

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting (“**AGM**”) of Emirates REIT (CEIC) PLC (the “**Company**” or the “**REIT**”) will be conducted electronically via video conference (the “**AGM Online Facility**”) at 3:00 pm (GST) on 26 June, 2026 for the purpose of considering and, if thought fit, passing the resolutions set out in this Notice.

APPOINTMENT OF PROXIES

Shareholders are entitled to appoint a proxy to exercise all or any of their rights to attend, speak and/or vote on their behalf at the AGM. A shareholder may appoint more than one proxy so long as:

- (i) each proxy is appointed to exercise the rights attached to a different share or shares held by that shareholder; and
- (ii) the Attendance Slip specifies which shares each proxy can vote. A proxy does not have to be a shareholder of the Company. A Proxy Form which may be used to make the appointment and give proxy instructions accompanies this Notice.

To be valid, the Proxy Form, together with any power of attorney or other authority under which it was signed, must be logged with the Company, the broker or custodian when required and at least by the Record Date (whichever is earlier).

CORPORATE REPRESENTATIVES

Any corporation which is a shareholder can appoint one or more corporate representatives who may exercise on its behalf all of its powers as a shareholder, but no two representatives can act in relation to the same shares.

ENTITLEMENT TO ATTEND AND VOTE

Only shareholders registered in the register of shareholders of the Company at 3:00 pm (GST) on 19 June, 2026 (“**Record Date**”) shall be entitled to attend and vote at the AGM or any adjournment thereof, in respect of the number of shares registered in their name at that time. Changes to entries on the register of shareholders before or after the Record Date shall be disregarded in determining the rights of any person to attend or vote at the AGM.

Any shareholder willing to attend the meeting or be represented at the AGM by a proxy shall submit the Attendance Slip fully completed and signed. The Attendance Slip must be submitted by no later than the Record Date or the date required by your broker or custodian (whichever is earlier).

Details of the AGM Online Facility and joining instructions will be shared before the AGM with the shareholders, or proxy representing shareholders, registered with the Company to attend the AGM.

During the AGM all attendees must ensure that they are connected to the internet at all times. Therefore, it is the attendees responsibility to ensure connectivity for the duration of the meeting.

VOTING AND ATTENDANCE

All resolutions put to the meeting will be voted on by a poll. This will result in a more accurate reflection of the views of shareholders by ensuring that every vote is recognised, including the votes of all shareholders who are unable to attend the meeting but who appoint a proxy for the meeting. On a poll, each shareholder has one vote for every share held. The results will be published on the Company's website and notified to Nasdaq Dubai via the official platform, once the votes have been counted and verified.

Shareholders who do not wish to attend the AGM

If you would like to have your shares voted without attending the AGM online through the AGM Online Facility, please fill out the Proxy Form, completing the voting section, and return it signed and dated to your broker or custodian (if you do not have a NIN account¹), or to the Company at gm@reit.ae (if you have a NIN account), as soon as possible, however, no later than the Record Date.

If you subsequently desire to change your voting, or to attend the AGM, please contact your broker or custodian or the Company please contact the Company prior 19 June 2026 in order to facilitate your changes.

Shareholders who have a NIN account and wish to attend the AGM

If you have a NIN account and would like to attend the AGM through the AGM Online Facility, or if you would like to be represented by a person of your choice, please fill out the Attendance Slip and return it signed and dated to the relevant party as soon as possible, however, no later than the Record Date. If you subsequently desire to change your personal representative, or to vote without attending the AGM through the AGM Online Facility, please contact the Company prior 19 June 2026 in order to facilitate your changes.

If you would like to attend the AGM through the AGM Online Facility and vote online, please complete and return the Attendance Slip and then follow the step by step instructions that will be provided before the AGM to the shareholders, or proxy representing shareholders, registered to attend the AGM.

QUESTIONS

Any shareholder or his proxy attending the AGM has the right to ask questions. The Company will answer any questions relating to the business being dealt with at the meeting unless: (i) it would interfere unduly with the conduct of the AGM; (ii) it would or may involve the disclosure of confidential or inside information; (ii) it has already been answered at the AGM or in a previous disclosure or on the Company's website; and/or (iii) it is not in the interest of the Company, or the good order of the AGM, that the question be answered at that time.

Details on how to submit questions during the AGM will be provided before the AGM, with the shareholders, or proxy representing shareholders, registered to attend the AGM. Please note that not all questions may be able to be answered during the time set aside for questions at the meeting.

1 A NIN account is an account set-up for shareholders directly with the Nasdaq Dubai Central Securities Depository (CSD).

DOCUMENTS FOR INSPECTION

A copy of this Notice and other information required can be found at www.reit.ae. You may not use any electronic address provided either in this Notice or any related documents to communicate with the Company for any purposes other than those expressly stated on these documents.

NOTICE OF ADJOURNMENT

In the event that the first session fails to reach the required quorum, a second session will be convened in accordance with a notice of adjournment to be issued by the Company, setting out the date, time and manner of the meeting.

If you have any questions in relation to the AGM, please contact the Company Secretary on +971 4 405 7348, or by email at gm@reit.ae.

