

SKYLINE RETAIL REAL ESTATE INVESTMENT TRUST
ANNUAL GENERAL MEETING OF UNITHOLDERS

June 10, 2025

RULES OF CONDUCT AND PROCEDURES

Welcome to the Annual General Meeting of Unitholders (the “AGM”) of Skyline Retail Real Estate Investment Trust (the “REIT”). It is our desire to conduct a fair and informative AGM. Kindly observe the following Rules of Conduct and Procedures.

1. Our REIT’s Declaration of Trust describe requirements for meetings of our unitholders and the Chair of the AGM will conduct the meeting consistent with those requirements.
2. Because this is a meeting of our unitholders, only our unitholders are permitted to ask questions during the AGM. You need to have held units as of the close of business on the record date of April 30, 2025, to vote or submit questions while participating in the virtual AGM. To vote or submit questions, please login as a Unitholder by entering the 16-digit control number you received with your proxy materials. If you have voted your shares prior to the start of the AGM, your vote has been received by the REIT’s inspector of elections and there is no need to vote those shares during the AGM, unless you wish to revoke or change your vote.
3. We will strictly follow the Agenda as we conduct the meeting.
4. If a unitholder has a question about one of the matters in the Agenda to be voted on by the unitholders at the AGM, such question may be submitted in the field provided in the web portal at or before the time the matters are before the AGM for consideration.
5. If there are any matters of individual concern to a unitholder and not of general concern to all unitholders, or if a question posed was not otherwise answered, such matters may be raised separately after the AGM by contacting Skyline Wealth Management Inc. at www.skylinewealth.ca.
6. Recording of the AGM is prohibited. A webcast playback will be available at www.SkylineAGM.ca 24 hours after the completion of the meeting.

Thank you for your cooperation and for joining the REIT at the AGM.