

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

Trust Status: Offering Memorandum

Inception Date: February 2026

Unit Price: \$10.00

Redemptions: Monthly, managed to 2.5% of NAV per quarter and up to 10% of NAV annually.**

Minimum Initial Investment:

Series A: \$25,000

Series C: \$250,000

Minimum Subsequent Investment: \$5,000

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

Governance: Majority independent board

Trust Auditor: Ernst & Young LLP

ASSET MANAGER DETAILS

Asset Manager: Equiton Partners Inc.

Established: January 2015

Manager AUM: \$1.7B (as at May 31, 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, TFSA's, RESPs, LIRAs, and more.

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

** 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 month. The Fund's asset-aligned liquidity framework permits redemptions managed 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. Requests that exceed the quarterly limit will be satisfied through the Issuance Redemption Notes (when the redemption rescission option is not selected). A Redemption Note will likely not be a qualified investment for Registered Plans, and the receipt of such property on the redemption of a Trust Unit may give rise to adverse consequences. Accordingly, holders, annuitants and subscribers of Registered Plans that own Trust Units should consult a tax advisors before deciding to exercise the redemption rights attached to the Trust Units. 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.

§ 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 Trust 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 Trust 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 Trust 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 Trust 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.

Why does this Trust have a 5+ year investment period?

The Trust'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 Trust 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 managed to 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 monthly with a minimum of 90 days' notice.
- Payment is made on the 15th day following the end of each month.
- Requests that exceed the quarterly limit will be satisfied through the issuance Redemption Notes (when the redemption rescission option is not selected).
- A Redemption Note will likely not be a qualified investment for Registered Plans and may give rise to adverse tax consequences.

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 Options – Class A Trust Units

	Series A - Low Load†	Series C
Minimum Investment	\$25,000	\$250,000
Commission*	Up front – 8.0% of subscription price	Up front – 4.0% of subscription price
Trailer	0.75% per annum	0% per annum
Redemption Schedule	Redeemed In: 1st Year - 10.0% 2nd Year - 8.0% 3rd Year - 6.0% After 3rd Year – 0.0%	Redeemed In: 1st Year - 6.0% 2nd Year - 4.0% After 2nd Year – 0.0%

† 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.

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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