



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

\$489M⁺

Assets Under Management ⁽¹⁾

8

Properties

1,434

Units

14%-18%

Targeted Annual Net Return ⁽²⁾

Overview

Lankin Apartment REIT is a real estate investment trust that aims to provide investors with targeted 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

- Total targeted annual net return of 14% - 18% ⁽²⁾
- Targeted annualized cash distribution of 6% - 8%, paid monthly ⁽³⁾
- Long-term growth and tax efficient monthly cash distribution ⁽⁴⁾
- Access to institutional-grade Canadian multi-family real estate
- Distribution Reinvestment Plan (DRIP) available at 2% discount

Net Calendar Year Returns (%)

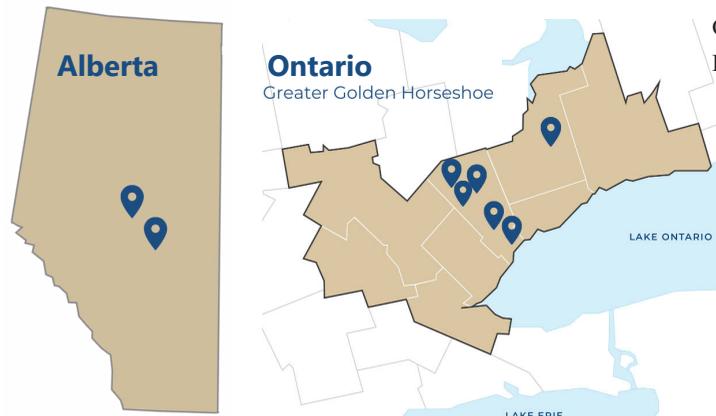
Series	2025 Q1	2025 Q2	2025 Q3	2025 Q4 YTD
Series A	4.1%	7.2%	10.2%	14.9%

All returns are a combination of equity appreciation and distributions, including DRIP participation

Portfolio by Region

Sherwood Park, Edmonton
Greenstone Park, Edmonton

Huron Heights Dr, Newmarket
Orenda Court, Brampton
Silver Maple Court, Brampton
Silver Maple Court Brampton
Queen Frederica, Mississauga
Darcel, Mississauga



(1) Includes Lankin Apartment LP non-controlling interest in associated joint venture. (2) Targeted total return includes anticipated net asset value appreciation and cash distributions, and is presented net of all management and profit-sharing fees, and before investor tax liabilities. (3) Targeted annualized cash distribution of \$0.81 per unit, paid monthly (4) Distributions characterized as a return of capital may not be sustainable. Such distributions are not taxable in the year of receipt but will reduce the investor's adjusted cost base, resulting in a larger capital gain or smaller capital loss upon the eventual disposition of units. Investors should consult a tax professional regarding future tax liabilities

Recent Acquisitions

	Silver Maple Court, Brampton, Ontario (50% JV ownership)	
	Number of units	339 units
	Purchase price	\$115.0 million
	Acquisition Date	December 11, 2025
	Darcel, Mississauga, Ontario	
	Number of units	118 units
	Purchase price	\$32.3 million
	Acquisition Date	July 21, 2025
	Queen Frederica Mississauga, Ontario	
	Number of units	140 units
	Purchase price	\$50.0 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 cash distribution of 6% - 8%, paid monthly
COMMISSION	8% 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 for more details.

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

Product of:



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