



SLATE OFFICE REIT DISTRIBUTION REINVESTMENT PLAN

Purpose

The Distribution Reinvestment Plan (the "Plan") provides eligible holders ("Unitholders") of trust units ("Trust Units") of Slate Office REIT (the "REIT") and eligible holders ("Exchangeable LP Holders" and, together with the Unitholders collectively, "Holders") of exchangeable limited partnership units ("LP Units") of Slate Office I L.P. ("Office I LP") the opportunity to accumulate additional Trust Units. The Plan provides an efficient and cost-effective way for the REIT to issue additional equity to existing Holders.

The REIT will determine for each Distribution Payment Date the amount of new equity, if any, that will be made available under the Plan on that date. No assurances can be made that new Trust Units will be made available under the Plan on a regular basis, or at all.

The REIT may issue, in the aggregate, up to 1,600,000 Trust Units under the Plan. The REIT may increase the number of Trust Units available to be issued under the Plan at any time, subject to the approval of the stock exchange upon which the Trust Units trade.

Definitions

"Average Market Price" means the weighted average of the daily closing prices of the Trust Units on the Toronto Stock Exchange for the five trading days immediately preceding the applicable Distribution Payment Date, appropriately adjusted for certain capital changes (including Trust Unit subdivisions, Trust Unit consolidations, certain rights offerings and certain distributions).

"Business Day" means any day in which the Plan Agent's offices are generally open for the transaction of commercial business other than a Saturday, Sunday or other day on which banks are required to be closed in Toronto, Ontario or a day on which the Toronto Stock Exchange does not publicly trade.

"CDS" means CDS Clearing and Depository Services Inc., which acts as a nominee for many Canadian investment dealers, brokerage firms, or its nominee or successor, as applicable.

"CDS Participants" refers to brokers, investment dealers, financial institutions or other nominees in their capacity as participants in the CDS depository service who hold Trust Units registered in the name of CDS on behalf of eligible beneficial Holders and who are acting on behalf of such eligible beneficial Holders.

"Distribution" means the cash distribution declared payable by the REIT or Office I LP for any particular month.

"Distribution Record Date" means any date as designated by the REIT or Office I LP for determining the Holders entitled to receive a Distribution.

"Distribution Payment Date" means a specified day following the applicable Distribution Record Date, on which the REIT or Office I LP pays a Distribution to respective Holders.

"Participants" means registered or beneficial Holders of at least one Trust Unit or LP Unit, as applicable, who, on the applicable Distribution Record Date for a Distribution, are eligible to participate in the Plan and have elected to do so by, (a) in the case of Trust Units held by beneficial Holders, having their CDS Participant notify CDS in its prescribed form, as more particularly described in the Plan, and (b) in the case of Exchangeable LP Unitholders,

notifying the REIT in writing (as more particularly described in the Plan).

“Plan Agent” means TSX Trust Company, its successors or assigns or such other company as is appointed by the REIT from time to time to act as Plan Agent for Trust Units under the Plan.

“Unitholders” means beneficial holders of Trust Units who hold their units via a CDS Participant.

Administration

Unitholders

TSX Trust Company currently acts as Plan Agent for Unitholders under the Plan. If TSX Trust Company ceases to act as Plan Agent for any reason, another company will be designated by the REIT to act as Plan Agent and beneficial Participants that are Unitholders will be promptly notified of the change. Trust Units are book entry only and as such registered in the name of CDS only. Unitholders may not enrol in the Plan through the Plan Agent but may only enrol through the CDS Participant with whom the units are held.

The Plan Agent acts for and on behalf of the Participants that are Unitholders. On each Distribution Payment Date, the REIT will pay to the Plan Agent all Distributions in respect of Trust Units for the account of Participants that are beneficial Unitholders who have enrolled in the Plan through the CDS Participant. The Plan Agent will use such funds to purchase additional Trust Units directly from the REIT.

