EQUITON®
Equity that's Real

US Residential Income Fund Trust
US Residential Income Fund LP

(Collectively referred to as the "Fund")

USD
CLASS A – Series A, B & C
As at July 31, 2026

The Equiton US Residential Income Fund Trust (US Apartment Fund) is designed to provide Canadian investors with access to US multifamily real estate in high potential markets, removing many of the traditional complexities of cross-border real estate investing. By offering geographic diversification, it focuses on providing investors with both monthly income◊ derived from residents paying rent, and capital appreciation through active asset management.

Investment Objectives

- Provide investors with stable and growing monthly distributions◊
- Maximize value through the ongoing management of properties and through the future acquisition of additional properties

Fund Details

Investment Type: Mutual Fund Trust / Limited Partnership
Fund Status: Offering Memorandum
Inception Date: April 2026
Unit Price: $10.00 USD
Targeted Distribution Yield: 4-5%**
Purchases: Daily
Redemptions: Quarterly with 90 days' notice†
Minimum Initial Investment:
Series A Trust: $25,000 USD / **LP:** $25,000 USD
Series B Trust: $75,000 USD / **LP:** $75,000 USD
Series C Trust: $200,000 USD / **LP:** $200,000 USD
Minimum Subsequent Investment: $5,000 USD
Targeted Annual Net Return: 8% to 12%*
Valuations: Quarterly
Governance: Majority independent trustees and board

Refer to the Offering Memorandum for full details.

Asset Manager Details

Asset Manager: Equiton Inc.
Established: March 2015
Manager AUM: $1.7B CAD (as at March 31, 2026)▯

Fund Strategy

Monthly Income
Distributions paid monthly◊

Capital Appreciation
From increase in value of properties

Tax Efficient
Distributions intended to be 100% return of capital (for tax purposes)^

Registered Plan Eligible
(Trust Units Only) Use your new or existing registered plans to invest

Expert Active Management
Overseen by in-house teams with 100+ years of combined experience

Reinvest Distributions (DRIP)
Benefit from compounding your distribution

8-12%* Targeted Annual Net Returns

* Targets/illustrative scenarios are not guarantees; actual results may differ. See Offering Memorandum for more details and risks. Please read full disclaimers at equiton.com/disclaimers

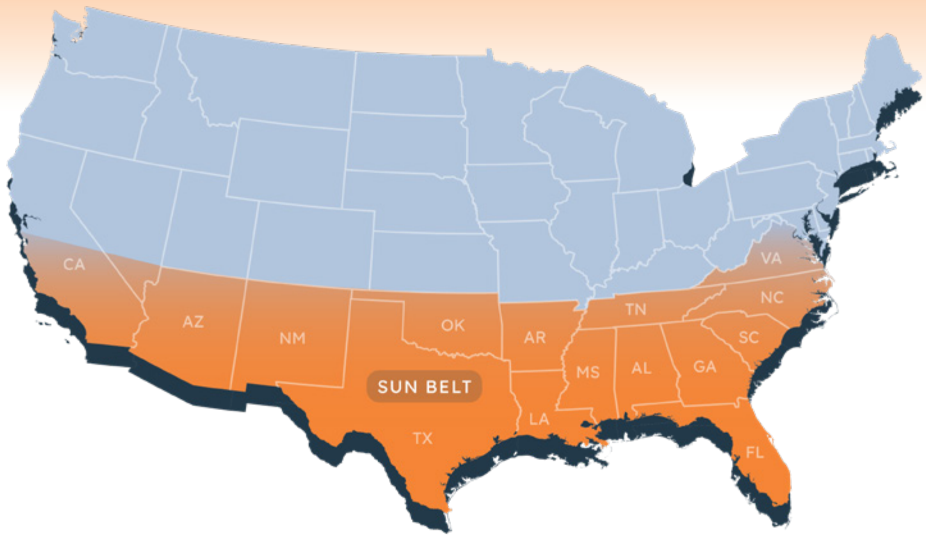
^ Not to be construed as tax advice. For specific tax advice, consult a tax professional.

◊ The Fund intends to make monthly distributions upon its acquisition and stabilization of income-producing properties.

** Distribution yield is annualized, paid monthly, and is not guaranteed. Distributions may be adjusted and actual results may differ.

† Redemption Policy: Redemptions are processed quarterly with a minimum of 90 days' notice with restrictions. The Fund's asset-aligned liquidity framework permits redemptions managed up to 2.5% of net asset value (NAV) per quarter and 10% of NAV annually, balancing the needs of investors seeking liquidity with the goal of maximizing portfolio returns for existing investors. Where redemption requests exceed the quarterly/annual limit, Trust nits may be rescinded and remain invested in the Fund or satisfied through the issuance of Redemption Notes, while LP Units will be rescinded and remain invested in the Fund. Redemption terms may be changed from time to time at the Asset Manager's discretion. For full redemption details regarding Trust Units and LP Units, please refer to the Offering Memorandum.

▯ Equiton Partners US Assets Under Management are indicative of the Canadian market experience and includes cash, investment properties, property purchase deposits, and loan receivables. AUM numbers are preliminary and subject to change based on audited financial statements.



Fund Strategy

The Fund seeks to invest in high-potential multifamily markets throughout the United States. Based on current market dynamics, the Fund is initially focused on opportunities within the Sun Belt, a region benefiting from strong demographic and economic fundamentals.

Selling Fee Option – Class A Trust / LP Units

	Series A - Low Load†	Series B - Low Load†	Series C - Low Load†
Minimum Investment	**Trust: $25,000 USD LP: $25,000 USD**	**Trust: $75,000 USD LP: $75,000 USD**	**Trust: $200,000 USD LP: $200,000 USD**
Commission≠	Up to 7.0% of subscription price	Up to 7.0% of subscription price	Up to 7.0% of subscription price
Trailerµ	0.75% per annum	0.75% per annum	0.75% per annum
Redemption Schedule	**Redeemed In:** 1st Year - 10.0% 2nd Year - 8.0% 3rd Year - 6.0% After 3rd Year – 0.0%	**Redeemed In:** 1st Year - 10.0% 2nd Year - 8.0% 3rd Year - 6.0% After 3rd Year – 0.0%	**Redeemed In:** 1st Year - 10.0% 2nd Year - 8.0% 3rd Year - 6.0% After 3rd Year – 0.0%

† Where permitted by Advisor's Firm Policy
≠ Up-front commissions are based on the book value of units and processed in the month of acquisition. Commission and short-term trading fee terms may be changed by the Fund from time to time.
µ Trailer commissions are based on the market value of units and are processed monthly.

Additional Information

- Available to accredited and eligible investors across Canada.
- Offering documents and marketing materials are available in English and French.

Investor Services

Advisors can contact Investor Services for assistance at **investors@equiton.com** or (289) 337-8103.
Please send completed subscription documents to **agreements@equiton.com**

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