NORTHVIEW RESIDENTIAL REIT

NOTICE OF ANNUAL MEETING OF UNITHOLDERS

NOTICE IS HEREBY GIVEN THAT an annual meeting (the "**Meeting**") of the holders ("**Unitholders**") of class A trust units, class C trust units, class F trust units and special voting units (collectively, the "**Units**") of Northview Residential REIT (the "**REIT**") will be held virtually via live audio webcast available online using https://virtual-meetings.tsxtrust.com/1902 on Tuesday May 26, 2026 at 1:00 p.m. (Toronto time) for the following purposes:

1. **TO RECEIVE** the financial statements of the REIT for the year ended December 31, 2025, together with the auditor's report thereon (the "**Financial Statements**");

2. **TO ELECT** trustees to the board of trustees of the REIT (the "**Board of Trustees**") for the ensuing year;

3. **TO RE-APPOINT** KPMG LLP as auditor of the REIT for the ensuing year and to authorize the Board of Trustees to fix their remuneration;

4. **TO CONSIDER** and, if deemed advisable, approve and confirm all unallocated awards issuable under the REIT's omnibus equity incentive plan; and

5. **TO TRANSACT** such further or other business as may properly come before the Meeting or any postponements or adjournments thereof.

The accompanying management information circular dated March 31, 2026 (the "**Circular**") provides additional information relating to the matters to be addressed at the Meeting and forms part of this notice.

The Meeting will be held in a virtual only format which will be conducted via live audio webcast available online using https://virtual-meetings.tsxtrust.com/1902, which will allow registered Unitholders and duly appointed proxyholders to participate, vote and submit questions at the Meeting online, regardless of their geographic location. We hope that hosting a virtual meeting helps enable greater participation by our Unitholders by allowing Unitholders that might not otherwise be able to travel to a physical meeting to attend online. Additional instructions are provided in the accompanying Circular as to how Unitholders and duly appointed proxyholders can attend and vote their Units at the Meeting.

In connection with the Meeting, the REIT has elected to use the Canadian Securities Administrators' "notice-and-access" delivery model, which allows the REIT to furnish the Circular, the accompanying proxy-related materials, the Financial Statements and associated management's discussion and analysis (collectively, the "**Meeting Materials**") to Unitholders over the internet, resulting in lower costs and a reduction in the environmental impact of the Meeting. Under notice-and-access, Unitholders will continue to receive a proxy or voting instruction form enabling them to vote at the Meeting; however, instead of a paper copy of the Meeting Materials, including the Circular, Unitholders will receive a notice with information on how they may access the Meeting Materials, including the Circular, electronically. On or about April 23, 2026, the REIT intends to mail Unitholders of record as of March 31, 2026 a notice with information about the notice-and-access process and voting instructions, as well as a proxy or voting instruction form containing instructions on how to access the Meeting Materials. **Unitholders are reminded to review the Circular prior to voting**. Unitholders with questions about notice-and-access can contact TSX Trust Company toll free at 1-866-600-5869 or by email at tsxtis@tmx.com. The Meeting Materials can be viewed online at the following internet address: https://docs.tsxtrust.com/2418 or under the REIT's SEDAR+ profile at www.sedarplus.ca. Please note that if you request a paper copy of the Circular, you will not receive a new form of proxy or voting instruction form, so you should retain these forms sent to you in order to vote.

Registered Unitholders and duly appointed proxyholders will be able to attend, submit questions and vote at the Meeting online at https://virtual-meetings.tsxtrust.com/1902. If you are a registered Unitholder, whether or not you plan to attend the Meeting, you are requested to complete, sign, date and return to TSX Trust Company, the transfer agent and registrar of the Units, the enclosed form of proxy. **To be valid, proxies must be deposited with TSX Trust Company, 301 – 100 Adelaide Street West, Toronto, Ontario M5H 4H1 or over the internet at**

www.voteproxyonline.com no later than 1:00 p.m. (Toronto time) on May 22, 2026, being the second last business day preceding the date of the Meeting, and any instruments appointing proxies to be used at any adjournment or postponement of the Meeting must be so deposited at least 48 hours (excluding Saturdays, Sundays and holidays) prior to the time set for such adjournment or postponement of the Meeting. The deadline for the deposit of proxies may be waived or extended by the Chair of the Meeting at his or her discretion, without notice.

If you are a non-registered Unitholder (for example, if you hold your Units in an account with a broker, dealer or other intermediary), whether or not you plan to attend the Meeting, you should complete and send the form of proxy or voting instruction form, as applicable, in accordance with the instructions provided by your broker or intermediary. These instructions include the additional step of registering proxyholders with TSX Trust Company, the transfer agent and registrar of the Units, after submitting your form of proxy or voting instruction form. Failure to register the proxyholder with our transfer agent will result in the proxyholder not receiving a "Control Number" or meeting access number to participate in the Meeting and only being able to listen to the Meeting as a guest. Non-registered Unitholders who have not duly appointed themselves as proxyholder will be able to listen to the Meeting as guests, but will not be able to vote or submit questions at the Meeting. Please refer to the voting instructions provided in the "Proxy Voting Information for Non-Registered Holders" section of the accompanying Circular and contact your broker, dealer or other intermediary for information on how you can vote your Units.

If you have any questions or require more information with regard to the procedures for voting or completing your form of proxy, please contact TSX Trust Company toll free at 1-866-600-5869 or by email at tsxtis@tmx.com.

The Board of Trustees has fixed March 31, 2026 as the record date for the determination of Unitholders entitled to receive notice of and vote at the Meeting. Any Unitholder that has acquired Units after the record date will not be entitled to receive notice of or vote those Units at the Meeting.

DATED at Toronto, Ontario this 31st day of March, 2026

BY ORDER OF THE BOARD OF TRUSTEES

"Todd R. Cook"
Todd R. Cook
Trustee, President and Chief Executive Officer
Northview Residential REIT