



Private and Confidential Term Sheet

## Legacy Investment Mutual Fund Trust

Private Placement of \$50,000,000 CDN  
Established September 2nd, 2021

|                                       |  |
|---------------------------------------|--|
| <b>Issuer</b>                         | Epiphany Legacy Investment Mutual Fund Trust (the "Issuer")  |
| <b>Business / Use of Proceeds</b>     | The Issuer will utilize the capital raised to acquire residential and commercial real estate assets across Western Canada.   |
| <b>Offering</b>                       | <p>\$50 Million CDN - Mutual Fund Trust under the Income Tax Act of Canada</p> <ul style="list-style-type: none"><li>• Class A Units - Initial raise of up to \$10M with a target yield up to 8.6%</li><li>• Class F Units - Initial raise of up to \$10M with a target yield up to 10.6%</li></ul>  |
| <b>Minimum Subscriptions Amount</b>   | <ul style="list-style-type: none"><li>• \$2502 CDN for Class A Units</li><li>• \$50,004 CDN for Class F Units, or at the discretion of the Trustees</li></ul>  |
| <b>Net Asset Value</b>                | The Net Asset Value of the Trust is calculated quarterly in accordance with IFRS Section IAS 40 Investment properties and IFRS 3.  |
| <b>Redemption Options</b>             | <ul style="list-style-type: none"><li>• The Units can be redeemed upon demand after purchase.</li><li>• A redemption fee will apply for Class A Units only (for more details see the Offering Memorandum).</li></ul>   |
| <b>Distributions</b>                  | <ul style="list-style-type: none"><li>• Distributions commence accruing in the month following your purchase and are paid to you quarterly.</li><li>• Distributions will be paid to you as income and/or a return of capital (ROC) when available.</li><li>• A Distribution Reinvestment Plan (DRIP) is available - providing you the option to automatically reinvest your quarterly distribution to purchase additional units.</li></ul> |
| <b>Jurisdictions</b>                  | All Canadian Provinces and Territories except Quebec.  |
| <b>Closing</b>                        | Will occur monthly, or other such date as determined by the sole discretion of the Issuer.   |
| <b>Representations and Warranties</b> | The Trust will provide the customary representations and warranties to the investors as outlined in the Subscription Agreement and the Trust Declaration.  |
| <b>Subscription Agreement</b>         | Each investor will enter into a subscription agreement with the Issuer on standard terms and conditions, as outlined in such agreement.  |
| <b>Eligibility</b>                    | The Trust is eligible for all Non-Registered and Registered (RRSP, RRIF, RESP and TFSA) Plans.   |

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| <b>Confidentiality</b>                            | The recipient of this non-binding Term Sheet recognizes that this document is strictly confidential and agrees to hold in confidence and not disclose or use any information provided herein for any purpose without the prior written consent of the Issuer. |
| <b>Governing Laws</b>                             | This summary of terms, any discussions with respect to this summary of terms and any documents entered in connection with this summary of terms will be governed by the laws of the Province of Alberta and the federal laws of Canada applicable there in.   |
| <b>Auditors, Legal and Financial Institutions</b> | KPMG, Field LLP and Canadian Western Bank.  |



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This document should be read in conjunction with the following Offering Memorandum.