

INOVALIS

REAL ESTATE INVESTMENT TRUST

POSITION DESCRIPTION CHAIR OF THE BOARD

1. General

A. Purpose

This position description describes the appointment, role and responsibilities of the Chair (the “**Chair**”) of the board of trustees (the “**Board**”) of Inovalis Real Estate Investment Trust (the “**REIT**”).

B. Governing Statute and Articles

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, all as may be amended from time to time.

A “**Trustee**” means any member of the Board.

2. Office

The Board shall appoint the Chair at the first meeting of the Board following the annual meeting of unitholders each year, to continue in office until the next such meeting. If the Board does not appoint a Chair, the Trustee who is then serving as Chair shall continue as a Chair until his or her successor is appointed.

3. Responsibilities

A. Board Leadership

The Chair will provide leadership to the Trustees in discharging their mandate as set out in the mandate of the Board, including by:

- (a) leading, managing and organizing the Board consistent with the approach to corporate governance adopted by the Board from time to time;
- (b) promoting cohesiveness among the Trustees; and
- (c) being satisfied that the responsibilities of the Board and its committees are well understood by the Trustees.

B. Information Flow

The Chair shall promote the provision of information to the Trustees on a timely basis to keep the Trustees apprised of matters which are material to Trustees.

The Chair shall be satisfied that the information requested by any Trustee is provided as appropriate and meets the needs of that Trustee.

C. Meetings of the Board

In connection with meetings of the Trustees, the Chair shall be responsible for the following:

- (a) scheduling meetings of the Trustees;
- (b) setting the agenda for meetings of the Board;
- (c) presiding over meetings (other than *in camera* meetings) of the Trustees;
- (d) co-ordinating with the chairmen of the committees of the Board to schedule committee meetings;
- (e) ensuring that all business required to come before the Board is brought before the Board such that the Board is able to carry out its duties to supervise the management of the business and affairs of the REIT;
- (f) ensuring that the Trustees have sufficient time to review the materials provided to them and to adequately discuss the business that comes before the Board; and
- (g) encouraging free and open discussion at meetings of the Board.

D. Position Description Review

The Board shall review and assess the adequacy of this description as required from time to time and recommend to the Board any changes it deems appropriate.

E. Other Responsibilities

The Chair shall perform such other functions:

- (a) as may be ancillary to the duties and responsibilities described above; and
- (b) as may be delegated to the Chair by the Board from time to time.

Document history:

November 7, 2023 Compensation and Governance Committee Reviewed