



## Lankin Apartment REIT

FUND DETAILS – Series A

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

## Highlights

**\$510M+**

Assets Under Management<sup>1</sup>

**8**

Properties

**1,434**

Units

**10%-14%**

Targeted Annual Net Return<sup>2</sup>

## Overview

LankinApartment 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 10%-14%<sup>2</sup>
- Targeted annualized cash distribution of 7%-8%, paid monthly<sup>3</sup>
- Long-term growth and tax efficient monthly cash distribution<sup>4</sup>
- Access to institutional-grade Canadian multi-family real estate
- Distribution Reinvestment Plan (DRIP) available at 2% discount

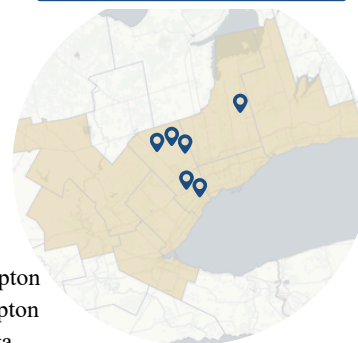
## Net Calendar Year Returns (%)

Period	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1
Series A	4.1%	7.2%	10.2%	14.9%	3.2%

All returns are a combination of equity appreciation and distributions, including DRIP participation. Returns shown are cumulative year-to-date figures, not individual quarterly returns. Q4 reflects the full-year total return.

## Portfolio by Region

### Southern Ontario



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

### Alberta



Sherwood Park, Edmonton  
Greenstone Park, Edmonton

<sup>1</sup>Assets under management includes Lankin Apartment REIT's interest in an associated joint venture. <sup>2</sup>Targeted total return as of Q1 2026 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. Net return is calculated based on the increase in the Net Asset Value (NAV) of the units plus distributions received, assuming the units are held throughout the year. These returns are net of applicable management and performance fees but exclude taxes and redemption charges. The return is calculated as a time-weighted return. <sup>3</sup>Targeted annualized cash distribution of \$0.81 per unit, paid monthly. Not guaranteed; may vary. <sup>4</sup>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. Reflects tax deferral, not exemption; CCA may be recaptured on disposition.

## Recent Acquisitions



### Silver Maple Court, Brampton, Ontario (50% JV ownership)

<b>Number of units</b>	339 units
<b>Purchase price</b>	\$115.0 million
<b>Acquisition Date</b>	December 11, 2025



### Darcel, Mississauga, Ontario

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



### Queen Frederica Mississauga, Ontario

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

## PURCHASE OPTIONS (FOREMD ADVISORS)

	SERIES A
<b>FUND CATEGORY</b>	Mutual Fund Trust
<b>MINIMUM INVESTMENT</b>	\$5,000
<b>TARGETED ANNUALIZED DISTRIBUTION</b>	Targeted annualized cash distribution of 7%-8%, paid monthly <sup>3</sup>
<b>COMMISSION</b>	8% of Gross Proceeds
<b>REDEMPTION FEES</b>	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](mailto:inquiry@lankin.com) or 905.452.1305.

Product of:



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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. <sup>3</sup>Targeted annualized cash distribution of \$0.81 per unit, paid monthly. Not guaranteed; may vary.