
NOTICE & ACCESS NOTIFICATION TO UNITHOLDERS for Melcor REIT AGM

You are receiving this notification because Melcor Real Estate Investment Trust (the REIT) has opted to use the notice and access model for 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 general meeting (the Meeting). However, instead of a paper copy of the Management Information Circular (the Circular), unitholders receive this notice, which supplies instructions for accessing Meeting Materials electronically.

This will help reduce paper use and also reduce the cost of printing and mailing materials to unitholders.

MEETING DATE AND LOCATION

May 19, 2022 | 9:30 AM MT

Virtual Meeting:

<https://www.gowebcasting.com/11744>

SHAREHOLDERS WILL BE ASKED TO CONSIDER & VOTE ON THE FOLLOWING MATTERS

ELECT TRUSTEES: Unitholders will be asked to fix the number of trustees to be elected at the Meeting at 6 and elect trustees for the next year. Information respecting the election of trustees may be found starting on page 11 of the Circular.

APPOINT AUDITORS: Unitholders will be asked to appoint PricewaterhouseCoopers LLP as the REIT's auditors at remuneration to be fixed by the trustees. Information respecting the appointment of PricewaterhouseCoopers LLP may be found under the heading "Appoint Auditors" on page 6 of the Circular.

APPROVE AMENDMENT TO ASSET MANAGEMENT AGREEMENT: *Unitholders will be asked to approve the REIT entering into an amended and restated asset management agreement with Melcor Developments Ltd. More information on this amendment is available starting on page 7 of the Circular.*

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**

WHERE TO FIND MEETING MATERIALS

The Meeting Materials can be viewed online at www.SEDAR.com or at www.MelcorREIT.ca/2022AGM.

PAPER COPIES OF MEETING MATERIALS

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

Phone: 1-855-673-6931 x 4707 (toll free)

Email: ir@melcorREIT.ca

Requests should be received by May 5, 2022 in order to receive the Meeting Materials and return the proxy by May 17, 2022.

VOTING

Registered unitholders: please return your proxy via one of the following by May 17, 2022 at 9:30 AM MT.

Internet: <https://login.odysseytrust.com/pxlogin>

Mail: Odyssey Trust Company
Trader's Bank Building
702 67 Yonge Street
Toronto, ON M5E 1J8

Beneficial unitholders: please return your proxy via one of the methods described on your form of proxy by the deadline noted.

Unitholders with questions about notice and access can contact Melcor at ir@melcor.ca or 1-855-673-6931 x 4707