

NOTICE OF ANNUAL MEETING OF UNITHOLDERS

NOTICE IS HEREBY GIVEN that an annual meeting (the “**Meeting**”) of the holders of trust units of Vital Infrastructure Property Trust (the “**REIT**”) will be held in a virtual-only format via live audio webcast at www.virtualshareholdermeeting.com/VITAL2026 on Tuesday, the 26th day of May, 2026 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, 2025 and 2024, 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 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 1st day of April, 2026.

BY ORDER OF THE BOARD OF TRUSTEES

“Robert Julien”

Chair of the Board of Trustees

Vital Infrastructure Property Trust