



ANNUAL GENERAL MEETING OF UNITHOLDERS

Annual General Meeting of Unitholders of Centurion Apartment Real Estate Investment Trust to be held via Conference Call on Thursday, September 19, 2024 at 11:00 a.m. (Toronto time).

AGENDA

CHAIRMAN AND SECRETARY

Chairman: "Good morning and welcome to the Annual General Meeting of Unitholders of Centurion Apartment Real Estate Investment Trust. I am Ross Amos, Chairman of the Board of Trustees of the Trust and I will be acting as Chairman of the Meeting of Unitholders to be held today. I would now ask that the Annual General Meeting of the Unitholders of the Trust come to order. Laura Salvatore, Secretary to the Trust, will act as Secretary of the meeting. Please note that as this Annual General Meeting of Unitholders is being held virtually, all voting was required to be made by proxy and deposited with the Trust at 25 Sheppard Avenue West Suite 1800, Toronto, ON no later than 4:00 p.m. (Toronto time) on the second business day preceding today's meeting. Given this, no voting will be permitted at the meeting. Further, questions will not be taken and there will be no presentation delivered. The meeting will focus only on the items noted in the Notice of Annual General Meeting to Unitholders. Please note that this meeting is being recorded and will be posted on the website following the meeting for those unitholders who could not attend."

SCRUTINEERS

Chairman: "For the purposes of this Meeting, Laura Salvatore has been appointed Scrutineer to report on the holders of units represented by proxy and the number of units represented by proxy at this Meeting and any adjournment thereof and to report thereon to the Chairman."

NOTICE OF MEETING

Chairman: "The Notice calling this Meeting was mailed to Unitholders of the Trust on August 15, 2024. There has been filed with me proof of service of such mailing provided by the Trust's Secretary. I direct that a copy of such proof of service be annexed to the Minutes of this Meeting as a Schedule."

QUORUM

Chairman: "I have been advised that there is present a quorum of holders of units of the Trust and I therefore declare the Meeting to be regularly constituted. I have received the Scrutineer's report and I direct that this formal report be annexed to the Minutes of this Meeting as a Schedule."

FINANCIAL STATEMENTS

Chairman: "As the first item of business on the Agenda for today's Meeting, I now present to the Meeting the Audited Consolidated Financial Statements of the Trust as at and for the fiscal year ended December 31, 2023, together with the Auditors' report to the Unitholders thereon. Copies of these documents have been made available to the Unitholders and it is not proposed to read them to the Meeting."

ELECTION OF TRUSTEES

Chairman: "I now declare the Meeting open for nomination of the seven Trustees to be elected by the Unitholders of the Trust to hold office until the close of business of the next Annual General Meeting of Unitholders. Management nominates Ross Amos, Andrew Jones, Ken Miller, Robert Orr, Greg Romundt, Peter Smith and Stephen Stewart as trustees for the ensuing year, or until their successors are elected or appointed."

RESOLVED THAT the seven persons nominated by Management be elected as Trustees of the Trust to hold office until the close of business of the next Annual General Meeting of Unitholders of the Trust, or until their successors are elected or appointed.

Will someone move the resolution?"

Ken Miller: "I so move."

Chairman: "Will someone second the motion?"

Andrew Jones: "I second the motion."

Chairman: "I declare the resolution carried."

APPOINTMENT OF AUDITORS

Chairman: "The next item of business on the Agenda is the appointment of Auditors. I will now ask someone to move and someone to second the following resolution which I will read:

RESOLVED THAT KPMG LLP be appointed Auditors of the Trust to hold office until the close of the next Annual General Meeting of Unitholders of the Trust, at such remuneration as may be fixed by the Trustees and the Trustees are hereby authorized to fix such remuneration.

Will someone move the resolution?"

Peter Smith: "I so move."

Chairman: "Will someone second the motion?"

Stephen Stewart: "I second the motion."

Chairman: "I declare the resolution carried."

TERMINATION

Chairman: "I will now ask someone to move and someone to second a resolution that this Meeting now terminate."

Ken Miller: "I so move."

Chairman: "Will someone second the motion?"

Andrew Jones: "I second the motion."

Chairman: "I declare that this meeting is now terminated."