

**EQUITON[®]****INCOME AND DEVELOPMENT FUND[‡]**

As at September 1, 2022

The Equiton Real Estate Income and Development Fund Trust (The “Fund”) is a private real estate investment trust (REIT) that provides access to a diversified portfolio of institutional grade real estate assets including income-producing (commercial/industrial/lending) as well as development projects.

[‡]Formerly referred to as the Equiton Balanced Real Estate Fund.

FUND DETAILS

Investment Type: Limited Partnership/Mutual Fund Trust

Unit Price: \$10.00

Minimum Initial Investment: \$5,000

Purchases: Daily purchases/Weekly closings

Redemptions: Monthly (with restrictions)*

Targeted Annual Net Return: 12% - 16% (over 10-year period)

*Refer to the Offering Memorandum for full details

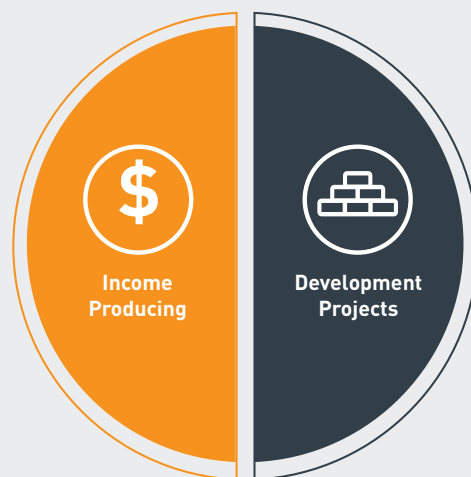
Annual Distribution Metrics

Unit Class	Amount Paid Out
Class A	\$0.600000
Class F	\$0.700000

FUND STRATEGY

Allow investors to benefit from a portfolio of assets that are diversified across real estate’s core investment categories:

- Actively manage a portfolio that is diversified across income-producing real estate assets (properties and lending) and development projects
- Manage risk across multiple asset classes
- Deploy capital and reposition assets to enhance value



INVESTMENT CATEGORIES

Income Producing



Commercial/
Industrial/Mixed use



Mortgages/Land loans/
Construction loans

Development Projects



Subdivisions/Mid &
high-rise buildings/Commercial

KEY FUND BENEFITS

	Monthly income - current annual distribution yield of 6-7% depending on Fund Series**		Registered plan eligible RRSP, TFSA, RESP, LIRA, RRIF
	Capital appreciation from increase in value of properties		Diversify risk across multiple real estate asset classes
	Special distributions from development projects		Reinvest distribution at a 2% discount

** With the Equiton Income and Development Fund you can unlock 6 -7% of your annual return as monthly distributions. To give perspective, \$100,000 invested in Class A would generate a distribution of \$500 per month while \$250,000 invested in Class F would generate a distribution of \$1,458 per month.

THE PORTFOLIO

Income Producing

Commercial Property:

1960 - 1980 Hyde Park Road, London, ON.
Multi-tenanted retail plaza anchored by Wendy's and CIBC.

Purchase Date: December 10, 2021

Purchase Price: \$11.17 Million

Vacancy: 100% leased at purchase

Property Size: 19,565 square feet of retail space on 2.63 acres

Average Net Rent: Approx. \$30 psf

Average Remaining Lease Term: Approx. 6.45 years



Mortgage Loan:

Loan Amount: **\$582K**

Interest Rate: **10.5%**

Maturity Date: **November 2022**

Development

710 Woolwich Street, Guelph, ON

Multi-phased mixed use development featuring a new format Beer Store and upscale modern townhomes.

