.20 of NI 54-101 in connection with the Meetings.

**RAVELIN PROPERTIES REIT**

By: (signed) "Shant Poladian"  
Name: Shant Poladian  
Title: Chief Executive Officer