Any Distributions in respect of Trust Units that are enrolled in the Plan will be reinvested in new Trust Units, and such additional Trust Units will be credited to CDS who will then credit it to CDS Participants for the benefit of beneficial Participants' accounts.

Under the Plan, the Plan Agent on behalf of beneficial Unitholders will purchase, on each Distribution Payment Date, that number of Trust Units (including fractions computed to six decimal places) equal to the amount invested under the Plan for such Participant's account divided by the Average Market Price. The Plan Agent will credit CDS on behalf of the CDS Participants and beneficial Unitholders. Each Participant's account will be credited with that number of Trust Units issued to the Participant by the CDS Participant, pursuant to the Plan.

All funds received by the Plan Agent under the Plan, including cash Distributions received from the REIT, will be applied to the purchase of new Trust Units directly from the REIT. In no event will interest be paid to Participants on any funds held for investment under the Plan.

Exchangeable LP Holders

Under the Plan, on each Distribution Payment Date, Office I LP will pay to the REIT all Distributions in respect of LP Units for the account of Participants that are Exchangeable LP Holders who have enrolled in the Plan. The REIT will accept such funds and direct the Plan Agent to issue additional Trust Units to such Exchangeable LP Holder.

Any Distributions in respect of LP Units that are enrolled in the Plan will be reinvested in new Trust Units, and such additional Trust Units will be credited to CDS who will then credit it to CDS Participants for the benefit of the beneficial Participants' accounts. The number of Trust Units (including fractions computed to six decimal places) to be issued to Participants that are Exchangeable LP Holders will be equal to the amount invested under the Plan for such Participant's account divided by the Average Market Price.

Participation

CDS is the sole holder of Trust Units. All beneficial Unitholders may not directly enrol in the Plan through the Plan Agent, but may participate in the Plan through their CDS Participant only. Beneficial Holders may only participate in the Plan if they arrange for the CDS Participant to enrol in the Plan on their behalf.

By enrolling in the Plan, a beneficial Unitholder Participant is deemed to have directed the REIT to forward to the Plan Agent Distributions in respect of Trust Units held on behalf of the beneficial Unitholder Participant that are to be reinvested under the

Plan, and to have directed the Plan Agent to reinvest such Distributions in additional Trust Units in accordance with the Plan.

Beneficial Holders should consult their CDS Participant to determine the procedures for participation in the Plan. The administrative practices of CDS Participants may vary and, accordingly, the various dates by which actions must be taken and the required documentation may not be the same.

CDS Participants, on behalf of beneficial Holders, must notify CDS no later than the deadline set out by CDS procedures. CDS in turn will send the election to the Plan Agent no later than 11:00 a.m. (E.S.T.) on the Distribution Record Date in order for the Distribution to which such Distribution Record Date relates to be reinvested under the Plan. Otherwise reinvestment will not occur for such period. Beneficial Holders who wish to participate in the Plan will need their CDS Participant to elect to participate on their behalf every Distribution period. A failure to elect will result in withdrawal of participation in respect of such Distribution. Some CDS Participants will automatically continue a beneficial Holder's participation in the Plan unless otherwise instructed by the beneficial Holder. A beneficial Holder should confirm with its CDS Participant regarding its particular practice.

An Exchangeable LP Holder may participate in the Plan by delivering a duly completed enrolment form ("Exchangeable Holder Enrolment Form"), a form of which is attached as Schedule "A", to the attention of the Chief Financial Officer of the REIT no later than five (5) Business Days prior to a Distribution Record Date. Any Exchangeable LP Holder Enrolment Form received after this date will only be considered for subsequent Distributions. An Exchangeable LP Holder Enrolment Form may be obtained from the REIT at any time by contacting the REIT directly.

Once a Participant has enrolled in the Plan, participation continues automatically until terminated. Beneficial Holders should consult their CDS Participant to determine the procedure for termination in the Plan. The REIT reserves the right to determine, from time to time, a minimum number of Trust Units and LP Units, respectively, that a Participant must hold in order to qualify for or continue enrolment in the Plan and reserves the right to refuse participation to, or cancel participation of, any person who, in the sole opinion of the REIT is either participating in the Plan primarily with a view to arbitrage trading or participating or attempting to participate in the Plan in more than one capacity or as more than one Participant.

