

As of, June 30th, 2023

Epiphany Legacy Investment Mutual Fund Trust (the "Fund") is a private real estate investment trust (REIT) that specializes in acquiring under performing and undervalued multi-residential and commercial properties in Western Canada's Secondary Real Estate Market and increasing value through active management.

Fund Details

Class A Unit - Minimum Initial Investment: \$2502
Total target annual return of: 12% to 15%.

Class F Unit - Minimum Initial Investment: \$50,004
Total target annual return of: 14% to 17%.

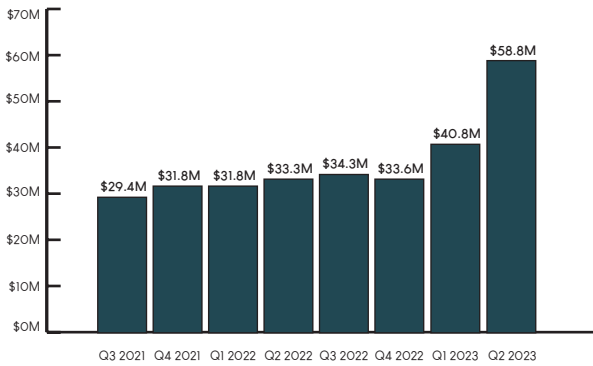
Investment Type: Limited Partnership/Mutual Fund Trust

Mutual Fund Trust Unit Price: \$4.50

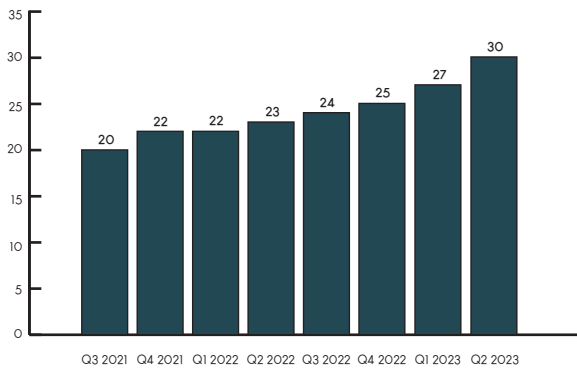
Redemption Unit Price: \$5.00

Redemption upon demand by the investor.

Assets Under Management¹



Portfolio Of Buildings¹



Riley Dykslag
Chief of Opportunities and Partnerships



Art Smith
Vice President of Corp. Development

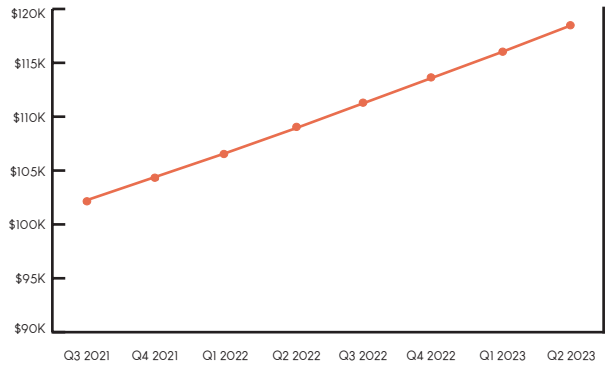
Annual Distribution Metrics

Unit Class	Amount Paid Out
Class A @ \$4.50	\$0.387 - 8.6%
Class F @ \$4.50	\$0.477 - 10.6%

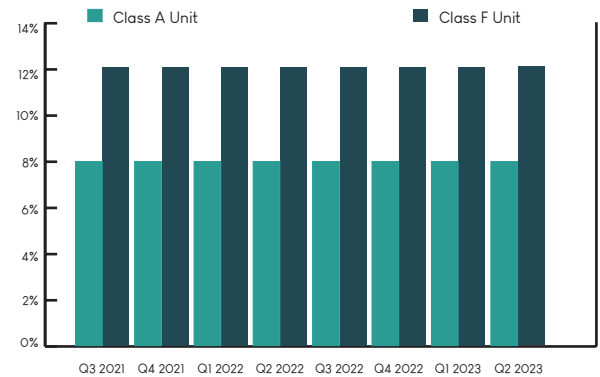
24

Consecutive months positive returns, since inception.

