

NOTICE OF ANNUAL & SPECIAL MEETING OF UNITHOLDERS

NOTICE IS HEREBY GIVEN that an annual and special meeting (the “**Meeting**”) of the holders of trust units and special voting units of Northwest Healthcare Properties Real Estate Investment Trust (the “**REIT**”) will be held in a virtual only format via live audio webcast at <https://meetnow.global/MLY4DU5> on Tuesday, the 16th day of May, 2023 at the hour of 10:00 a.m. (Toronto time) for the following purposes:

1. **TO RECEIVE** the financial statements of the REIT for the years ended December 31, 2022 and 2021, together with the report of the auditors thereon;
2. **TO ELECT** eight trustees to the board of trustees of the REIT as described in the accompanying management information circular;
3. **TO APPOINT** auditors of the REIT and authorize the board of trustees of the REIT to fix the remuneration of the auditors;
4. **TO CONSIDER** and if thought advisable, to pass an ordinary resolution (in the form provided in the attached management information circular) ratifying an amendment to the third amended and restated declaration of trust of the REIT dated as of September 15, 2020 (the “**Declaration of Trust**”) to implement a policy requiring advance notice to be given to the REIT of Unitholder proposals relating to the nomination of Trustees (the “**Advance Notice Policy**”) and such additional and/or alternative amendments to the Declaration of Trust that the Trustees determine to be necessary or desirable to facilitate the implementation of the Advance Notice Policy, all as more particularly set forth in the accompanying management information circular; and
5. **TO TRANSACT** such further or other business as may properly come before the Meeting or any adjournment or adjournments thereof.

The accompanying management information circular provides additional information relating to the matters to be dealt with at the Meeting and forms part of this notice.

DATED at Toronto, Ontario this 17th day of April, 2023

BY ORDER OF THE BOARD OF TRUSTEES

“Paul Dalla Lana”

Chair of the Board of Trustees
Northwest Healthcare Properties Real Estate Investment
Trust