Non-Residents of Canada

United States residents are not permitted to participate in the Plan. Residents of any other jurisdiction outside of Canada may participate in the Plan if permitted by the laws of the jurisdiction in which they reside. Distributions to be reinvested under the Plan on behalf of Holders who are not residents of Canada will be subject to applicable non-resident withholding tax.

The REIT, the Plan Agent and CDS Participants reserve the right to deny participation in the Plan to, and to not accept from any person or agent of such person who appears to be, or who the REIT, the Plan Agent or such CDS Participant has reason to believe is, subject to the laws of any jurisdiction which do not permit participation in the Plan in the manner sought by or on behalf of such person.

The REIT further reserves the right to terminate non-resident Participants' participation in the Plan, or deny additional non-resident participation in the Plan, if the REIT becomes aware that non-residents of Canada constitute, or would constitute upon the further acquisition of Trust Units by a non-resident, greater than 49% of all Unitholders.

Proration in Certain Events

The REIT will determine on or before each Distribution Record Date the amount of equity, if any, that will be made available under the Plan on the Distribution Payment Date to which such Distribution Record Date relates.

If, in respect of any Distribution Payment Date, fulfilling all of the Participants' entitlements under the Plan would result in the REIT exceeding the limit on new equity set by the REIT, then purchases of Trust Units on the applicable Distribution Payment Date will be prorated among all Participants.

If the REIT determines not to issue any equity through the Plan on a particular Distribution Payment Date, or to the extent that the availability of new Trust Units is prorated in accordance with the terms hereof, then Participants will receive from the REIT the Distributions to which they would otherwise be entitled on such date and which are not reinvested as a result of such determination or proration.

Price of New Trust Units

On each Distribution Payment Date, the REIT, on behalf of the beneficial Unitholder Participants, will pay to the Plan Agent all funds that are eligible for investment in new Trust Units on such date. The subscription price of new Trust Units purchased under the Plan will be the Average Market Price. The REIT will advise the Plan Agent of such Average Market Price on the Business Day immediately preceding the Distribution Payment Date.

Costs

No commission, service charges or brokerage fees are payable by Participants in connection with the purchase of additional Trust Units under the Plan. All administrative costs of the Plan, including the fees and expenses of the Plan Agent, will be paid by the REIT.

Accounts and Reports to Participants

Statements and reports, if any, to beneficial Holders with respect to purchases of Trust Units under the Plan will be provided to Participants that are beneficial Holders by their CDS Participant. These account statements and reports are a Participant's continuing record of purchases of Trust Units made for such Participant's account under the Plan and should be retained for income tax purposes. The CDS Participant, will also send annually to each Participant certain tax forms for tax reporting purposes. The calculation and monitoring of each Participant's adjusted cost base in Trust Units for income tax purposes will be the responsibility of each Participant, as certain averaging rules may apply and such calculations may depend on the cost of other Trust Units held by the Participant.

Trust Units held under the Plan

As Trust Units held by beneficial Holders are held in the CDS book-entry system, no certificates representing Trust Units issued pursuant to the Plan will be provided to Participants.

Participants that are beneficial Holders should contact their CDS Participant with respect to the treatment of fractional Trust Units that could notionally exist from the reinvestment of a Participant's distribution, as some CDS Participants will facilitate the accumulation of fractional Trust Units in a Participant's account while others may not.

Beneficial Holders should consult their CDS Participant to determine the procedure for withdrawals from the Plan. The administrative practices of CDS Participants may vary and, accordingly, the various dates by which actions must be taken and required documentation may not be the same.

Rights Offering

In the event that the REIT makes available to its Holders rights to subscribe for additional Trust Units or other securities, rights will be issued by the REIT in respect of whole Trust Units held by CDS on behalf of a beneficial Participant's account under the Plan on the Distribution Record Date for such rights issue. No rights will be issuable on a fraction of a Trust Unit held in a Participant's account.

