

## Notice of Annual and Special Meeting of Unitholders and Notice of Availability of Meeting Materials

### MEETING DATE AND LOCATION

WHEN: Tuesday, May 6, 2025 at 3:30 p.m. (Toronto time)

WHERE: QRC West Atrium, 134 Peter Street, Toronto, Ontario

### NOTICE AND ACCESS

Allied Properties Real Estate Investment Trust (“*Allied*”) has chosen to use notice and access delivery (“*Notice and Access*”) to deliver the Management Information Circular (the “*Circular*”) to our registered and non-registered holders of units and special voting units (the “*Unitholders*”) in connection with the Meeting. Under Notice and Access, you are receiving this notice, which provides information on how to access the Circular online. Downloading the Circular is the fastest and easiest way to get a copy of the Circular. You will find information on page 2 of this notice regarding the websites where the meeting materials are posted as well as how to request a paper copy of the Circular. Notice and Access allows for faster access to the Circular, reduces our printing and mailing costs, and is environmentally friendly as it reduces paper and energy consumption.

You will find enclosed with this notice a proxy or voting instruction form. To be valid, your vote must be received no later than 3:30 p.m. (Toronto time) on Friday, May 2, 2025, or if the Meeting is adjourned or postponed, not less than 48 hours (excluding Saturdays, Sundays and holidays) before the time set for any reconvened or postponed meeting.

If you have questions about Notice and Access, please call TSX Trust Company toll free in North America at 1-800-387-0825 or direct outside North America at 1-416-682-3860.

### BUSINESS OF THE MEETING

1. **Financial Statements:** To receive our annual financial statements for the year ended December 31, 2024, and the auditor’s report thereon (see page 11 of the Circular)
2. **Election of Trustees:** To elect the trustees of Allied (see page 11 and the “About the Nominated Trustees” section of the Circular)
3. **Appointment of Auditor:** To appoint Deloitte LLP, Chartered Professional Accountants, as auditor of Allied for the ensuing year and to authorize the trustees of Allied to fix its remuneration (see page 12 of the Circular)

4. **Reconfirmation of the Unitholder Rights Plan:** To reconfirm and approve the rights plan of Allied (see pages 12 and 13 and Schedules “B” and “C” of the Circular)
5. **Advisory Resolution on Approach to Executive Compensation:** To approve the non-binding advisory resolution on the approach to executive compensation (see pages 13 and 14 and the “Executive Compensation” section of the Circular)
6. **Other Business:** To transact such other business as may properly come before the Meeting

**YOU ARE ENCOURAGED TO REVIEW THE CIRCULAR PRIOR TO VOTING.**

#### **WEBSITES WHERE MEETING MATERIALS ARE POSTED**

You can view and download a copy of the Circular under Allied’s SEDAR+ profile at [www.sedarplus.ca](http://www.sedarplus.ca) or on Allied’s website at <https://alliedreit.com/company/investors/>. The meeting materials will remain available on these websites for a period of at least one year.

#### **HOW TO OBTAIN A PAPER COPY OF THE CIRCULAR**

You may request a paper copy of the Circular at no cost up to one year from the date that the Circular was filed on SEDAR+ by contacting TSX Trust Company by e-mail at [tsxt-fulfilment@tmx.com](mailto:tsxt-fulfilment@tmx.com) or by telephone toll free in North America at 1-888-433-6443 or direct outside North America at 1-416-682-3801.

In order receive a paper copy of the Circular in advance of the voting deadline for the Meeting, we estimate that you must make your request to TSX Trust Company by no later than 3:30 p.m. (Toronto time) on April 25, 2025 (or seven business days before any reconvened or postponed meeting if the Meeting is adjourned or postponed). If you request a paper copy of the Circular before the Meeting, it will be sent to you within three business days of receiving your request. If you request a paper copy of the Circular after the Meeting, it will be sent to you within 10 calendar days of receiving your request.

Paper copies of the Circular will also be provided to Unitholders who have standing instructions on their account to receive paper meeting materials.

#### **VOTING**

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##### **HOW TO VOTE IN ADVANCE OF THE MEETING**

To vote by internet or telephone, you will require the 16-digit control number found on your voting instruction form

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**Internet:** Visit [www.proxyvote.com](http://www.proxyvote.com) or scan the QR Code on your voting instruction form to access the website

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**Telephone:** Toll free in Canada: 1-800-474-7493 (English) or 1-800-474-7501 (French)  
Toll free in the United States: 1-800-454-8683

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**Mail:** Return the completed, signed and dated voting instruction form by mail in the enclosed prepaid addressed envelope

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**Please submit your vote well in advance of the proxy deposit deadline of 3:30 p.m. (Toronto time) on Friday, May 2, 2025.**

#### **QUESTIONS**

If you have any questions or require assistance with voting, please contact our proxy solicitation agent and unitholder communications advisor, Laurel Hill Advisory Group, at 1-877-452-7184 (Toll Free), or 416-304-0211 (outside North America), or by email at [assistance@laurelhill.com](mailto:assistance@laurelhill.com).