

# NOTICE OF ANNUAL MEETING OF UNITHOLDERS

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**You are invited to the Annual Meeting of Unitholders of CT Real Estate Investment Trust.**



## **Date**

Tuesday, May 12, 2026  
10:00 a.m. (ET)

## **Virtual Meeting Details**

Online via live audio webcast at:

<https://meetings.lumiconnect.com/400-494-683-197>

Telephone in listen-only mode: **1-888-870-3025** (Canada and U.S.)

In this Notice, “we”, “our”, “CT REIT” and the “REIT” refer to CT Real Estate Investment Trust and its subsidiaries, where applicable. “You” and “your” refer to holders of CT REIT units and holders of special voting units of CT REIT (collectively referred to as “Unitholders”). CT REIT units together with special voting units of CT REIT are collectively referred to as “Units”. “Meeting” refers to the Annual Meeting of Unitholders of CT REIT to be held at 10:00 a.m. (Eastern Time) on Tuesday, May 12, 2026, and any adjournments or postponements thereof. “Circular” refers to CT REIT’s Management Information Circular in respect of the Meeting.

## **Business of the Meeting**

We will address the following items at the Meeting:

1. receiving CT REIT’s Audited Consolidated Financial Statements for the year ended December 31, 2025, including the external auditor’s report;
2. the election of trustees;
3. the appointment of the external auditor and authorizing the trustees to set the external auditor’s compensation; and
4. the transaction of such further and other business as may properly come before the Meeting or any postponement or adjournment thereof.

The Circular and proxy form, or voting instruction form (as applicable), provide additional information concerning the matters to be dealt with at the Meeting. **You should access and review all of the information contained in the Circular before voting.**

## **Notice-and-Access**

CT REIT is using the “notice-and-access” procedures adopted by the Canadian Securities Administrators for the delivery of the Circular. Under notice-and-access, Unitholders of record, as of the close of business on March 19, 2026, will receive a proxy form or voting instruction form enabling them to vote at the Meeting and a notice-and-access notification containing information about how to access the Circular electronically. The notice-and-access notification will also provide instructions on how to vote and on how to receive a paper copy of this Notice and the Circular by mail.

## **Virtual Meeting**

The REIT will be hosting the Meeting in a virtual-only format. Unitholders will be able to access the Meeting online or by telephone. To vote and/or submit questions at the Meeting, you will need to access the Meeting online. You may also submit questions in advance of the Meeting via email at [ctreitagm@ctreit.com](mailto:ctreitagm@ctreit.com).

## **Who Can Vote**

You have the right to vote at our Meeting if you are a Unitholder as of the close of business on March 19, 2026.

## **How to Vote**

You can vote in advance of the Meeting by proxy or you can vote at the Meeting. You can also authorize another person (a “proxyholder”) to vote at the Meeting on your behalf. Unitholders are encouraged to vote in advance of the Meeting by using the enclosed proxy form or voting instruction form.

The manner in which you can vote your Units depends on whether: (i) your Units are held in your name ("Registered Unitholder"); or (ii) your Units are held in the name of an intermediary such as a bank, trust company, securities broker or other intermediary ("Beneficial Unitholder"). For example, you are a Beneficial Unitholder if your Units are held in a brokerage account of any kind.

### **Voting in Advance of the Meeting**

Unitholders who do not plan to vote at the Meeting may vote in advance of the Meeting. If you are a Registered Unitholder, complete the enclosed proxy form and return it to the REIT's transfer agent, Computershare Trust Company of Canada ("Computershare"). Proxy forms must be received prior to 5:00 p.m. (Eastern Time) on **Friday, May 8, 2026** or, if the Meeting is postponed or adjourned, no later than 48 hours (not including Saturdays, Sundays or statutory holidays in Ontario) before the postponed or adjourned meeting convenes (the "Proxy Deadline"). If you are a Beneficial Unitholder, complete the enclosed voting instruction form provided by your intermediary and return it in accordance with the instructions contained in the voting instruction form. Voting instruction forms must generally be received by your intermediary at least one business day prior to the Proxy Deadline.

### **Voting at the Virtual Meeting**

If you wish to attend and vote at the Meeting, please carefully review the instructions under the heading *Voting Information – How to Vote – Voting at the Virtual Meeting* on page 7 of the Circular.

If you are a Registered Unitholder and wish to attend and vote at the Meeting yourself, you do not need to complete the enclosed proxy form. You may log into the Meeting online by entering the control number from your proxy form as your username and the password **ctreit2026** (case sensitive).

If you are a Beneficial Unitholder and wish to attend and vote at the Meeting yourself, you must complete and submit your voting instruction form appointing yourself as proxyholder and pre-register on the Computershare website. For Beneficial Unitholders, your voting instruction form must generally be received at least one business day prior to the Proxy Deadline. Following completion and submission of your voting instruction form, visit Computershare's pre-registration website (<http://www.computershare.com/CTREIT>) and complete the online registration form before the Proxy Deadline in order to access and vote at the Meeting online. Following completion of these steps, you will receive a special control number from Computershare via email on or about the day prior to the Meeting. You or your proxyholder may then log into the Meeting online by entering the special control number provided by Computershare via email as your username and the password **ctreit2026** (case sensitive).

### **Accessing the Virtual Meeting**

Unitholders, proxyholders and guests may access the Meeting online or by telephone, as follows:

Online via live audio webcast: <https://meetings.lumiconnect.com/400-494-683-197>

Telephone in listen-only mode: **1-888-870-3025** (Canada and U.S.)

Unitholders and their proxyholders may submit questions online during the Meeting or in advance of the Meeting via email to [ctreitagm@ctreit.com](mailto:ctreitagm@ctreit.com).

Further information and instructions are contained under the heading *Virtual Meeting – Accessing the Virtual Meeting* on page 10 of the Circular.

For further information on the Meeting, please visit [www.ctreitagm.com](http://www.ctreitagm.com).

Toronto, Ontario  
March 9, 2026

By order of the Board of Trustees,



**Kimberley M. Graham**  
Senior Vice-President, General Counsel &  
Corporate Secretary