EQUITON®
Equity that's Real

Residential Income Fund Trust

CLASS A

The Equiton Residential Income Fund Trust (The "Apartment Fund") is designed to generate monthly income and long-term growth through a diversified portfolio of multifamily properties across Canada and investment strategies, including select development projects, optimized through active asset management and strategic capital improvements.

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

Fund Stats As at July 31, 2026

Net Calendar Year Returns[§] (%)

Fund Series	2021	2022	2023	2024	2025	2026 YTD
Class A - DRIP	11.02	13.99	10.81	6.95	6.88	3.44

Net Trailing Returns[§] (%)

Fund Series	1 Mo	3 Mo	6 Mo	1 Yr	2 Yr	3 Yr	5 Yr	SI[ǂ]
Class A - DRIP	0.50	1.48	2.93	6.34	6.75	7.78	9.47	8.41

ǂ Annualized return since inception (May 2016)

Fund Details

Asset Manager: Equiton Partners Inc.
Investment Type: Mutual Fund Trust
Fund Status: Offering Memorandum
Inception Date: May 2016
Fund AUM: $1.5B (as at June 30, 2026)[*]
Unit Price: $12.56
Distribution Yield: 5.73%
Purchases: Daily
Redemptions: Monthly with 90 days' notice[**]
Minimum Initial Investment: $25,000
Minimum Subsequent Investment: $5,000
Targeted Annual Net Return: 8% to 12%[†]
Valuations: Quarterly
Governance: Majority independent board
MER: 1.46%[Ɨ]

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

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)

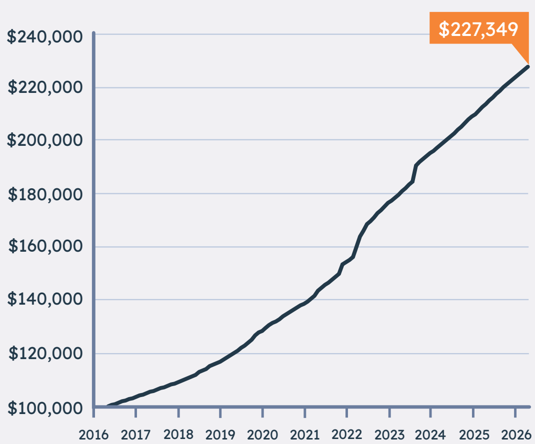
Registered Plan Eligible
RRSP, TFSA, RESP, LIRA, RRIF

Strong Track Record
With no negative returns since inception

Reinvest Distributions (DRIP)
Receive a 2% bonus

$100,000 Invested In Class A DRIP Since Inception - Net of Fees[§]

As at July 31, 2026



§ Inception Date: May 2016

NOTES:

† 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

* 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: Redemptions are processed monthly with a minimum of 90 days' notice with restrictions. Payment is made on the 15th day following the end of each calendar month. The Fund's asset-aligned liquidity framework permits redemptions managed up to 2.5% of net asset value (NAV) per quarter and 10% of NAV annually, balancing the needs of investors seeking liquidity with the goal of maximizing portfolio returns for existing investors. Trust Units may be rescinded and remain invested in the Fund or satisfied through the issuance of Redemption Notes. Redemption terms may be changed from time to time at the Asset Manager's discretion. For full redemption details, please refer to the Offering Memorandum.

Ɨ 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 2.17% for Class A (June 2026 – 12 Month Trailing).

Property Portfolio

Existing Properties   Development

44 Properties
4,328 Portfolio Units
As at June 30, 2026

Portfolio KPIs - Q1 2026◊

Net Average Monthly Rent	$1,723
Revenue Gap to Market	22.2%
Overall Portfolio Occupancy	95.5%
Mortgage Debt to Gross Book Value	56.5%
Weighted Average Mortgage Interest Rate	3.68%
Weighted Average Time Remaining on Mortgages (years)	7.34

◊ Refer to the Q1 2026 Equiton Residential Income Fund Trust Report for more details.

Selling Fee Options and FundSERV Codes

	Class A	
	OPT 1: Low Load†	OPT 2: Front Load
Commission≠	Up to 7.0% of subscription price	Negotiated with investor
Trailer	0.75% per annum	1.00% per annum
Redemption Schedule	**Redeemed In:** 1st 18 mos. - Commission paid plus 2.0% 2nd 18 mos. - Commission paid plus 0.0% After 36 mos. - 0.0%	**Redeemed In:** 1st 6 mos. - 3.0% After 6 mos: 0.0%
FundSERV Codes	EQP 103	EQP 105

† Where permitted by Advisor's Firm Policy
≠ Up-front commissions are based on the book value of units and processed in the month of acquisition.

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

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