



**ANNUAL AND SPECIAL 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 “**Trust**”) 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 Trust’s annual and special 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:	Friday, May 21, 2021 11:00 a.m. (Central time)	WHERE:	Virtual-only, via live audio and video webcast at the following link: https://virtual-meetings.tsxtrust.com/1116 (Password: artisreit2021)
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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 seven (7). 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 Trust’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*”.

AMENDMENT TO THE REIT’S DECLARATION OF TRUST: Unitholders will be asked to consider, and if deemed advisable, to approve a special resolution authorizing and approving certain amendments to the REIT’s declaration of trust to implement enhancements to the REIT’s governance framework and practices and to remove certain provisions that prevent Artis from making investments or taking actions that would result in Artis losing any status

under the Income Tax Act (Canada) (the “Tax Act”) that is otherwise beneficial to Artis or the Unitholders (including ceasing to qualify as a “real estate investment trust” under the Tax Act). Information regarding the amendment to the REIT’s declaration of trust may be found in the Circular under the heading “*Part III – Particulars of Matters to be Acted Upon – 6. Amendment to the REIT’s Declaration of Trust*”.

CONVERSION FROM A “CLOSED-END” TRUST TO AN “OPEN-END” TRUST: Unitholders will be asked to consider, and if deemed advisable, to approve a special resolution granting the Trustees the authority, if and when they consider desirable, to convert the REIT from a “closed-end” trust to an “open-end” trust. Information regarding the conversion from a “closed-end” trust to an “open-end” trust may be found in the Circular under the heading “*Part III – Particulars of Matters to be Acted Upon – 7. Conversion from a “Closed-End” Trust to an “Open-End” Trust*”.

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.sedar.com 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 the Trust at investorinquiries@artisreit.com; or
- b. Calling the Trust toll free at 1-800-941-4751.

The Trust must receive your request no later than 5:00 p.m. (Central time) on May 7, 2021, to ensure you will receive paper copies in advance of the deadline to submit your vote.

The Trust 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 Wednesday, May 19, 2021, at 11:00 a.m. (Central time):

INTERNET: www.voteproxyonline.com

FACSIMILE: 1-416-595-9593

MAIL: TSX Trust Company, Attention: Proxy Department, 301-100 Adelaide Street West, Toronto, Ontario M5H 4H1

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.