

As of, September 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%.

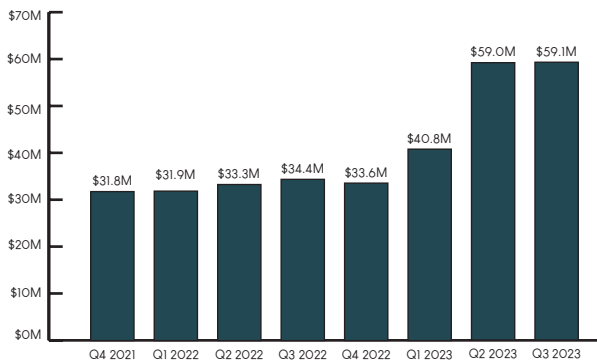
Investment Type: Limited Partnership/Mutual Fund Trust

Mutual Fund Trust Unit Price: \$4.50

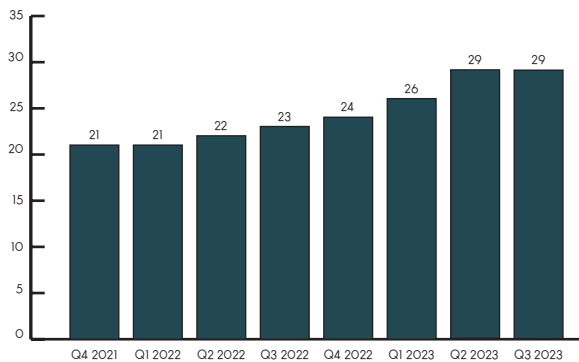
Redemption Unit Price: \$5.00

Redemption upon demand by the investor.

Assets Under Management¹



Portfolio Of Buildings¹



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.

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



Riley Dykslag
 Chief of Opportunities and Partnerships



Art Smith
 Vice President of Corp. Development

Annual Distribution Metrics

Unit Class

Amount Paid Out

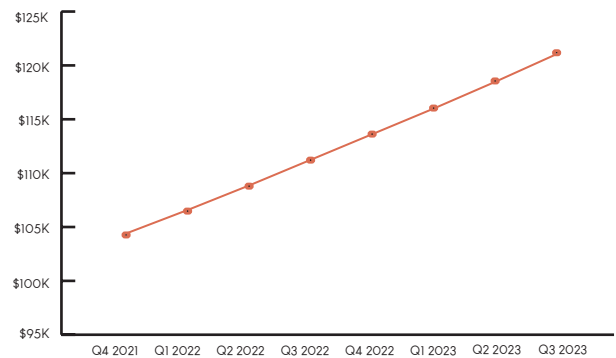
Class A @ \$4.50

\$0.387 - 8.6%

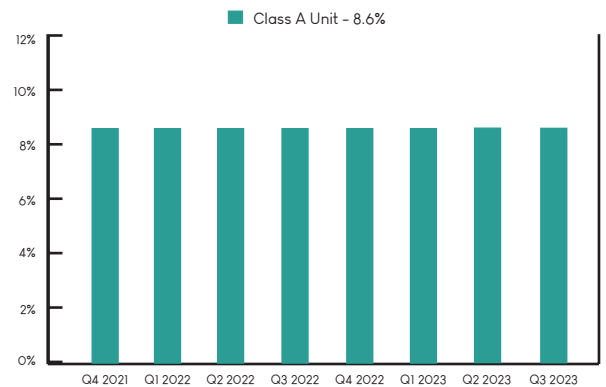
24

Consecutive months positive returns, since inception.

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



Quarterly Distribution Class A Units - Annualized



Key Fund Benefits



Quarterly income – Class A Units current annual yield up to **8.6%**.



Capital appreciation from increase in value of properties.



Distributions commence accruing in the month following your purchase and are paid to you quarterly.



Registered plan eligible RRSP, TFSA, RESP, LIRA, RRIF.

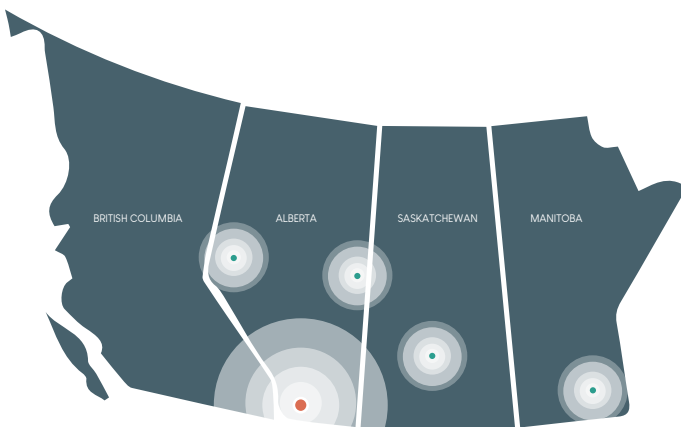
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24 consecutive months of positive returns & historically low volatility.



Reinvest distribution at mutual fund unit price.

Growth Strategy Map



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PROPERTIES



LETHBRIDGE



SECONDARY MARKET EXPANSION

Selling Fee Options FundSERV Codes

Class A Unit

Commission: Up to 8%.

Trailer: Up to 1%.

Redemption Fees:

- 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%

FundSERV Codes: AXC 701

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. DRIP is purchased at MFT unit price (see page 1).

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 & non-eligible investors across Canada.
- Offering documents and marketing materials are available in English.

References

Retrieved from: Legacy Investment – Q3 2023 Quarterly Management Report.

Legacy Investment Trust

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