



GAIA DIGITAL INFRA REIT LIMITED

Incorporated in the Republic of South Africa
(Registration Number: 2021/926046/06)
GDIR Ordinary Shares
(Share Code: 4GDIRO, ISIN ZAE400000127)
("Gaia Digital Infra Reit Limited" or "the Company")

SHORT NOTICE OF ANNUAL GENERAL MEETING: 8 DECEMBER 2025

1. Notice is hereby given that the Annual General Meeting ("**AGM**") of the shareholders of Gaia Digital Infra Reit Limited will be held on Monday, 8 December 2025 at 09:00am, for purposes to transact the formal business as set out in the notice of AGM.
2. The notice of the AGM was published on CTSE and the GAIA website. Furthermore, shareholders are reminded that the full annual financial statements for the year ended 31 July 2025 ("**AFS**") was published on the Cape Town Stock Exchange news service and the full notice of the AGM and the AFS are available for download at www.gaia.group.
3. The date on which shareholders must be recorded as such in the share register of the Company to be eligible to attend, participate and vote at the AGM is Friday, 28 November 2025, with the last day to trade being Friday, 28 November 2025.
4. The AGM of Gaia Digital Infra Reit Limited will be held in electronic format via Teams ([GFFR Annual General Meeting 2025 | Meeting-Join | Microsoft Teams](#)) (Meeting ID: 349 066 696 884; Passcode: Gk6us7T7) and/or at the Gaia offices (Workshop 17, Snakepit Building, 146 Campground Road, Newlands, Cape Town, 7700), as permitted by the exchange operated by Cape Town Stock Exchange ("**CTSE**"), the provisions of the Companies Act, No 71 of 2008, as amended ("**Companies Act**") and the Memorandum of Incorporation of the Company.
5. Shareholders are further encouraged to submit any questions by emailing the Company Secretary, Kilgetty Statutory Services (South Africa) (Pty) Ltd (isabel.kruger@kilgetty.co.za). These questions will be addressed via Teams ([GFFR Annual General Meeting 2025 | Meeting-Join | Microsoft Teams](#)).



6. (Meeting ID: 349 066 696 884; Passcode: Gk6us7T7) and at the Gaia offices (Workshop 17, Snakepit Building, 146 Campground Road, Newlands, Cape Town, 7700) at the AGM.

10 November 2025

External Issuer Agent

A handwritten signature in black ink, appearing to be "K. G." followed by a horizontal line.

Kilgetty Statutory Services (South Africa) (Pty) Ltd
Company Secretary