Phase 1: Retail - Under Construction

- Relocating to create space on site for development
- Newer format / more profitable
- Old store in use while new store being built (no loss in revenue)
- Essential commercial real estate

Phase 2: Townhomes - Planning and Approvals

- Build 96 Townhomes for sale
- Much needed residential properties
- Great location

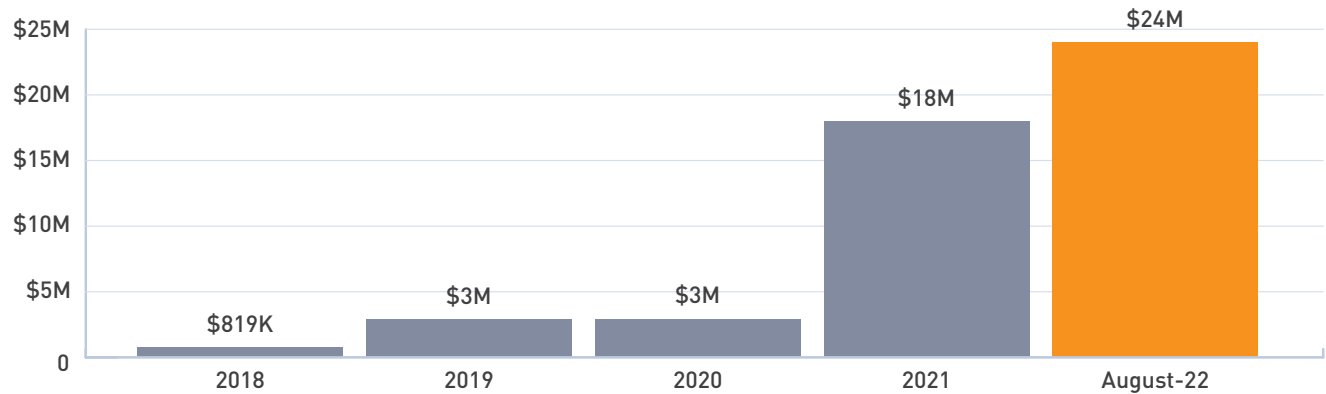


Concepts/images are proposed or for illustrative purposes. Subject to change.

FUND STATS

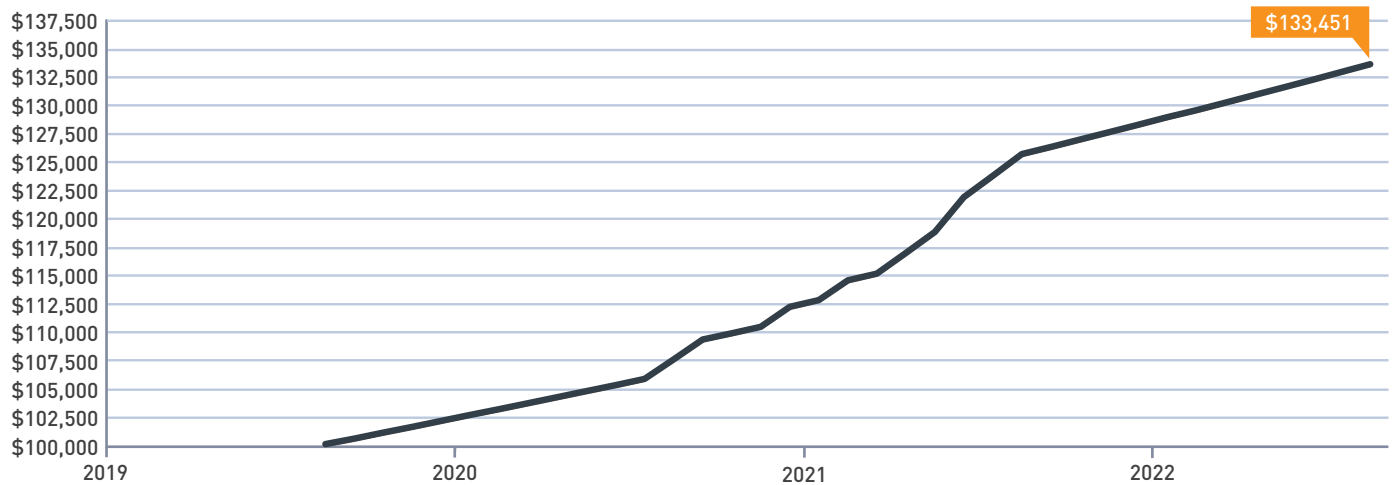
As of August 31, 2022

Assets Under Management (\$ Millions)