Subdivisions

If Trust Units are distributed pursuant to a subdivision of Trust Units, the additional Trust Units received in respect of Trust Units held under the Plan will be credited to the accounts of Participants.

Unitholder Voting

Whole Trust Units of a Participant enrolled in the Plan on the Distribution Record Date for a vote of Holders will be voted in the same manner and in accordance with the same instructions of the Participant as any other Trust Units. No voting rights will attach to any fraction of a Trust Unit held in a Participant's account.

Responsibilities of the REIT and the Plan Agent

Neither the REIT nor the Plan Agent shall be liable to any Holder for any act or for any omission to act in connection with the operation of the Plan including, without limitation, any claims for liability:

- (a) arising out of the failure to terminate, or of a CDS Participant's failure to terminate, a Participant's participation in the Plan upon such Participant's death;
- (b) with respect to the prices and times at which Trust Units are purchased or sold on behalf of a Participant;
- (c) with respect to decisions by the REIT to raise or not raise equity through the Plan in any given distribution period, or the amount of equity raised, if any;
- (d) arising out of a prorating, for any reason, of the amount of equity available under the Plan in the circumstances described herein; and
- (e) arising out of any actions or responsibilities of CDS or any CDS Participant in relation to the Plan, or otherwise, including, without limitation: (i) any aspect of the records relating to, or payments made on account of, beneficial ownership interests of the Trust Units held by and registered in the name of CDS or any CDS Participant; (ii) any authority, advice, or representation made or given by CDS or any CDS Participant to the Plan Agent or otherwise, including representations with respect to rules of CDS and any action taken or to be taken by CDS or any CDS Participant, (iii) the allocation of Trust Units by CDS Participants to Participants, or (iv) the allocation of proceeds of the sale of Trust Units by CDS Participants to Participants.

Participants should recognize that neither the REIT nor the Plan Agent can assure a profit or protect them against a loss on the Trust Units purchased under the Plan.

Tax Considerations

Neither the REIT nor the Plan Agent assume or accept any responsibility for the income or other tax consequences to a Participant of enrolling in and acquiring beneficial ownership of Trust Units issued pursuant to the Plan. Holders interested in enrolling in the Plan are advised to consult with their own tax advisors as to the consequences of doing so in their particular circumstances.

Termination of Participation

Unitholders

A Unitholder that is a Participant may voluntarily terminate participation in the Plan by duly completing the termination portion of the voucher located on the reverse of the statement of account and delivering it to the Plan Agent no later than five (5) Business Days prior to a Distribution Record Date. Alternatively, a registered Unitholder Participant may follow the instructions at TSX's Investor Centre web portal at www.reportsonline.tsxtrust.com. Such Participant will receive a certificate for the whole number of Trust Units and a cash payment for the fraction of a Trust Unit held. Any fractional Trust Unit will be paid based on the market price at the time of the sale.

Participation in the Plan will be terminated by the Plan Agent upon receipt of evidence of the death of a registered Unitholder Participant and written instructions, from the person acting in a representative or fiduciary capacity. Such request must be accompanied by satisfactory evidence of their proof of appointment and authority to act. The Plan Agent will send to the legal representative of the deceased a certificate representing the whole Trust Units and a cheque in payment for any remaining fraction of a Trust Unit.

If a written termination notice, or notice of a registered Unitholder Participant's death, is not received by the Plan Agent five (5) Business Days immediately preceding a Distribution Record Date, then the Participant's account will not be closed, and participation in the Plan by such Participant will not be terminated, until after the Distribution Payment Date to which such Distribution Record Date relates.

No terminations will be processed between a Distribution Record Date and up to and including a Distribution Payment Date.

