

VITAL INFRASTRUCTURE PROPERTY TRUST

POSITION DESCRIPTION CHIEF EXECUTIVE OFFICER

March 11, 2026

1. General

A. Purpose

This position description describes the appointment, role and responsibilities of the chief executive officer (the “CEO”) of Vital Infrastructure Property Trust (the “REIT”).

B. Applicable Law and Constatng Documents

This position description is subject to and shall be interpreted in a manner consistent with the REIT’s Declaration of Trust and any other applicable legislation (including the rules and policies of all stock exchanges on which the REIT’s securities are listed), all as may be amended from time to time.

C. Charter

This position description should be read together with the written charter of the board of trustees (the “Board”) of the REIT and the position descriptions for the chair of the Board (the “Chair”) and the lead independent trustee of the Board (the “Lead Trustee”), if any, as such documents may be amended or amended and restated from time to time.

2. Office of the CEO

The Board shall appoint the CEO on terms and conditions it considers appropriate. The CEO shall report to the Board.

3. Responsibilities

A. General

The CEO shall oversee the REIT’s strategic plan and shall have responsibility for the operation of the REIT’s business in accordance with such plan and the operating and capital expenditure budgets as previously approved by the Board.

Notwithstanding the foregoing, the following matters shall require Board approval:

- (a) decisions which are outside of the ordinary course of the REIT’s business;
- (b) appointment of senior officers of the REIT; and
- (c) such other matters as the Board may determine from time to time.

B. Specific Responsibilities

In discharging his or her responsibility for the oversight of the REIT’s business, subject always to the oversight by the Board, the CEO shall:

- (a) provide leadership and direction to the other members of the management team;

- (b) lead management of the business and affairs of the REIT;
- (c) foster and maintain a positive image and reputation of the REIT;
- (d) foster a corporate culture that promotes ethical practices and encourages individual integrity and initiative;
- (e) maintain a positive and ethical work climate that is conducive to attracting, retaining and motivating top-quality employees at all levels;
- (f) develop, or supervise the development of, and recommend to the Board a long-term strategy and vision for the REIT that leads to enhancement of unitholder value;
- (g) lead the implementation of the resolutions and policies of the Board;
- (h) lead the implementation and monitoring of the REIT's strategy and supervise day-to-day management of the REIT and ensure that the day-to-day business affairs of the REIT are appropriately managed;
- (i) strive to achieve the REIT's financial and operating goals and objectives;
- (j) lead the development of appropriate and effective risk management strategies;
- (k) design or supervise the design and implementation of effective disclosure and internal controls;
- (l) maintain responsibility for the integrity of the financial reporting process;
- (m) ensure that the REIT has an effective management team below the level of the CEO and has a plan for management development and succession;
- (n) serve as chief spokesperson for the REIT, subject to the direction of the Board;
- (o) perform such other duties as are regularly and customarily performed by a chief executive officer of a reporting issuer; and
- (p) assume such other appropriate responsibilities as are delegated to him or her by the Board.

C. Information Flow to the Board

The CEO will deliver information to the Board on a timely basis to keep the Board apprised of matters which are material to the Board. The CEO will coordinate with the Chair and, if appropriate, the Lead Trustee, to ensure that information requested by any trustee of the Board is provided and meets the needs of that trustee.

4. Remuneration

The CEO shall receive such remuneration as the Board may determine from time to time.