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PROPOSED RESOLUTIONS AND EXPLANATORY NOTES

For resolutions proposed as an ordinary resolution to be passed, more than half of the votes cast must be in favour of the resolution.

ORDINARY RESOLUTION 1 – To receive and approve the Annual Report and Audited Accounts For Year Ended 2025

ORDINARY RESOLUTION 1: THAT the annual report and the audited accounts of the REIT for the year ended 31 December 2025 together with the director's report and auditor's report on those accounts be received, approved and adopted.

Explanatory note - The REIT is required to present to the shareholders the audited accounts of the REIT for the year ended 31 December 2025, the director's report and the auditor's report to these accounts. This provides the shareholders with an opportunity to discuss the performance of the REIT during the year, its management and prospects for the future. The annual report and the audited accounts of the REIT are available on REIT's website www.reit.ae.

ORDINARY RESOLUTION 2 – To re-appoint the External Auditors for Financial Year 2026

ORDINARY RESOLUTION 2: THAT the re-appointment of KPMG LLP as the external auditor of the Company to hold office, until the conclusion of the next Annual General Meeting of the Company, be approved.

Explanatory note - In accordance with the Dubai International Financial Centre Companies Law No 5 of 2018, the Company is required to appoint an external auditor to hold office from the conclusion of that meeting to the conclusion of the next Annual General Meeting.

The shareholders should note that (i) no auditor may be validly appointed without first consenting to such appointment; and (ii) the REIT may not appoint more than one auditor. As at the date of this notice KPMG LLP has provided the consent to be re-appointed as the external auditor of the Company.

This resolution proposes the re-appointment of KPMG LLP as auditors of the Company to hold office until the conclusion of the next Annual General Meeting at a remuneration to be agreed and decided by the Board.

ORDINARY RESOLUTION 3 – To approve the Final Dividend For Year Ended 2025

ORDINARY RESOLUTION 3: THAT the distribution of the Final Dividend of USD 0.040732 per ordinary share, an aggregate of USD 13,000,000 for the financial year ending on 31 December 2025, to be paid in cash on or before 30 June 2026, to the shareholders on the register as of 19 June 2026, be approved.

Explanatory note - The Board recommended a Final Dividend of USD 0.040732 per ordinary share, amounting in aggregate to USD 13,000,000. Subject to approval by the shareholders of the REIT, the Final Dividend will be paid in cash on or before 30 June 2026, to the shareholders of the REIT on the register as of 19 June 2026.

The proposed Final Dividend is in addition to the Interim Dividend of USD 7,500,000 already paid during the financial year ended 31 December 2025, bringing the total dividend distributions in respect of the 2025 financial year to USD 20,500,000.

ORDINARY RESOLUTION 4 – To authorize Interim Dividend 2026 distribution

ORDINARY RESOLUTION 4: THAT the REIT Manager be authorised to arrange the payment of interim dividend(s) of the REIT to its shareholders, subject to the REIT having sufficient retained earnings to pay its debts as they become due immediately after the dividend is paid.

Explanatory note - The Board recommends that the REIT Manager may, at its discretion, arrange the payment of interim dividend(s) of the REIT to its shareholders from the date of this AGM until the conclusion of the next Annual General Meeting, if the REIT has sufficient retained earnings and is able to pay its debts as they become due immediately after the dividend(s) is paid. As a result the shareholders will not need to gather for a separate extraordinary general meeting in order to approve such interim dividend(s). The interim dividend(s), if any, shall be subject to the provisions of the REIT Regulations.

ORDINARY RESOLUTION 5 – To re-appoint members to the Investment Board

ORDINARY RESOLUTION 5: THAT the re-appointment of Mr. David Savy, Dr. Faisal Alayyan, and Mr. Helal Lootah, the existing members of the Investment Board of the REIT, be approved.

Explanatory note - As per the REIT's constitution and applicable DFSA regulations, the REIT Manager is required to convene a meeting of the shareholders every 12 months to elect at least 3 independent subject experts proposed by it to sit on the Investment Board.

ORDINARY RESOLUTION 6 – To authorize Purchase of Own Shares

ORDINARY RESOLUTION 6: THAT the REIT be authorised to make one or more market purchases of its ordinary shares, provided that:

- i. the number of ordinary shares which may be purchased in any given period and the price which may be paid for such ordinary shares shall be in accordance with the REIT's Articles of Association, the rules of the Dubai Financial Services Authority and Nasdaq Dubai, and any conditions or restrictions imposed by the Dubai Financial Services Authority and applicable law;
- ii. this authority shall expire on the conclusion of the next Annual General Meeting of the REIT; and
- iii. the REIT may make a contract to purchase ordinary shares under this authority before the expiry of the authority which will or may be executed wholly or partly after the expiry of the authority, and may make a purchase of ordinary shares in pursuance of any such contract.



Explanatory note - The REIT seeks approval to purchase a limited number of its shares. Purchasing its own shares is subject to the prior written approval of the DFSA. Following DFSA approval, the REIT Manager would exercise the right to purchase the shares only in circumstances and on such terms that the REIT Manager believes to be in the best interest of the shareholders.

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