\$100k Invested in Class A Units, with the DRIP option²








Quarterly Distribution Class A and F Units - Annualized

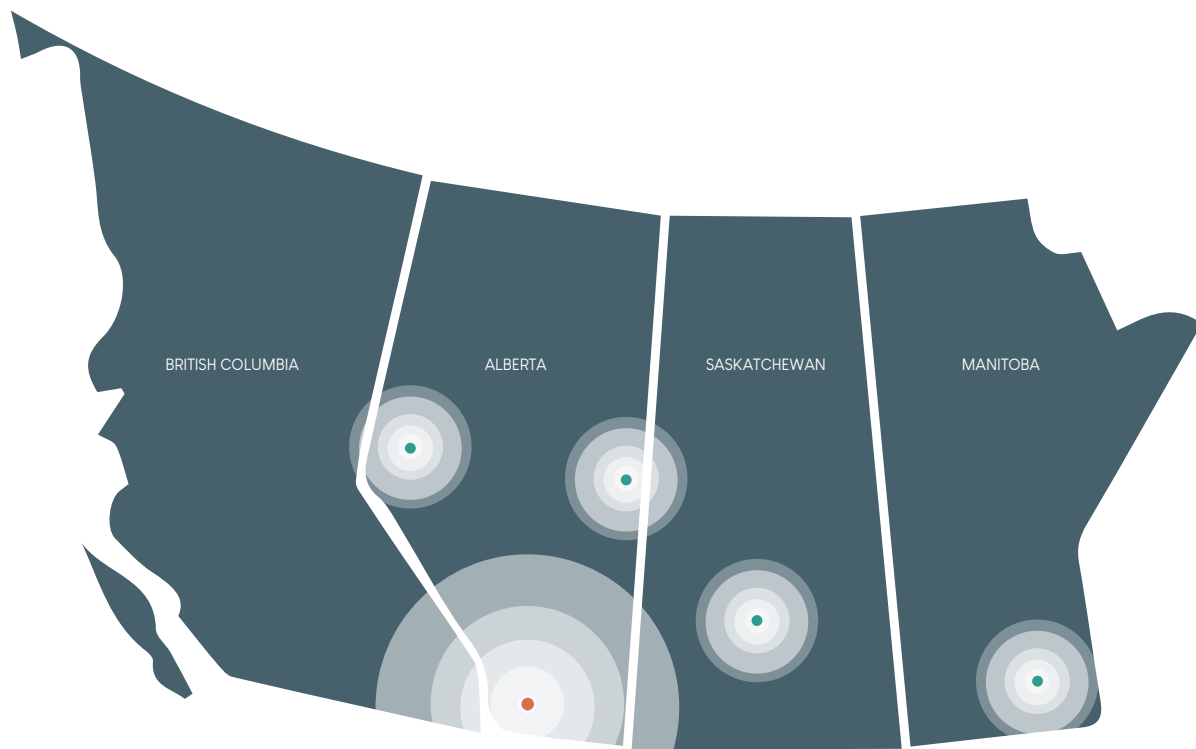


Note 1, the following graphs represent the assets and buildings collectively held by the Trust and three Limited Partnerships, Black Elm Financial, Epiphany Perpetuity and Emerald Delta.
Note 2, the following graph depicts the performance of a \$100k investment in Class A units with the DRIP option, from the inception of the Trust.

Key Fund Benefits

	Quarterly income - Class A Units current annual yield up to 8.6%.		Registered plan eligible RRSP, TFSA, RESP, LIRA, RRIF.
	Capital appreciation from increase in value of properties.	24	24 consecutive months of positive returns & historically low volatility.
	Distributions commence accruing in the month following your purchase and are paid to you quarterly.		Reinvest distribution at mutual fund unit price.

Our Growth Strategy



30 PROPERTIES	 LETHBRIDGE	 SECONDARY MARKET EXPANSION
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Selling Fee Options and FundSERV Codes

Class A Unit	Class F Unit
Commission: Up to 8%.	Commission: N/A
Trailer: Up to 1%.	Trailer: N/A
Redemption Schedule: <ul style="list-style-type: none">• 1 to 12 months: 9%• 13 to 24 months: 7%• 25 to 36 months: 5%• 37 to 48 months: 3%• 49 to 60 months: 0%	Redemption Schedule does not apply.
FundSERVE Codes: AXC 701	FundSERVE Codes: AXC 703

Redemption Policy:

- The Units can be redeemed upon demand after purchase.
- A redemption fee will apply for Class A Units only (for more details see the Offering Memorandum).

Distribution Reinvestment Plan (DRIP):

- Distribution Reinvestment Plan (DRIP) is available, providing the investor with the option to automatically reinvest the quarterly distribution to purchase additional units.

Commissions

- Up-front commissions are based on the book value of units and are processed monthly.
- Trailer commissions are based on the book value of units and are processed quarterly after the first year.

Additional Information

- Available to accredited, eligible and non-eligible investors across Canada.
- Offering documents and marketing materials are available in English.

Legacy Investment Trust

Address: 50-550 WT Hill Boulevard South
Lethbridge, Alberta, T1J 4Z9

Phone: (403) 998-1898



Scan our QR code to visit the
Legacy Investment Trust Website.

References:

Retrieved from: Legacy Investments. (2023). Legacy Investment – Q2 2023 Quarterly Management Report.

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