



EQUITON®

Income and Development Fund

As at September 1, 2025

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

72

Consecutive months positive returns
Since Fund Inception

As at September 1, 2025

FUND DETAILS

Investment Type: Limited Partnership/Mutual Fund Trust

Unit Price: \$10.00

Minimum Initial Investment: Class A - \$25,000 / Class F - \$25,000 / Class I - \$5M Investment Threshold

Minimum Subsequent Investment: \$5,000

Monthly liquidity: 15th of every month (With restrictions)*

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

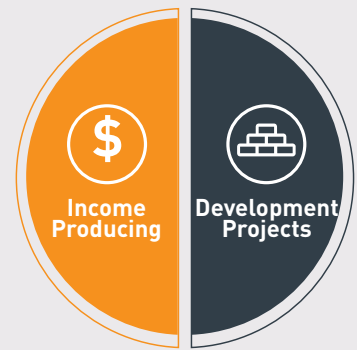
*Refer to the Offering Memorandum for full details

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

Annual Distribution Metrics	
Unit Class	Amount Paid Out
Class A	\$0.600000
Class F	\$0.700000



KEY FUND BENEFITS

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

INVESTMENT CATEGORIES

Income Producing

- Properties**
 - Commercial
 - Industrial
 - Mixed use
- Financing & Lending**
 - Mortgages
 - Land loans
 - Construction loans

Development Projects

- Subdivisions
 - Mid & high-rise buildings
 - Commercial

THE PORTFOLIO

Income-Producing Commercial Properties

1960-1980 Hyde Park Rd, London, ON
710 Woolwich St, Guelph, ON

Total Retail Space: 26,198 sq. ft.
Average Net Rent: \$32.96 psf
Average Remaining Lease Term: Approx. 7.05 years
Net Operating Income: \$408,100 as at July 31, 2025
Occupancy Rate: 100%



London



Guelph

Mortgage Loans:

As at July 31, 2025

Loan Amount

\$5,200,000

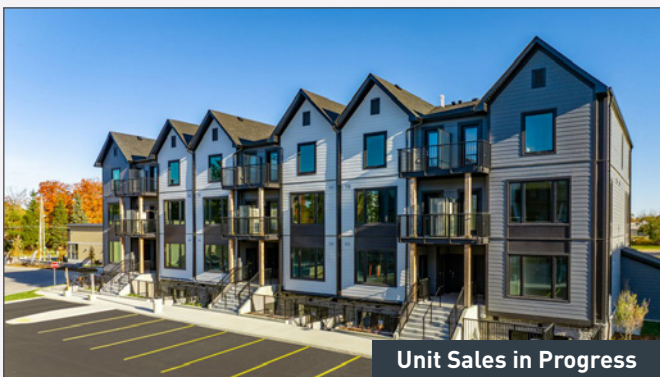
Weighted Average Interest Rate

5.06%

Active Development Projects

The Fund is invested in the following developments:

Marquis Modern Towns 708 Woolwich St, Guelph, ON



Unit Sales in Progress

A well-situated multi-residential development project in North Guelph with 96 upscale modern townhomes. Townhomes are being sold rather than rented to maximize revenue potential and will provide much-needed residential housing.

Vicinity Condos Trust 875 The Queensway, Toronto, ON



Planned Occupancy: Q1'28

A multi-phase development project of an 11-storey mid-rise condo featuring high-quality amenities in a highly desirable area. Planned to consist of 152 residential units for sale and nearly 2,500 sq. ft. of commercial space.

Sandstones Condo Trust

2257 Kingston Rd, Toronto, ON



A multi-phase development project of a modern 13-storey mid-rise condo featuring lake views, close to downtown Toronto. Planned to consist of ~250 residential units for sale and 11,900 sq. ft. of commercial space.

TEN99 Broadview Trust

1099 Broadview Ave, Toronto, ON



A proposed ~12-storey mid-rise condo, subsequently revised to include 14- and 16-storey towers on a shared podium, originally planned to include ~355 residential units for sale and ground floor commercial space.

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

FUND STATS

Assets Under Management*

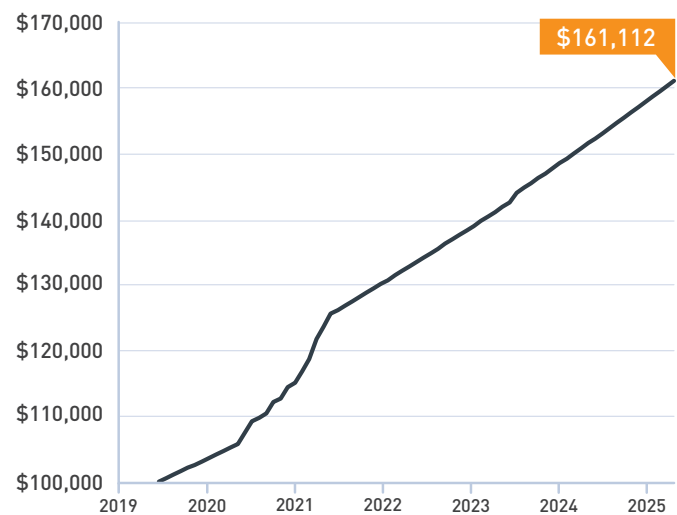
As at July 31, 2025



AUM numbers are preliminary and subject to change based on audited financial statements.

\$100,000 Invested in Class A DRIP Since Inception -

Net of Fees[§] As at August 31, 2025



§ Inception Date: Sept 2019

Net Calendar Returns (%)							
Fund Series	2019	2020	2021	2022	2023	2024	2025 YTD
Class A - DRIP	6.31 ^a	9.84	14.30	6.30	6.85	6.30	4.15
Class F - DRIP	-	13.61 ^b	15.46	7.38	8.03	7.38	4.86

a) Annualized returns - Not a full calendar year (September 2019 - December 2019).

b) Annualized returns - Not a full calendar year (June 2020 - December 2020).

Net Trailing Returns (%)								
Fund Series	1 Month	3 Months	6 Months	1 Year	2 Year	3 Year	5 Year	SI [‡]
Class A - DRIP	0.52	1.55	3.13	6.29	6.57	6.48	8.43	8.27
Class F - DRIP	0.61	1.81	3.66	7.37	7.70	7.60	9.56	9.68

‡ 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.
FundSERV Codes	EQP 301	EQP 303	EQP 305	EQP 307	EQP 309
Redemption Policy	Monthly: 15th of each month, 30 days' notice, with restrictions.				
DRIP	Reinvest distributions and receive a 2% bonus.				

† Where permitted by Advisor's Firm Policy

Commissions

- Up-front commissions are based on the book value of units and processed in the month of acquisition.
- 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 in English and French 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

Equiton

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+ Assets Under Management includes cash, investment properties, property purchase deposits, and loan receivables.

† Targets/illustrative scenarios are not guarantees; actual results may differ.

IMPORTANT INFORMATION: This communication is for information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in Equiton Real Estate Income and Development Fund Trust (The "Fund") or with Equiton Capital Inc. Investing in the Fund's Units involves risks. There is currently no secondary market through which the Fund Units may be sold and there can be no assurance that any such market will develop. A return on an investment in Fund Units is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions. Although the Fund intends to make distributions of its cash to Unitholders, such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including the Fund's financial performance, debt covenants and obligations, interest rates, working capital requirements and future capital requirements. In addition, the market value of the Fund Units may decline if the Fund is unable to meet its cash distribution targets in the future, and that decline may be material.

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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