

**NOTICE OF AVAILABILITY OF PROXY MATERIALS
FOR THE ANNUAL GENERAL AND SPECIAL MEETING OF THE UNITHOLDERS OF
BOSTON PIZZA ROYALTIES INCOME FUND**

Date: June 18, 2026
Time: 10:00 AM (Pacific Time)
Place: Westin Wall Centre Vancouver Airport Hotel
3099 Corvette Way, Richmond, British Columbia

You are receiving this notice to inform you that the proxy materials for the Annual General and Special Meeting (the “**Meeting**”) of Unitholders (“**Unitholders**”) of Boston Pizza Royalties Income Fund (the “**Fund**”) are available online. The Fund has adopted the “notice-and-access” mechanism of delivering materials to both registered and non-registered Unitholders in connection with the Meeting. This communication provides a brief overview of the proxy materials for the Meeting, including the management information circular dated April 23, 2026 (the “**Management Information Circular**”), the audited financial statements for the fiscal year ended December 31, 2025, together with the auditors’ report thereon and the related management’s discussion and analysis (collectively, the “**Proxy Materials**”), which are accessible to you via the internet. We strongly encourage you to access and review the Proxy Materials, including the Management Information Circular, prior to casting your vote.

The Proxy Materials can be accessed at:

<https://www.bpincomefund.com/noticeandaccess/>

OR

www.sedarplus.ca



Smartphone? Scan the QR code to access Proxy Materials.

How to Obtain Paper Copies of the Proxy Materials

If you prefer to receive paper copies of the Proxy Materials, you can request them at no cost. To ensure timely delivery, please request paper copies of the Proxy Materials using your **Control Number** found on the enclosed Proxy or Voting Instruction Form. For Unitholders who wish to receive paper copies of the Proxy Materials in advance of the voting deadline, requests must be received no later than **May 18, 2026**. The Proxy Materials will be sent to such Unitholders within three business days of their request if such requests are made before the Meeting. Following the Meeting, the Proxy Materials will be sent to such Unitholders who request paper copies within 10 calendar days of their request.

Please note that if you request paper copies of the Proxy Materials, you will not receive another Proxy or Voting Instruction Form. Please retain your current Proxy or Voting Instruction Form for voting purposes.

You can request the Proxy Materials by calling the following numbers and entering your control number as indicated on your Proxy or Voting Instruction Form:

- Toll-Free within North America: **1-866-962-0498** or **1-877-907-7643** (*for objecting beneficial owners*)
- Outside of North America (Direct): **(514) 982-8716** or **(303) 562-9305** (*for objecting beneficial owners*)

For requests made after the Meeting, please contact **Computershare** at **1-800-564-6253**. For more information about the notice-and-access procedure, please contact **1-800-564-6253**.

Unitholder Meeting Notice

The resolutions to be voted on at the Meeting are as follows, along with the corresponding page numbers in the Management Information Circular:

1. Receive the Fund's audited financial statements for 2025 (Page 15);
2. Elect Trustees for the coming year (Page 15);
3. Appoint the Fund's auditors for the coming year and authorize the Trustees to fix the remuneration of the auditors (Page 16);
4. Approve a special resolution authorizing amendments to Sections 13.5 and 13.8 of the Fund's Fourth Amended and Restated Declaration of Trust to reduce the percentage of total outstanding Voting Units required to be represented at a Unitholder Meeting to form quorum and consider special resolutions from not less than 25% to not less than 20% of the votes attached to the outstanding Voting Units (Page 16); and
5. Transact any other proper business brought before the Meeting (Page 17).

Voting

PLEASE NOTE – You cannot vote by returning this notice. To vote your units, you must use the methods outlined on your enclosed Proxy or Voting Instruction Form. Your Proxy or Voting Instruction Form must be received by 10:00 AM, Pacific Time on **June 16, 2026**.

Non-registered (beneficial) Unitholders should follow the instructions on the Voting Instruction Form or other form of proxy provided by their intermediaries with respect to the procedures to be followed for voting.

Only registered Unitholders and duly appointed proxyholders will be entitled to vote at the Meeting. Unitholders who wish to appoint a proxyholder other than the persons designated by the Fund in the enclosed Proxy or Voting Instruction Form (including a non-registered Unitholder who wishes to appoint themselves) to represent them at the Meeting must carefully follow the instructions in the Management Information Circular and on their enclosed Proxy or Voting Instruction Form.

By order of the Board,

"Marc Guay"

Chair of the Board