

**Realia Properties Inc**  
(the "Company")

**Annual General and Special Meeting**  
**April 28, 2026, at 1:00 p.m. PST**  
<https://virtual-meetings.tsxtrust.com/1921>  
(the "Meeting")

**Electronic Delivery**  
If you are a registered securityholder and wish to enroll for electronic delivery for future issuer communications including meeting related materials, financial statements, DRS, etc., where applicable, you may do so:

1. After you vote online at <https://www.meeting-vote.com> using your 13-digit control number.
2. Through TSX Trust's online portal, Investor Central. You may log in or enroll at [services.tsxtrust.com/edelivery](https://services.tsxtrust.com/edelivery)

<b>VOTING METHOD</b>	
<b>INTERNET</b>	Go to <a href="https://www.meeting-vote.com">https://www.meeting-vote.com</a> and enter the 13 digit control numbers above 
<b>FACSIMILE</b>	416-607-7964
<b>MAIL or HAND DELIVERY</b>	TSX Trust Company  BY MAIL: Proxy Department, P.O. Box 721, Agincourt, ON M1S 0A1  BY HAND: 301 - 100 Adelaide Street West, Toronto, Ontario, M5H 4H1

**Investor Central**  
TSX Trust Company offers at no cost to holders, the convenience of secure 24-hour access to all data relating to their account including summary of holdings, transaction history, and links to valuable holder forms and Frequently Asked Questions.  
  
To register, please visit: <https://www.tsxtrust.com/icreg> and complete the registration form.

For assistance, please contact TSX TRUST INVESTOR SERVICES.  
**Mail:** 301 - 100 Adelaide Street West Toronto, ON, M5H 4H1  
**Tel:** 1-800-387-0825 or 416-682-3860  
**Email:** [shareholderinquiries@tmx.com](mailto:shareholderinquiries@tmx.com)

**Proxy Voting – Guidelines and Conditions**

1. **THIS PROXY IS SOLICITED BY OR ON BEHALF OF THE MANAGEMENT OF THE COMPANY.**
2. **THIS PROXY SHOULD BE READ IN CONJUNCTION WITH THE MEETING MATERIALS PRIOR TO VOTING.**
3. **If you appoint the Management Nominees indicated on the reverse to vote on your behalf, they must also vote in accordance with your instructions or, if no instructions are given, in accordance with the Voting Recommendations highlighted for each Resolution on the reverse. If you appoint someone else to vote your securities, they will also vote in accordance with your instructions or, if no instructions are given, as they in their discretion choose.**
4. This proxy confers discretionary authority on the person named to vote in their discretion with respect to amendments or variations to the matters identified in the Notice of the Meeting accompanying the proxy or such other matters which may properly come before the meeting or any adjournment or postponement thereof.
5. **The securityholder has a right to appoint a person or company to represent the securityholder at the meeting other than the person or company designated in the form of proxy.** Such right may be exercised by inserting, on the reverse of this form, in the space labeled "Please print appointee name", the name of the person to be appointed, who need not be a securityholder of the Company.
6. To be valid, this proxy must be signed. Please date the proxy. If the proxy is not dated, it is deemed to bear the date of its mailing to the securityholders of the Company.
7. To be valid, this proxy must be filed using one of the Voting Methods and must be received by TSX Trust Company before the Filing Deadline for Proxy, noted on the reverse or in the case of any adjournment or postponement of the meeting not less than 48 hours (Saturdays, Sundays and holidays excepted) before the time of the adjourned or postponed meeting. Late proxies may be accepted or rejected by the Chair of the meeting in their discretion, and the Chair is under no obligation to accept or reject any particular late proxy.
8. If the holder is a corporation, the proxy must be executed by an officer or attorney thereof duly authorized, and the holder may be required to provide documentation evidencing the signatory's power to sign the proxy.
9. Guidelines for proper execution of the proxy are available at [www.stac.ca](http://www.stac.ca). Please refer to the Proxy Protocol.

**FORM OF PROXY (“PROXY”)**

**Realia Properties Inc**  
(the “Company”)

**Annual General and Special Meeting**  
**April 28, 2026, at 1:00 p.m. PST**  
<https://virtual-meetings.tsxtrust.com/1921>

SECURITY CLASS: Common Shares

RECORD DATE: March 23, 2026

FILING DEADLINE FOR PROXY: April 24, 2026, at 1:00 p.m. PST

**APPOINTEES**

The undersigned hereby appoints **Jean-Daniel Cohen, Chairman** of the Company, whom failing **Kyra Dorn, CFO** of the Company (the “Management Nominees”), or instead of any of them, the following Appointee

*Please print appointee name*

as proxyholder on behalf of the undersigned with the power of substitution to attend, act and vote for and on behalf of the undersigned in respect of all matters that may properly come before the meeting and at any adjournment(s) or postponement(s) thereof, to the same extent and with the same power as if the undersigned were personally present at the said meeting or such adjournment(s) or postponement(s) thereof in accordance with voting instructions, if any, provided below.

**- SEE VOTING GUIDELINES ON REVERSE -**

**RESOLUTIONS - VOTING RECOMMENDATIONS ARE INDICATED BY **HIGHLIGHTED** TEXT ABOVE THE BOXES**

<b>1. Number of Directors</b>	<b>FOR</b>	<b>AGAINST</b>
To Set the Number of Directors at three (3).	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Election of Directors</b>	<b>FOR</b>	<b>WITHHOLD</b>
a) Stéphane Joseph Amine	<input type="checkbox"/>	<input type="checkbox"/>
b) Jean-Daniel Cohen	<input type="checkbox"/>	<input type="checkbox"/>
c) Larry Goldberg	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Appointment of Auditor</b>	<b>FOR</b>	<b>WITHHOLD</b>
To appoint <b>Davidson &amp; Company LLP</b> as the Auditor of the Company for the ensuing year, and to authorize the directors to fix the remuneration to be paid to the Auditor.	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Sale of Real Estate Assets</b>	<b>FOR</b>	<b>AGAINST</b>
To consider, and if thought fit, to approve a special resolution authorizing the sale of the Company's real estate assets, as is more fully described in the management proxy information circular dated March 23, 2026 accompanying this proxy form.	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Ratification of Bond Purchase</b>	<b>FOR</b>	<b>AGAINST</b>
To consider, and if thought fit, to approve an ordinary resolution ratifying the acquisition of the registered title to a bond, already completed on August 24, 2022, currently held by the Company from Hoche Partners Private Equity Investors, as is more fully described in the management proxy information circular accompanying this form of proxy.	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Sale of Bond</b>	<b>FOR</b>	<b>AGAINST</b>
To consider, and if thought fit, to approve a special resolution authorizing the sale of a bond held by the Company, as is more fully described in the management proxy information circular accompanying this form of proxy.	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Other Business</b>	<b>FOR</b>	<b>AGAINST</b>
To transact such other business as may properly come before the Meeting or any adjournment thereof.	<input type="checkbox"/>	<input type="checkbox"/>

This proxy revokes and supersedes all earlier dated proxies and **MUST BE SIGNED**

PLEASE PRINT NAME

Signature of registered owner(s)

Date (MM/DD/YYYY)