

(Collectively referred to as the “Fund”)

## STRATEGY

**Acquire** multifamily properties with identified improvement potential in prime urban and major economic markets

**Enhance** value and efficiency through strategic capital investments and active management to improve income and operating performance

**Reinvest** capital to make additional improvements to the portfolio and acquire new properties



**Targeted Annual Net Return 10-14%\***  
(Over 5+ years)

## INVESTMENT OBJECTIVES

- Generate capital appreciation through active management
- Provide a long-term, residential real estate investment designed to complement traditional portfolios
- Offer investors an alternative to direct real estate ownership

## DETAILS

**Investment Type:** Mutual Fund Trust / Limited Partnership

**Fund Status:** Offering Memorandum

**Inception Date:** February 2026 / January 2026

**Unit Price:** \$10.00

**Redemptions:** Quarterly, subject to a cap of 2.5% of NAV per quarter and up to 10% of NAV annually.\*\*

**Minimum Initial Investment:** \$25,000

**Minimum Subsequent Investment:** \$5,000

**Targeted Annual Net Return:** 10-14%\*

(Over 5+ years)

**Fund Auditor:** Ernst & Young LLP

## ASSET MANAGER DETAILS

**Asset Manager:** Equiton Partners Inc.

**Established:** January 2015

**Manager AUM:** \$1.7B (as at February 28, 2026)‡

## STRATEGY BENEFITS



### Diversified Exposure

Multiple Canadian markets and/or properties helps reduce reliance on any single region or asset.



### Active Management

Each stage is overseen by dedicated, in-house teams with 100+ years of combined experience.



### Focus on Capital Appreciation

Rental income, debt and capital are used to enhance property values through targeted renovations and active management.



### Registered Plan Eligible (Trust Units)

Available for registered plans including RRSPs, TFSAs, RESPs, LIRAs, FHSA† and more.

\*Available through select registered plan trustees.

## PROPERTY PROFILE



### Geographic Focus

Select Canadian markets



### Asset Type

Multifamily properties in clear need of improvements



### Property Characteristics

Multifamily rentals, primarily mid-rise properties, located in economic hubs



### Average Purchase Price

~\$15-\$30M

\* 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)

\*\* Redemption Policy: Redemptions are processed quarterly with a minimum of 90 days' notice with restrictions. Payment is made on the 15th day following the end of each calendar quarter. The Fund's asset-aligned liquidity framework permits redemptions subject to a cap of 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. Where redemption requests exceed the quarterly/annual limit, Trust Units may be rescinded and remain invested in the Fund or satisfied through the issuance of Redemption Notes, while LP Units will be rescinded and remain invested in the Fund. Redemption terms may be changed from time to time at the Asset Manager's discretion. For full redemption details regarding Trust Units and LP Units, please refer to the Offering Memorandum.

‡ Equiton 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.

## FREQUENTLY ASKED QUESTIONS (FAQs)

### Why launch this Fund now?

Simply put, it's a buyer's market with favourable conditions for acquiring multifamily properties at more attractive pricing. Equiton has identified a growing pipeline of privately owned apartment buildings in major Canadian markets that can benefit significantly from professional management, capital investment, and operational improvements. By launching the Fund during this unique market window, we can acquire more properties at attractive prices — helping set investors up for meaningful long-term value creation.

### Who is the Fund designed for?

Designed for investors focused on long-term capital growth rather than monthly income, this strategy may appeal to those who recognize the wealth-building potential of real estate—or appreciate the transformation of properties—while preferring to leave day-to-day management to Equiton's experienced team. It may also suit individuals planning for long-term financial goals, such as retirement or legacy planning, who are looking to expand their portfolios with exposure to private multifamily real estate—an asset class that often has higher barriers to entry.

### How will my investment grow?

The purpose of this Fund is to grow long-term value for investors by prioritizing reinvestment and portfolio growth rather than monthly distributions. As properties are improved and asset values increase, investors may benefit through unit price appreciation and/or special distributions paid in either cash or additional Trust Units or LP Units.

### Why does this Fund have a 5+ year investment period?

The Fund's 5+ year investment period reflects the time required to execute its strategy of (1) acquiring properties, (2) enhancing them through operational and physical improvements, and (3) ultimately reinvesting capital back into the Fund to make additional improvements to the portfolio, to acquire new properties or make a distribution to investors. Just like completely renovating a house, enhancing multifamily buildings is a multi-year process. As an open-ended fund, multiple properties are typically at different stages of this cycle at any given time. Investors with a longer-term investment horizon will benefit from more properties completing the cycle, thus likely increasing the value of their investment.

### How do redemptions work?

The Fund's asset-aligned liquidity framework permits redemptions subject to a cap of 2.5% of 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.

- Redemptions are processed quarterly with a minimum of 90 days' notice.
- Payment is made on the 15th day following the end of each calendar quarter.
- Where redemption requests exceed the quarterly/annual limit, Trust Units may be rescinded and remain invested in the Fund or satisfied through the issuance of Redemption Notes, while LP Units will be rescinded and remain invested in the Fund.

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.

Selling Fee Option – Class A Trust / LP Units	
	<b>Class A (Series A - Low Load*)</b>
<b>Minimum Investment</b>	<b>\$25,000</b>
<b>Commission*</b>	<b>Up front – 8.0% of subscription price</b>
<b>Trailer<sup>µ</sup></b>	<b>0.75% per annum</b>
<b>Redemption Schedule</b>	<b>Redeemed In:</b> <b>1st Year - 10.0%</b> <b>2nd Year - 8.0%</b> <b>3rd Year - 6.0%</b> <b>After 3rd Year – 0.0%</b>

† 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. Commission and short-term trading fee terms may be changed by the Fund from time to time.

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](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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