

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 of Northwest Healthcare Properties Real Estate Investment Trust (the “**REIT**”) will be held in a virtual only format via live audio webcast (with a pre-registration link at www.viewproxy.com/northwest/2024) on Tuesday, the 18th day of June, 2024 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, 2023 and 2022, 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) approving amendments to the REIT’s third amended and restated declaration of trust dated as of September 15, 2020 (the “**Declaration of Trust**”) to provide that any unitholders that have any specific rights, privileges or entitlements provided for in the Declaration of Trust that are contingent upon such unitholder owning or holding a minimum amount of equity in the REIT to provide, upon a request made by the REIT, evidence of such unitholder’s ownership and holdings in the REIT; 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 7th day of May, 2024

BY ORDER OF THE BOARD OF TRUSTEES

“Dale Klein”

Chair of the Board of Trustees

Northwest Healthcare Properties Real Estate Investment
Trust