

Lankin Apartment REIT

FUND DETAILS – Series A

Asset Manager	Lankin Investments
Fund Type	Mutual Fund Trust
Fund Status	Offering Memorandum
Fund Inception	2024
Minimum Investment	\$5,000
Fund Valuation	Quarterly
Distribution Frequency	Monthly
DRIP Discount	2% discount on repurchases
Purchases	Monthly
Redemptions	Monthly
Management Fee	0.70% of AUM
Profit share Fee	(i) 30% of distribution (ii) 30% of NAV appreciation
Registered Investment	Available through Series A Trust
Auditor	BDO Canada LLP
Legal Counsel	Borden Ladner Gervais LLP (BLG)
Appraiser	Avison Young

Highlights

\$425M⁺

Assets Under Management

7

Properties

1,095

Units

14%-18%

Targeted Annualized Returns

Overview

Lankin Apartment REIT is a real estate investment trust that provides investors with consistent monthly cash distributions and long-term capital appreciation. The fund targets newly constructed & stabilized properties within strategic rental markets across Canada. The strategy focuses on long-term ownership, generating steady cash flow through active management in high growth and resilient rental markets.

Why Invest

- Access to institutional-grade Canadian multi-family real estate
- Long-term growth and tax efficient monthly cash distributions
- Total targeted annualized returns of 14% - 18%
- Targeted annualized cash distribution of \$0.81 per unit, paid monthly
- Distribution Reinvestment Plan (DRIP) available at 2% discount

Net Calendar Year Returns (%)

Series	2024	2025 Q1	2025 Q2	2025 Q3 YTD
Series A	8.3%*	4.1%	7.2%	10.2%

* Year of inception, partial year returns have been annualized

Portfolio by Region

Sherwood Park, Edmonton, AB

Greenstone Park, Edmonton, AB

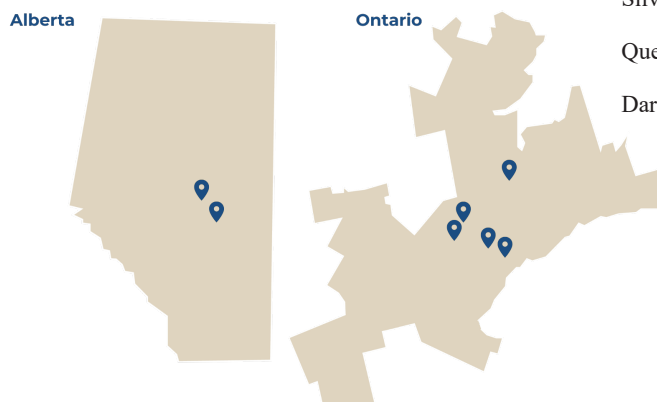
Huron Heights Dr, Newmarket, ON

Orenda Court, Brampton, ON

Silver Maple Court, Brampton, ON

Queen Frederica, Mississauga, ON

Darcel, Mississauga, ON

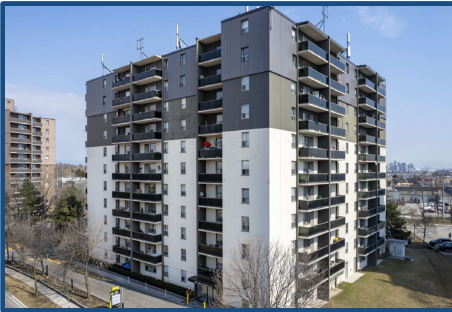


Recent Acquisitions



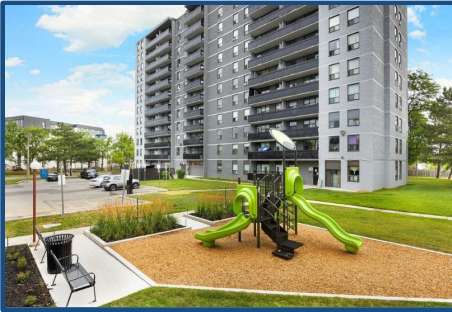
Greenstone Park, Edmonton, Alberta

Number of units	89 units
Purchase price	\$29.4 million
Acquisition Date	May 30, 2025



Queen Frederica, Mississauga, Ontario

Number of units	140 units
Purchase price	\$50.0 million
Acquisition Date	July 21, 2025



Darcel, Mississauga, Ontario

Number of units	118 units
Purchase price	\$32.3 million
Acquisition Date	July 21, 2025

PURCHASE OPTIONS (FOR EMD ADVISORS)

	SERIES A
FUND CATEGORY	Mutual Fund Trust
MINIMUM INVESTMENT	\$5,000
TARGETED ANNUALIZED DISTRIBUTION	Targeted Annualized Distribution of \$0.81 per unit, paid monthly
COMMISSION	10% of Gross Proceeds
REDEMPTION FEES	Year 1: 10 % Year 2: 8% Year 3: 6% No Redemption Fees After 3rd Year of Investment

Refer to the Offering Memorandum.

INVESTOR SERVICES: For additional information please contact our team at inquiry@lankin.com or 905.452.1305.

Product of:



DISCLAIMER: 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 and distributions 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. In the Canadian provinces and territories (other than British Columbia, Alberta and Quebec), this presentation may be deemed to be an offering memorandum. If an offering memorandum contains a misrepresentation (which includes a misstatement of a material fact), you may have statutory rights to sue for damages or rescission of your investment depending on the law of your province or territory. These rights can be lost if your do not commence your claim within the limitation periods set out under applicable law. For more information regarding your rights, refer to securities legislation and consult with a lawyer.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, make their own decisions and contact their own legal, accounting, tax and other professional advisors. 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.