

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 assets (commercial/industrial/lending) and development projects.

FUND DETAILS

Asset Manager: Equiton Partners Inc.

Investment Type: Mutual Fund Trust

Fund Status: Offering Memorandum

Inception Date: September 2019

Fund AUM: \$52.4M (as at December 31, 2025)*

Unit Price: \$10.00

Distribution Yield: 6.00%

Redemptions: Monthly with 30 days' notice**

Minimum Initial Investment: \$25,000

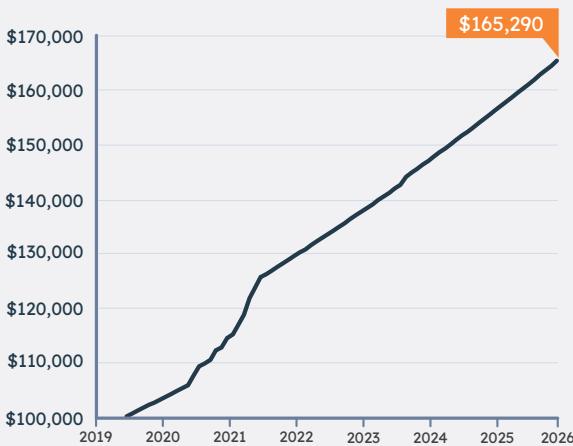
Minimum Subsequent Investment: \$5,000

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

Governance: Majority independent board

Refer to the Offering Memorandum for full details.
See notes on page 2 for additional information.

\$100,000 Invested in Class A DRIP Since Inception (Sept 2019) - Net of Fees
As at January 31, 2026



77

Consecutive months positive returns
Since Fund Inception
As at February 1, 2026

FUND STATS

As at January 31, 2026

Net Calendar Year Returns (%)

Fund Series	2019	2020	2021	2022	2023	2024	2025	2026 YTD
Class A - DRIP	6.31 ^o	9.84	14.30	6.30	6.85	6.30	6.30	0.52

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

Net Trailing Returns (%)

Fund Series	1 Mo	3 Mo	6 Mo	1 Yr	2 Yr	3 Yr	5 Yr	SI [†]
Class A - DRIP	0.52	1.55	3.13	6.30	6.30	6.48	7.96	8.15

[†] Since Class A inception September 2019.

INVESTMENT CATEGORIES

Income-Producing Assets



- Commercial
- Industrial
- Mixed use



- Mortgages
- Land loans
- Construction loans



- Subdivisions
- Mid- & high-rise
- Commercial

KEY FUND BENEFITS



Monthly Income
Distributions paid monthly



Capital Appreciation
From potential increases in property values



Special Distributions
From the completion of development projects



Registered Plan Eligible
RRSP, TFSA, RESP, LIRA, RRIF



Reinvest Distributions (DRIP)
Receive a 2% bonus

INCOME-PRODUCING ASSETS

As at December 31, 2025



COMMERCIAL PROPERTIES

Tenants: 9

Occupancy Rate: 100%

Average Remaining Lease Term:
Approx. 6.63 years

INTER-FUND INVESTMENT - Equiton Monthly Income Fund Trust

In September 2025, the Fund made an in-kind transfer of \$5.2M in loans, previously held through its financial lending operations, as a seed investment in the Equiton Monthly Income Fund Trust. The Fund now holds an investment in the Monthly Income Fund instead of directly holding individual loans.

MONTHLY INCOME FUND STATS: Targeted Annual Net Return: 7-9%[†] | Targeted Distribution Yield: 8%[^]

ACTIVE DEVELOPMENT PROJECTS

The Fund is invested in the following condo developments:

Project	Location	Units	Planned Occupancy	STATUS
				Approvals Construction Sales
Marquis Modern Towns	708 Woolwich St, Guelph, ON	96	Started Q4'24	
Vicinity Condos Trust	875 The Queensway, Toronto, ON	100-200	Q1'28	
Sandstones Condo Trust	2257 Kingston Rd, Toronto, ON	200-300	Q3'28	
TEN99 Broadview Trust	1099 Broadview Ave, Toronto, ON	250-350	Q1'29	
Wilson Station Condos Trust	1-11 Vinci Cres. Toronto, ON	250-350	Q4'29	

Selling Fee Options and FundSERV Codes

	Class A		
	OPT 1: Deferred Sales Charge [†]	OPT 2: Low Load [†]	OPT 3: Front Load
Commission [*]	Up front -8% of subscription price	Up front - 4% of subscription price	Negotiated with investor
Trailer ^μ	N/A	0.75% per annum	1.00% per annum
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%
FundSERV Codes	EQP 301	EQP 303	EQP 305

^{*} Up-front commissions are based on the book value of units and processed in the month of acquisition.

^μ Trailer commissions are based on the market value of units and are processed monthly.

[†] Where permitted by Advisor's Firm Policy.

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.

Equiton

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NOTES:

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

** Redemption Policy: 15th of each month, 30 days' notice with restrictions.

† 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.

^ Distribution yield is annualized, paid monthly, and is not guaranteed. Distributions may be adjusted and 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 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.

DISCLAIMER: All information contained herein, while obtained from sources which are believed to be reliable, is not guaranteed as to its accuracy or completeness.