

INVITATION TO THE ANNUAL GENERAL MEETING

04 June 2026

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 2026 Annual General Meeting (the "**AGM**"), to be held at 3:00 pm (GST) on 26 June, 2026 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 6 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.

I, in particular, draw your attention to Ordinary Resolution 3 and Ordinary Resolution 4, relating to Final Dividend for financial year ended 2025 and Interim Dividend for financial year 2026, respectively.

During the AGM, the shareholders will be asked to vote on Ordinary Resolution 3, which proposes a final cash dividend distribution of USD 13 million for the financial year ended 2025, reflecting the Company's strong performance and commitment to delivering value. The proposed final dividend is in addition to the interim dividend of USD 7.5 million already paid during the financial year ended 31 December 2025, bringing the total dividend distributions in respect of the 2025 financial year to USD 20.5 million.

Additionally, the shareholders will consider Ordinary Resolution 4, to authorize Equitativa (Dubai) Limited (the "**REIT Manager**") to arrange for the payment of an Interim Dividend for the current financial year, allowing for flexibility to provide stable returns to 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 19 June, 2026, 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.

We would also like to take this opportunity to thank our shareholders for their continued support, confidence and engagement during a period marked by heightened regional uncertainty. Against this backdrop, we remain appreciative of the UAE leadership's continued commitment to stability, security and economic resilience, as well as the authorities' measured and responsive approach in managing geopolitical developments and maintaining continuity across the operating environment.

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Emirates
REIT

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We remain committed to productive and transparent engagement with our shareholders and look forward to meeting with you at the forthcoming AGM to discuss the Company's position, priorities and future direction.

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

