Lankin APARTMENT REIT

FUND FACT SHEET
Q2 2026

Lankin Apartment REIT

FUND DETAILS – Series A

Asset Manager	Lankin Apartment Asset Management Inc.
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

$588M+	9	1,692	10%-14%
Assets Under Management[1]	Properties	Units	Targeted Annual Net Return[2]

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%[2]
- Targeted annualized cash distribution of 7%-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

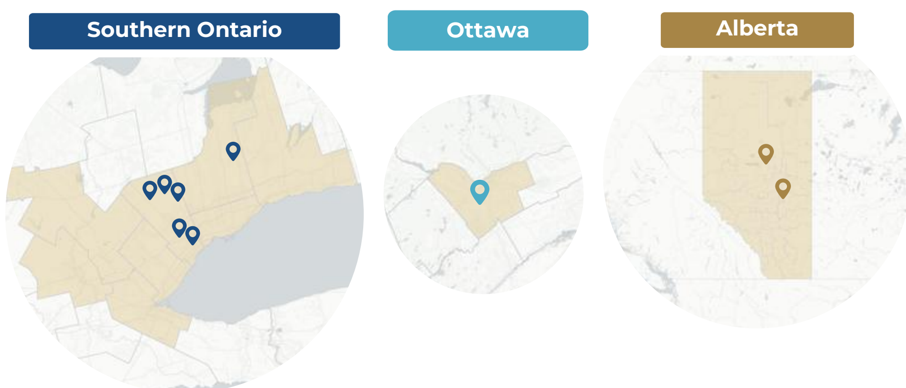
Net Calendar Year Returns (%)

Period	2025 Q2	2025 Q3	2025 Q4	2026 Q1	**2026 Q2**
Series A	7.2%	10.2%	14.9%	3.2%	**6.7%**

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

Brampton
Edmonton
Mississauga
Newmarket
Ottawa



[1]Assets under management includes Lankin Apartment REIT's interest in an associated joint venture. [2]Targeted total return as of Q2 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. [3]Targeted annualized cash distribution of $0.81 per unit, paid monthly. Not guaranteed; may vary. [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. Reflects tax deferral, not exemption; Capital Cost Allowance may be recaptured on disposition.

Recent Acquisitions

Lycee Place, Ottawa, Ontario

Number of units	258 units
Purchase price	$72.0 million
Acquisition Date	May 27, 2026

Silver Maple Court, Brampton, Ontario *(50% joint-venture 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

PURCHASE OPTIONS (FOR EMD ADVISORS)

	SERIES A
FUND CATEGORY	Mutual Fund Trust
MINIMUM INVESTMENT	$5,000
TARGETED ANNUALIZED DISTRIBUTION	Targeted annualized cash distribution of 7%-8%, paid monthly[3]
COMMISSION	8% of Gross Proceeds
REDEMPTION FEES	Year 1: 8% Year 2: 7% 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:

Lankin INVESTMENTS