EQUITON® Residential Income Fund Trust

CLASS F

The Equiton Residential Income Fund Trust (The "Apartment Fund") specializes in acquiring undervalued Canadian multi-residential properties with identifiable value creation opportunities which can be realized through insightful active management. The Apartment Fund also invests in a limited number of multi-residential developments to help ensure a cost-effective property acquisition pipeline.

113 **Consecutive months positive returns**
Since Fund Inception
As at October 1, 2025

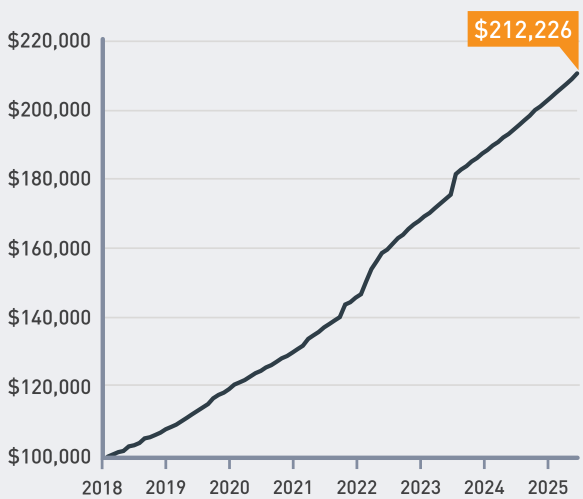
FUND DETAILS

Asset Manager: Equiton Partners Inc.
Investment Type: Mutual Fund Trust
Fund Status: Offering Memorandum
Inception Date: March 2018
Fund AUM: $1.4B (as at August 31, 2025)*
Unit Price: $12.55
Distribution Yield: 6.69%
Purchases: Daily
Redemptions: Monthly with 30 days' notice**
Minimum Initial Investment: $25,000
Minimum Subsequent Investment: $5,000
Targeted Annual Net Return: 8% to 12%†
Valuations: Quarterly by Third Party Accredited Appraiser
Governance: Majority independent board
Management Fee: 0.56%‡
FundSERV Code: EQP 107

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

$100,000 Invested In Class F DRIP Since Inception - Net of Fees§

As at September 30, 2025



§ Inception Date: March 2018

FUND STATS As at September 30, 2025

Net Calendar Year Returns§ (%)

Fund Series	2021	2022	2023	2024	2025 YTD
Class F - DRIP	12.15	15.16	11.93	8.01	5.92

Net Trailing Returns§ (%)

Fund Series	1 Mo	3 Mo	6 Mo	1 Yr	2 Yr	3 Yr	5 Yr	SI‡
Class F - DRIP	0.64	1.98	3.98	8.20	8.07	9.55	11.04	10.55

‡ Since Inception (March 2018)

KEY FUND BENEFITS

Monthly Income
Distributions paid monthly

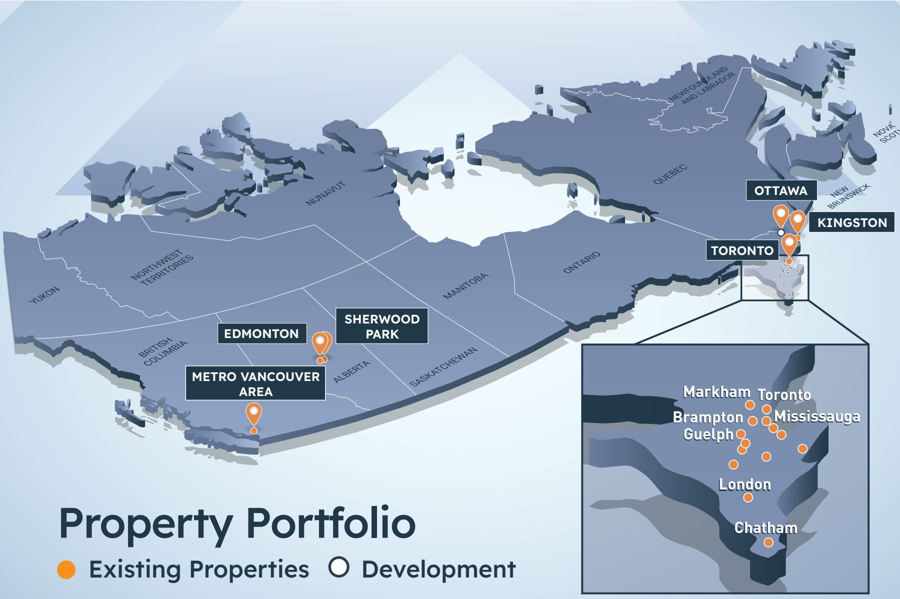
Capital Appreciation
From increase in value of properties

Tax Efficient
Distributions are 100% return of capital (for tax purposes)

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

Strong Track Record
With no negative returns since inception

Reinvest Distributions
Receive a 2% bonus



Property Portfolio

● Existing Properties ○ Development

44 Properties
4,031 Portfolio Units

As at September 30, 2025

Portfolio KPIs - Q2 2025◊

Net Average Monthly Rent	$1,623
Revenue Gap to Market	29.1%
Overall Portfolio Occupancy	96.0%
Mortgage Debt to Gross Book Value	52.3%
Weighted Average Mortgage Interest Rate	3.43%
Weighted Average Time Remaining on Mortgages (years)	7.28

◊ Refer to the Q2 2025 ERIFT Financial Report for more details.

Selling Fee and FundSERV Code	
	Class F
	Fee Based
Commission≠	N/A
Trailerµ	N/A
Redemption Schedule	**Redeemed In:** 1st 6 mos., a Short-Term Trading Fee - 3.00%
FundSERV Code	EQP 107

≠ 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.

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. AUM numbers are preliminary and subject to change based on audited financial statements.
** Redemption Policy: 15th of each month, 30 days' notice without restrictions.
Ŧ Management Expense Ratio is presented excluding performance fees and is the total of the Fund's management fee (including upfront selling fees and Trailer fees), fixed administration fee, and certain operating expenses (fund costs). The MER including performance fees was 1.34% for Class F (August 2025 – 12 Month Trailing).
† 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 Residential Income 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.

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