Lankin
REAL ESTATE GROWTH LP/TRUST

FUND FACT SHEET
Q2 2026

Lankin Real Estate Growth LP / Trust

FUND DETAILS – Series F

Asset Manager	Lankin Investments
Fund Type	Limited Partnership /Trust
Fund Status	Offering Memorandum
Fund Inception	2017
Fund Valuation	Quarterly
Distribution Frequency	Quarterly (6% of NAV)
Purchases	Monthly
Investment Minimum	$10,000
Redemptions	Monthly
Management Fee	1.50% of NAV
Performance Fee	7% of Net Income
Registered Investment	Available through Trust version
Fundserv Codes	LP: AXC 2043 Trust: AXC 2033
Fund Trustee	SGGG
Auditor	BDO Canada LLP
Legal Counsel	Borden Ladner Gervais LLP(BLG)
Appraiser	Avison Young

Highlights

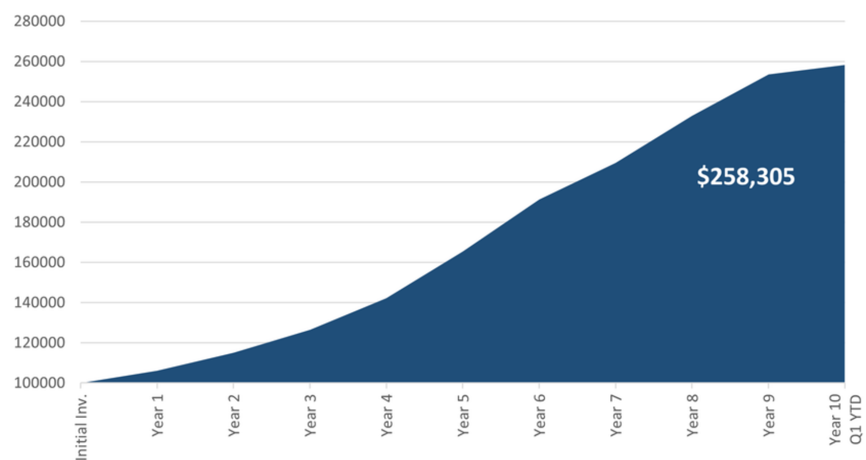
$310M+	14	1,258	10.6%
Assets Under Management[1]	Properties	Units	5 Year Annualized Net Return[2]

Overview

Lankin Real Estate Growth LP/Trust 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 targets to generate consistent returns by implementing value creation strategies that seek to improve the operational efficiency of our assets, leading to sustained equity and cashflow growth overtime.

Performance Results[3]

GROWTH OF $100,000 LP/TRUST INVESTMENT SINCE INCEPTION



ANNUAL LP/TRUST INVESTORS NET RETURNS[4]

	2020	2021	2022	2023	2024	2025	2026 Q2 YTD
SERIES A	12.4 %	11.1 %	15.3 %	8.6%	10.5 %	**8.8%**	**3.5%**
SERIES F		16.4 %	15.6 %	9.5%	11.2%	**8.8%**	**3.8%**

TRAILING RETURNS

	3 months	6 months	1 year	3 years	4 years	5 years	Since inception
SERIES A	1.8 %	3.5%	8.3%	8.9%	10.2%	**10.5%**	**10.5%**
SERIES F	2.0 %	3.8%	8.8%	9.4%	10.6%	**11.5%**	**11.0%**

[1]Assets under management includes Lankin Real Estate Growth LP's interest in an associated joint venture as of Q2 2026. [2]Based on actual 5-Year LP / Trust Series E total return (Including DRIP). [3]Growth of investment in Series F based on actual net returns over the trailing 10-year period, including participation of DRIP. Past performance is not indicative of future results. [4]Time-weighted total net returns for the series and periods shown, including DRIP, reflecting NAV appreciation plus distributions, net of management and performance/profit-sharing fees applicable to each series, and before investor taxes and redemption charges. Fee structures and inception dates vary by fund and series. Partial year returns have been annualized.

FUND FACT SHEET

Why Invest?

Total targeted annualized net return of 10% - 12%[1]

Annualized targeted cash distributions of 6% - 8%, paid quarterly[2]

2% discount on distribution reinvestments

Personal and corporate tax advantages through a partnership structure[3]

Long-term equity growth and quarterly cash distributions[4]

Portfolio by region

1 – CAMBRIDGE

2 - HAMILTON

3 - MISSISSAUGA

4 - BRAMPTON

5 - TORONTO

6 - GUELPH

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 returns. 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 who qualify under applicable prospectus exemptions. Please read the 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.

[1]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. Refer to term sheet. The return is calculated as a time-weighted return. [2]Targeted annualized cash distribution 6% of NAV. [3]Reflects tax deferral, not exemption; outcomes depend on investor-specific circumstances and may trigger future liabilities on disposition. Consult a qualified tax advisor. [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.

PRODUCT OF:

Lankin INVESTMENTS

INVESTOR SERVICES:

For additional information

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