\$100,000 Invested

In Class A DRIP Since Inception[§]



§ Inception Date: May 2018

Net Calendar Returns (%)				
Fund Series	2019	2020	2021	2022 YTD
Class A - Cash	6.14 ^a	9.39	13.81	3.99
Class A - DRIP	6.31 ^a	9.84	14.30	4.15
Class F - Cash	-	13.18 ^b	14.86	4.66
Class F - DRIP	-	13.61 ^b	15.46	4.86

a) Not a full calendar year - annualized returns from Sept 2019 – Dec 2019

b) Not a full calendar year - annualized returns from June 2020 – Dec 2020

Net Trailing Returns (%)						
Fund Series	1 Month	3 Months	6 Months	1 Year	2 Year	SI [‡]
Class A - Cash	0.51	1.51	3.02	6.00	10.78	9.17
Class A - DRIP	0.52	1.55	3.13	6.30	11.43	10.10
Class F - Cash	0.59	1.76	3.53	7.00	-	11.61
Class F - DRIP	0.61	1.81	3.66	7.38	-	12.53

‡ Since Class A DRIP inception September 2019 and for Class F DRIP inception June 2020

Selling Fee Options and FundSERV Codes

	Trust Unit Class				
	Class A			Class F	Class I - Series 1
	OPT 1: Deferred Sales Charge [†]	OPT 2: Low Load [†]	OPT 3: Front Load	Fee Based	Institutional
Commission	Up front – 8% of subscription price	Up front – 4% of subscription price	Negotiated with investor	N/A	N/A
Trailer	N/A	0.75% per annum	1.00% per annum	N/A	N/A
Redemption Schedule	Redeemed In: 1 st Year - 9.00% 2 nd Year - 8.50% 3 rd Year - 7.00% 4 th Year - 6.00% 5 th Year - 5.00% After 5 th Year - 0.00%	Redeemed In: 1 st 18 mos. - 5.00% 2 nd 18 mos. - 4.00% After 36 mos. - 0.00%	Redeemed In: 1 st 6 mos., a Short-Term Trading Fee - 4.00%	Redeemed In: 1 st 6 mos., a Short-Term Trading Fee - 4.00%	Redeemed In: 1 st 6 mos., a Short-Term Trading Fee - 4.00% or determined based on negotiation and agreement between a Subscriber and the Trust.
Redemption Policy	Monthly: 15th of each month, 30 days' notice, with restrictions.				
FundSERV Codes	EQP 301	EQP 303	EQP 305	EQP 307	EQP 309
DRIP	Investors can reinvest distributions at a 2% discount on purchased units.				

[†] Where permitted by Advisor's Firm Policy

Commissions

- Up-front commissions are based on the book value of units and are processed monthly.
- Trailer commissions are based on the market value of units and are processed monthly.

Additional Information

- Offering documents and marketing materials in English at www.equiton.com

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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Recipients of this document who are considering investing in the Fund are reminded that any such purchase must not be made on the basis of the information contained in this document but are referred to the Confidential Offering Memorandum, provided to you by the Fund ("Offering Memorandum"). A copy of the Offering Memorandum may be obtained upon request made to the attention of Equiton Capital Inc. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives. The risks involved in this type of investment may be greater than those normally associated with other types of investments. Please refer to the Offering Memorandum for a further discussion of the risks of investing in the Fund.

PAST PERFORMANCE MAY NOT BE REPEATED. Investing in the Fund Units can involve significant risks and the value of an investment may go down as well as up. There is no guarantee of performance. Only investors who do not require immediate liquidity of their investment should consider a potential purchase of Units.

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