

EUROPEAN RESIDENTIAL REAL ESTATE INVESTMENT TRUST
(the “REIT”)

CERTIFICATE

Abridgement of Time Pursuant to National Instrument 54-101
Communication with Beneficial Owners of Securities of a Reporting Issuer

Reference is made to the special meeting of unitholders of trust units and special voting units of the REIT scheduled to be held on April 27, 2026 (the “**Meeting**”).

I, Jenny Chou, Chief Financial Officer of the REIT, hereby certify in my capacity as an officer of the REIT, for and on behalf of the REIT, and not in my personal capacity, that:

1. All proxy-related materials in connection with the Meeting are being sent in compliance with the applicable timing requirements in Sections 2.9 and 2.12 of National Instrument 54-101 *Communication with Beneficial Owners of Securities of a Reporting Issuer* (“**NI 54-101**”).
2. The REIT has arranged to carry out in connection with the Meeting all of the requirements of NI 54-101 in addition to those described in item 1 above.
3. The REIT is relying upon Section 2.20 of NI 54-101 in connection with the abridgement of certain of the time periods specified in NI 54-101 in respect of the Meeting.

The term “proxy-related materials” as used in this Certificate shall have the meaning ascribed thereto in NI 54-101.

[Signature page follows.]

DATED as of this 1st day of April, 2026.

**EUROPEAN RESIDENTIAL REAL
ESTATE INVESTMENT TRUST**

By: *(signed) "Jenny Chou"*

Jenny Chou
Chief Financial Officer