

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:** \$47.7M (as at August 31, 2026)\*

**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%<sup>†</sup> 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.*

# 85

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

## Fund Stats As at September 30, 2026

### Net Calendar Year Returns (%)

| Fund Series    | 2019              | 2020 | 2021  | 2022 | 2023 | 2024 | 2025 | 2026 YTD |
|----------------|-------------------|------|-------|------|------|------|------|----------|
| Class A - DRIP | 6.31 <sup>a</sup> | 9.84 | 14.30 | 6.30 | 6.85 | 6.30 | 6.30 | 4.67     |

a) 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 <sup>†</sup> |
|----------------|------|------|------|------|------|------|------|-----------------|
| Class A - DRIP | 0.50 | 1.55 | 3.11 | 6.30 | 6.29 | 6.48 | 6.41 | 7.97            |

<sup>†</sup> Since Class A inception September 2019.

## Investment Categories

### Income-Producing Assets



- Commercial
- Industrial
- Mixed use



- Mortgages
- Land loans
- Construction loans

### Development Projects



- 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

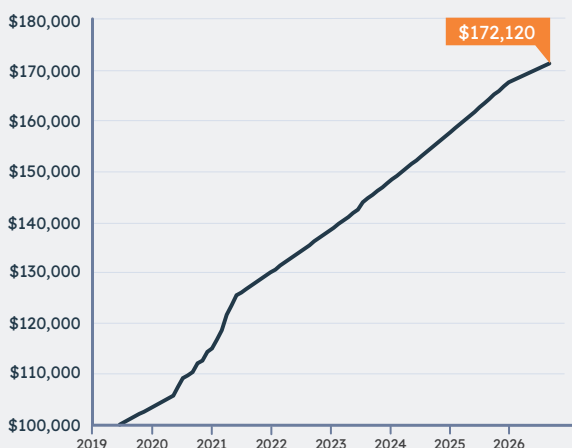
RRSP, TFSA, RESP, LIRA, RRIF



### Reinvest Distributions (DRIP)

Receive a 2% bonus

**\$100,000 Invested in Class A DRIP Since Inception (Sept 2019) - Net of Fees**  
 As at Sept 01, 2026



# Income-Producing Assets As at August 31, 2026



## COMMERCIAL PROPERTIES

**Tenants:** 9  
**Occupancy Rate:** 100%  
**Average Remaining Lease Term:**  
Approx. 5.97 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%<sup>†</sup> | Targeted Distribution Yield: 8%<sup>^</sup>

## Active Development Projects

The Fund is invested in the following condo developments:

| Project                     | Location                        | Units   | Planned Occupancy | STATUS<br>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 | Q2'29 - Q3'29     |                                            |
| Sandstones Condo Trust      | 2257 Kingston Rd, Toronto, ON   | 200-300 | Q2'30 - Q3'30     |                                            |
| TEN99 Broadview Trust       | 1099 Broadview Ave, Toronto, ON | 250-350 | Q1'29 - Q2'29     |                                            |
| Wilson Station Condos Trust | 1-11 Vinci Cres. Toronto, ON    | 250-350 | Q3'30 - Q4'30     |                                            |

| Selling Fee Options and FundSERV Codes |                                                                                                                                                                                                                    |                                                                                                             |                                                                          |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|                                        | Class A                                                                                                                                                                                                            |                                                                                                             |                                                                          |
|                                        | OPT 1: Deferred Sales Charge <sup>†</sup>                                                                                                                                                                          | OPT 2: Low Load <sup>†</sup>                                                                                | OPT 3: Front Load                                                        |
| Commission <sup>*</sup>                | Up front –8% of subscription price                                                                                                                                                                                 | Up front – 4% of subscription price                                                                         | Negotiated with investor                                                 |
| Trailer <sup>‡</sup>                   | N/A                                                                                                                                                                                                                | 0.75% per annum                                                                                             | 1.00% per annum                                                          |
| Redemption Schedule                    | Redeemed In:<br>1 <sup>st</sup> Year - 9.00%<br>2 <sup>nd</sup> Year - 8.50%<br>3 <sup>rd</sup> Year - 7.00%<br>4 <sup>th</sup> Year - 6.00%<br>5 <sup>th</sup> Year - 5.00%<br>After 5 <sup>th</sup> Year - 0.00% | Redeemed In:<br>1 <sup>st</sup> 18 mos. - 5.00%<br>2 <sup>nd</sup> 18 mos. - 4.00%<br>After 36 mos. - 0.00% | Redeemed In:<br>1 <sup>st</sup> 6 mos., a Short-Term Trading Fee - 4.00% |
| FundSERV Codes                         | EQP 301                                                                                                                                                                                                            | EQP 303                                                                                                     | EQP 305                                                                  |

### 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](mailto:investors@equiton.com) or (289) 337-8103.

Please send completed subscription documents to [agreements@equiton.com](mailto:agreements@equiton.com).

### Equiton

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<sup>\*</sup> Up-front commissions are based on the book value of units and processed in the month of acquisition.

<sup>‡</sup> Trailer commissions are based on the market value of units and are processed monthly.

<sup>†</sup> Where permitted by Advisor's Firm Policy.

### 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](http://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.