



REIT AGM September 2020

Good morning and welcome to the annual meeting of the unitholders of Centurion Real Estate Investment Trust. I am pleased to be Chairman of the Board of Trustees of the Trust and I will be acting as Chairman of the meeting of Unitholders to be held today. I would like to declare that the annual meeting of the unitholders of the trust come to order. Laur Salvatore, Secretary of the Trust, is acting as Secretary of the meeting. Please note that this annual general meeting of unitholders is being held virtually as a result of COVID 19. All voting was required to be done by proxy and deposited with the trust at 25 Sheppard Avenue, Suite 800 Toronto, Ontario M2N 6S6, prior to 4 p.m. Toronto time on the second business day preceding today's meeting. Given this, no live voting will be permitted at the meeting. Further questions will not be taken and there will be no presentation delivered. The meeting will focus only on the items noted in the notice of annual meeting to unitholders. Please note that this meeting is being recorded and will be posted on the website following the meeting for those unit holders who could not attend. For the purposes of this meeting, Laur Salvatore has been appointed scrutineer to report on the holders of units represented by proxy and the number of units represented by proxy at this meeting and any adjournment thereof, and to report thereon to the chairman. The notice calling this meeting together with the management information circular was mailed to Unitholders of the Trust on August 10th, 2020, and there has been filed with me proof of service of such mailing provided by the Trust's Secretary. I direct that a copy of such proofs of service be annexed to the minutes of the meeting as a schedule 1. I have been advised that there is present a quorum of holders of the units of the trust, and I therefore declare the meeting to be regularly constituted. I direct the scrutineers report and I direct that this formal report be amended to the minutes of the meeting as a schedule 2. As the first item of business on the agenda for today's meeting, I now present to the meeting the audited consolidated financial statements of the trust as at and for the fiscal year ended December 31, 2019. Together with the auditor's report to the unitholders thereon, copies of these documents have been made available to the unitholders and is not intended to be read at the meeting. I now move for nomination of the seven trustees to be elected by the unitholders of the trust to hold office until the close of business of the next annual meeting of Unitholders of the Trust following election. Management nominates Ross Amos, John F Mills, Stephen Senneker, Lorne H. Jones, Andrew Jones, Paula S. and Greg Rom as trustees for the ensuing year, until their successors are elected or appointed. I resolved that the seven persons nominated by management be elected as trustees of the trust to hold office until the close of business of the next annual meeting of the unitholders of the trust, or until their successors are elected or appointed. I so move. Will someone move the resolution. I so move. Will someone second the motion. I so move. I declare the resolution carried. The next item of business on the agenda is the appointment of auditors. I now move and someone second the following resolution which I will read. Resolved KPMG, LLP be appointed auditors of the trust to hold office until the close of the next annual meeting of Unitholders of the trust, with remuneration as may be fixed by the trustees and the trustees are hereby authorized to fix such remuneration. Will someone move the resolution. I so move. Will someone second the motion. Do we have a seconder for the motion? I'll second the motion, Ross, Paula. I declare the resolution carried. I will now ask someone to move and someone to second a resolution that the meeting now terminates. Stephen here, I so move. Will someone second the motion. I second the motion. I declare that this meeting is now terminated.