

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.

## 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 July 31, 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

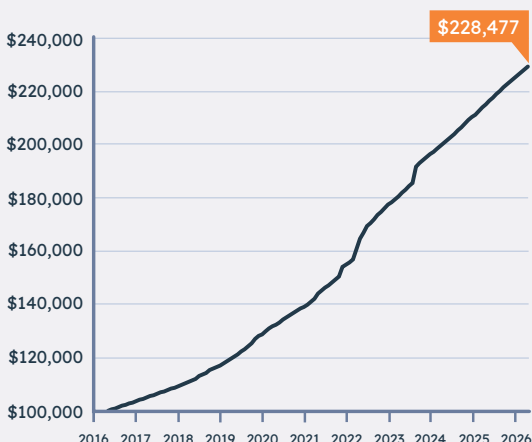
**Governance:** Majority independent board

**MER:** 1.43%‡

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 - Net of Fees§

As at August 31, 2026



§ Inception Date: May 2016

# 124

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

## Fund Stats As at August 31, 2026

### Net Calendar Year Returns<sup>§</sup> (%)

| Fund Series    | 2021  | 2022  | 2023  | 2024 | 2025 | 2026 YTD |
|----------------|-------|-------|-------|------|------|----------|
| Class A - DRIP | 11.02 | 13.99 | 10.81 | 6.95 | 6.88 | 3.96     |

### Net Trailing Returns<sup>§</sup> (%)

| Fund Series    | 1 Mo | 3 Mo | 6 Mo | 1 Yr | 2 Yr | 3 Yr | 5 Yr | SI†  |
|----------------|------|------|------|------|------|------|------|------|
| Class A - DRIP | 0.50 | 1.48 | 2.98 | 6.26 | 6.70 | 7.71 | 9.42 | 8.39 |

† Annualized return since inception (May 2016)

## 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

### 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](http://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.

‡ 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 2.13% for Class A (July 2026 - 12 Month Trailing).



**44 Properties**  
**4,328 Portfolio Units**

As at August 31, 2026



## Property Portfolio

● Existing Properties ○ Development

## Portfolio KPIs - Q2 2026<sup>†</sup>

|                                                      |         |
|------------------------------------------------------|---------|
| Net Average Monthly Rent                             | \$1,726 |
| Revenue Gap to Market                                | 20.7%   |
| Overall Portfolio Occupancy                          | 97.3%   |
| Mortgage Debt to Gross Book Value                    | 56.2%   |
| Weighted Average Mortgage Interest Rate              | 3.69%   |
| Weighted Average Time Remaining on Mortgages (years) | 7.08    |

<sup>†</sup> Refer to the Q2 2026 Equiton Residential Income Fund Trust Report for more details.

### Selling Fee Options and FundSERV Codes

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

<sup>†</sup> 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](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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**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.