Beneficial Unitholders holding their Trust Units with a CDS Participant

Beneficial Unitholders should consult their CDS Participant to determine the procedures for terminating participation in

the Plan. The administrative practices of CDS Participants may vary and, accordingly, the various dates by which actions must be taken and required documentation may not be the same.

Exchangeable LP Holders

An Exchangeable LP Holder Participant may voluntarily terminate participation in the Plan by providing notice in writing to the REIT no later than five (5) Business Days prior to a Distribution Record Date. Participation in the Plan will be terminated by the Plan Agent upon receipt of evidence of the death of a Participant and written instructions, from the person acting in a representative or fiduciary capacity. Such request must be accompanied by satisfactory evidence of their proof of appointment and authority to act. If a written termination notice, or notice of a Participant's death, is not received by the Plan Agent five (5) Business Days immediately preceding a Distribution Record Date, then the Participant's account will not be closed, and participation in the Plan by such Participant will not be terminated, until after the Distribution Payment Date to which such Distribution Record Date relates.

No terminations will be processed between a Distribution Record Date and up to and including a Distribution Payment Date.

Amendment, Suspension or Termination of the Plan

The REIT may terminate the Plan in its sole discretion, upon not less than thirty (30) days' written notice to: (i) the Participants, either directly, in the case of registered Holders, or via the CDS Participants through which the Participants hold their Trust Units in the case of beneficial Holders, (ii) the Plan Agent, and (iii) the Toronto Stock Exchange. The REIT may also amend, modify or suspend the Plan at any time, provided it complies with certain requirements of the Plan Agent, if any, and such action shall have no retroactive effect that would prejudice the interests of Participants. All amendments to the Plan will be subject to the prior approval of the Toronto Stock Exchange. The REIT will notify Holders of any amendment, suspension or termination of the Plan in accordance with the Plan and any applicable securities law requirements. If the REIT suspends or terminates the Plan, no investment will be made for the Plan Agent on the Distribution Payment Date immediately following the effective date of such suspension or termination, and any Distributions paid after the effective date of such suspension or termination will be remitted by the REIT to the Participants in cash only, in the usual manner.

Interpretation

Any issues of interpretation arising in connection with the Plan or its application shall be conclusively determined by the REIT.

Governing Law

The Plan shall be governed by, and administered and construed in accordance with, the laws of the Province of Ontario and the federal laws of Canada applicable therein.

Notices

All notices or other documents required to be given to Participants under the Plan shall be publicly announced by the REIT and the REIT will notify Participants in accordance with applicable securities law requirements.

Notices to the Plan Agent shall be sent to:

TSX Trust Company
100 Adelaide Street West, Suite 300
Toronto, ON M5H 1S3 Canada

Attention: Dividend Reinvestment

Telephone: +1 866 600 5869

Notices to Slate Office REIT or Office I LP shall be sent to:

Slate Office REIT
c/o Slate Asset Management
L.P. 121 King St W, Suite 200
Toronto, ON M5H 3T9 Canada

Telephone: +1 416 644 4264

Effective Date of the Plan

The effective date of the Plan is March 21, 2013 (as amended March 3, 2016 and as further amended November 6, 2018).

SCHEDULE "A"

Slate Office REIT

Distribution Reinvestment Plan Enrollment — Participant Declaration Form

For Use by Holders of Exchangeable Units

The undersigned hereby agrees to participate in the Distribution Reinvestment Plan (the "**Plan**") of SLATE OFFICE REIT (the "**REIT**"). The undersigned authorizes and directs the REIT and Slate Office I L.P. ("**Office I LP**") to withhold funds otherwise payable to the undersigned in respect of _____ of the undersigned's partnership units of Office I LP that are exchangeable into units of the REIT and use such funds to purchase new units of the REIT in accordance with the terms and conditions set forth in the Plan. The undersigned understands that the undersigned may terminate participation in the Plan by notifying the REIT in writing in accordance with the Plan.

Dated this _____ day of _____, 20 _____.

Signature of Registered Holder of Exchangeable Units

Address

Name (Please print)

Telephone No.

Fax No.

E-mail Address