



**ANNUAL MEETING OF UNITHOLDERS FOR
ARTIS REAL ESTATE INVESTMENT TRUST**

NOTICE AND ACCESS NOTIFICATION TO UNITHOLDERS

You are receiving this notification because Artis Real Estate Investment Trust (“**Artis**” or the “**REIT**”) has decided to use the notice and access model for the delivery of meeting materials to its unitholders. Under notice and access, unitholders receive a form of proxy enabling them to vote at the REIT’s annual meeting (the “**Meeting**”); however, instead of a paper copy of the Management Information Circular (the “**Circular**”), unitholders receive this notice with information on how they may access meeting materials (the “**Meeting Materials**”) electronically. The use of this alternative means of delivery will help reduce paper use and reduce the cost of printing and mailing materials to unitholders.

MEETING DATE AND LOCATION:

WHEN:	Tuesday, May 27, 2025 2:00 p.m. (Eastern time)	WHERE:	Hilton Toronto hotel 145 Richmond Street West Toronto, Ontario
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UNITHOLDERS WILL BE ASKED TO CONSIDER AND VOTE ON THE FOLLOWING MATTERS:

NUMBER OF TRUSTEES: Unitholders will be asked to fix the number of trustees to be elected at six (6). Information regarding fixing the number of trustees of Artis may be found in the Circular under the heading “*Part III – Particulars of Matters to be Acted Upon – 2. Fix Number of Trustees*”.

ELECTION OF TRUSTEES: Unitholders will be asked to elect trustees for the next year. Information regarding the election of trustees may be found in the Circular under the heading “*Part III – Particulars of Matters to be Acted Upon – 3. Election of Trustees*”.

APPOINTMENT OF AUDITOR: Unitholders will be asked to re-appoint Deloitte LLP as the REIT’s auditor and remuneration to be fixed by the trustees. Information regarding the appointment of Deloitte LLP may be found in the Circular under the heading “*Part III – Particulars of Matters to be Acted Upon – 4. Appointment of External Auditor*”.

ADVISORY VOTE ON EXECUTIVE COMPENSATION: Unitholders will be asked to consider in an advisory, non-binding capacity, the approach to executive compensation referenced in the Circular. Information regarding the advisory vote on executive compensation may be found in the Circular under the heading “*Part III – Particulars of Matters to be Acted Upon – 5. Advisory Vote on Executive Compensation*”.

OTHER BUSINESS: Unitholders may be asked to consider other items of business that may be properly brought before the Meeting.

UNITHOLDERS ARE REMINDED TO REVIEW THE MEETING MATERIALS PRIOR TO VOTING.

WEBSITES WHERE MEETING MATERIALS ARE POSTED:

The Meeting Materials can be viewed online at www.sedarplus.ca or at www.artisreit.com/annual-meeting-materials/.

HOW TO OBTAIN PAPER COPIES OF THE MEETING MATERIALS:

Unitholders may request that paper copies of the Meeting Materials be sent to them by postal delivery at no cost. Requests for Meeting Materials may be made up to one year from the date the Circular was filed on SEDAR+ by:

- a. Emailing Artis at investorinquiries@artisreit.com; or
- b. Calling Artis toll free at 1-800-941-4751.

Artis must receive your request no later than 5:00 p.m. (Eastern time) on Tuesday, May 13, 2025, to ensure you will receive paper copies in advance of the deadline to submit your vote.

Artis has determined that those beneficial unitholders with existing instructions on their account to receive paper material and those beneficial unitholders with addresses outside of Canada will receive a paper copy of the Circular with this notification.

VOTING:

Registered Holders are asked to return their proxies using one of the following methods by Friday, May 23, 2025, at 2:00 p.m. (Eastern time):

INTERNET: <https://vote.odysseytrust.com>

FACSIMILE: 1-800-517-4553

EMAIL: proxy@odysseytrust.com

MAIL: Odyssey Trust Company, Attn: Proxy Department, Trader's Bank Building 702, 67 Yonge Street, Toronto, Ontario M5E 1J8

Beneficial Holders are asked to return their voting instruction form using one of the following methods at least one business day in advance of the proxy deposit date noted on their voting instruction form:

INTERNET: www.proxyvote.com, or scan the QR Code on your voting instruction form.

TELEPHONE: 1-800-474-7493 (English) OR 1-800-474-7501 (French)

MAIL: DATA PROCESSING CENTRE

P.O. Box 3700 STN Industrial Park
Markham, ON L3R 9Z9

Unitholders with questions about notice and access can call toll free at 1-800-941-4751.