

REALIA PROPERTIES INC.
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NOTICE OF ANNUAL GENERAL AND SPECIAL MEETING OF SHAREHOLDERS

TAKE NOTICE that the annual general and special meeting (the "**Meeting**") of Shareholders of Realia Properties Inc. (the "**Company**") will be held in a virtual-only format conducted via live audio webcast online at <https://virtual-meetings.tsxtrust.com/1921> (meeting password: **realia2026**), on Tuesday, April 28, 2026, at 1:00 p.m., (Pacific time), for the following purposes:

1. To receive the report of the Directors of the Company;
2. To receive and consider the audited financial statements of the Company for its fiscal periods ended December 31, 2023 and December 31, 2024, and the reports of the auditor thereon;
3. To fix the number of Directors of the Company at three;
4. To elect Directors of the Company for the ensuing year;
5. To appoint auditors for the ensuing year and to authorize the Directors to fix their remuneration;
6. To consider, and if thought advisable, to pass, with or without amendment, a special resolution (the "**Sale of Real Estate Assets Resolution**") approving the sale of the Company's beneficial interests in the "Martin Downs Town Center" and "Metro Gateway Shopping Center" real estate assets, as is more particularly described in the accompanying Information Circular;
7. To consider, and if thought advisable, to pass, with or without amendment, an ordinary resolution of the disinterested shareholders (the "**Ratification of Bond Purchase Resolution**") ratifying the acquisition of the registered title to an 8.25% short-term senior bond secured by shares in T-Westbrook LLC, already completed on August 24, 2022, currently held by the Company, as is more particularly described in the accompanying Information Circular;
8. To consider, and if thought advisable, to pass, with or without amendment, a special resolution (the "**Sale of Bond Resolution**") approving the sale of the Company's interest in a 8.25% short term senior bond secured by shares in T-Westbrook Center LLC, as is more particularly described in the accompanying Information Circular; and
9. To transact such other business as may properly come before the Meeting or any adjournment thereof.

The Information Circular dated March 23, 2026 and form of Proxy accompany this Notice. The Information Circular contains details of matters to be considered at the Meeting.

IMPORTANT NOTICE

The Meeting is currently scheduled to take place in a virtual-only format conducted via live audio webcast online at <https://virtual-meetings.tsxtrust.com/1921>. As such, shareholders will not be able to attend the Meeting in person and the Company strongly encourages all shareholders who wish to attend and participate in the Meeting to carefully follow the procedures described in the accompanying Information Circular to ensure they can attend and participate in the Meeting virtually via live audio webcast online at <http://virtual-meetings.tsxtrust.com/1921>.

A shareholder who is unable to attend the Meeting in person and who wishes to ensure that such shareholder's shares will be voted is requested to complete, date and sign the enclosed form of Proxy, or another suitable form of Proxy, and deliver it by fax, by hand or by mail in accordance

with the instructions set out in the form of Proxy and in the Information Circular.

DATED at Vancouver, British Columbia, this day 23^{4rd} of March, 2026.

BY ORDER OF THE BOARD

“Jean-Daniel Cohen”

Chairman and Director