

INVITATION TO THE ANNUAL GENERAL MEETING



Emirates
REIT

16 May 2025

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are unsure about any of the proposals or the action you should take, you should consult with a broker, bank manager, solicitor, accountant or other independent financial adviser authorised under the Dubai International Financial Centre Authorities of any other appropriately authorised financial adviser.

Dear Shareholders,

Thank you for your continued confidence in Emirates REIT (CEIC) PLC (the "**Company**"). It is our pleasure to invite you to our 2025 Annual General Meeting (the "**AGM**"), to be held at 3:00 pm (GST) on 11 June, 2025 via an AGM Online Facility. As we do each year, we will review our business and financial results for the year, address the voting items and take your questions.

This year, the Notice for the AGM sets out a total of 7 Ordinary Resolutions. More detailed explanations of the resolutions proposed can be found in the explanatory notes to the corresponding Notice. Whether you plan to attend the meeting or not, your vote is important, and we encourage you to review the enclosed materials.

We in particular draw your attention to Ordinary Resolution 3 and Ordinary Resolution 4, relating to Final Dividend for financial year ended 2024 and Interim Dividend for financial year 2025, respectively. During the AGM, the shareholders will be asked to vote on Ordinary Resolution 3, which proposes cash dividend distribution of USD 7 million for the financial year ended 2024, reflecting the Company's strong performance and commitment to delivering value.

Additionally, the shareholders will consider Ordinary Resolution 4, to authorize Equitativa (Dubai) Limited (the "**REIT Manager**") to arrange for the payment of Interim Dividend for the current financial year, providing flexibility to provide stable returns the shareholders in line with earnings and market conditions.

In order to register your attendance at the meeting or if you wish to have a proxy representing you, you should duly fill and send the Attendance Slip and Proxy Form, to the Company or to your broker or custodian, as applicable.

All documentation must be sent by 04 June, 2025, or any other date specified by your broker or custodian, whichever is earliest. Should you have any questions regarding the AGM, feel free to contact the Company Secretary by phone to +971 4 405 7348 or by email to gm@reit.ae.

2024 was a watershed year for Emirates REIT, when we recorded some of the best results to date. We remain enormously grateful for your support and engagement and look forward to meeting with you on 11 June, 2025.

Yours Faithfully,

Thierry Delvaux

For and on behalf of Equitativa (Dubai) Limited,
acting as sole corporate director of Emirates REIT (CEIC) PLC
CHIEF EXECUTIVE OFFICER