

**Lankin  
Real Estate Growth LP / Trust**

FUND DETAILS – Series G

|                               |                                 |
|-------------------------------|---------------------------------|
| <b>Asset Manager</b>          | Lankin Investments              |
| <b>Fund Type</b>              | Limited Partnership /Trust      |
| <b>Fund Status</b>            | Offering Memorandum             |
| <b>Fund Inception</b>         | 2017                            |
| <b>Fund Valuation</b>         | Quarterly                       |
| <b>Distribution Frequency</b> | Quarterly                       |
| <b>Purchases</b>              | Monthly                         |
| <b>Redemptions</b>            | Monthly                         |
| <b>Management Fee</b>         | 1.50% of NAV                    |
| <b>Performance Fee</b>        | 7% of Net Income                |
| <b>Registered Investment</b>  | Available through Trust         |
| <b>Fund Trustee</b>           | Olympia Trust                   |
| <b>Auditor</b>                | BDO Canada LLP                  |
| <b>Legal Counsel</b>          | Borden Ladner Gervais LLP (BLG) |
| <b>Appraiser</b>              | Avison Young                    |

## Highlights

**\$322M<sup>+</sup>**

Assets Under  
Management

**18**

Properties

**1,370**

Units

**11.3%<sup>1</sup>**

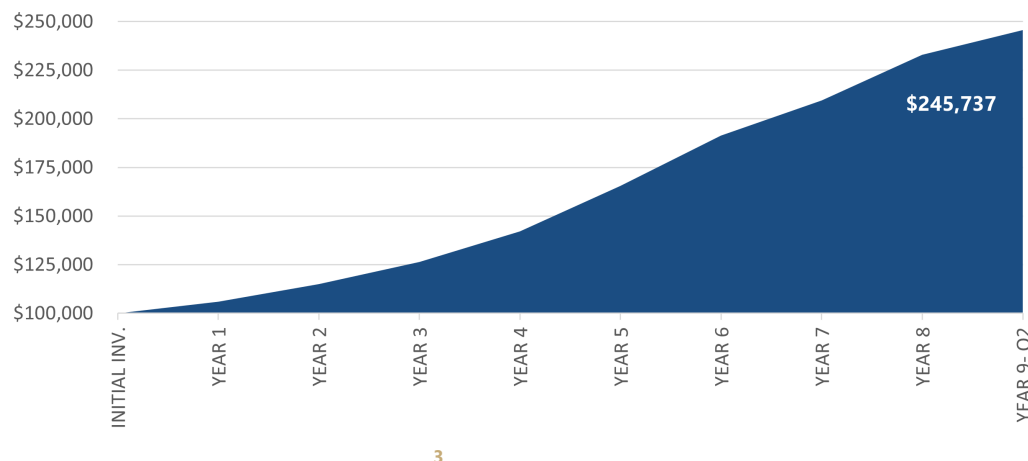
5 Year  
Annualized  
Return

## Overview

Lankin Real Estate Growth LP is a diversified portfolio of Canadian multi-family real estate located in core markets that provides investors with equity growth and quarterly cash distributions. The fund generates consistent returns by implementing value creation strategies that seek to improve the operational efficiency of our assets, leading to sustained equity and cashflow growth over time.

## Performance Results <sup>2</sup>

### GROWTH OF \$100,000 INVESTED SINCE INCEPTION



### ANNUAL INVESTORS RETURNS <sup>3</sup>

|                 | 2020  | 2021  | 2022  | 2023 | 2024  | Q2 2025 |
|-----------------|-------|-------|-------|------|-------|---------|
| <b>SERIES A</b> | 12.4% | 11.1% | 15.3% | 8.6% | 10.5% | 4.1%    |
| <b>SERIES G</b> |       | 11.8% | 14.1% | 8.3% | 9.3%  | 3.6%    |

(1) Based on 5-year Series A total return including DRIP. (2) All returns include participation of DRIP. (3) Past performance is not indicative of future returns.

Why Invest?



Total targeted annualized returns of 10% - 12%



Target annualized cash distributions of 6.0%, paid quarterly



2% Dividend Reinvestment Discount



Personal and corporate tax advantages



Long-term equity growth and quarterly cash distributions

Portfolio by region



- 1 – CAMBRIDGE
- 2 - HAMILTON
- 3 - MISSISSAUGA
- 4 - BRAMPTON
- 5 - TORONTO

PURCHASE OPTIONS (FOR EMD ADVISORS)

|                                  | SERIES G  |
|----------------------------------|---|
| FUND CATEGORY                    | Limited Partnership/Trust   |
| MINIMUM INVESTMENT               | \$5,000   |
| TARGETED ANNUALIZED DISTRIBUTION | 6% of Net Asset Value<br>Drip Discount of 2%  |
| REDEMPTION FEES                  | Year 1: 6%    Year 4: 3%<br>Year 2: 5%    Year 5: 2%<br>Year 3: 4%<br><br>No Redemption Fees After 5th Year of Investment |
| FUNDSERV CODE                    | N/A   |
|                                  | Refer to the Offering Memorandum dated May 1, 2025 for additional details.  |

INVESTOR SERVICES: For additional information please contact our team at [inquiry@lankin.com](mailto:inquiry@lankin.com) or 905.452.1305.

Product of:

DISCLAIMER: This document is for general information purposes only and is not to be construed as selling securities or real estate. While the information presented in this investor document has been researched and thought to be reasonable, in general, real estate investment is highly speculative, real estate values can go up, but they can also go down, and thus LANKIN INVESTMENTS, PARTNERS AND/OR THEIR AGENTS CANNOT AND DO NOT GUARANTEE ANY RATE OF RETURN OR INVESTED AMOUNT OR INVESTMENT TIMELINE.

Past performance may not be indicative of future return. Targeted returns are not guaranteed and are subject to performance assumptions and risk factors, including real estate and financing risks that are summarized in the Offering Memorandum, which may cause actual results to vary materially. Any forward-looking statements herein are subject to the assumptions and risk factors stated in the Offering Memorandum.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes, or specific legal or technical situations should be referred to lawyers, accountants, consultants, realtors, or other professionals licensed, qualified or authorized to render such advice. This is not a solicitation for investments. Investments are sold only to investors that qualify under applicable prospectus exemptions. Please read disclosure and/or due diligence documents carefully. This offering is void where prohibited. Not every potentially interested party is eligible to invest. Minimum investment amounts and hold periods apply.