

Private and Confidential Term Sheet

Legacy Investment Mutual Fund Trust

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

Issuer	Epiphany Legacy Investment Mutual Fund Trust (the "Issuer")
Business / Use of Proceeds	The Issuer will utilize the capital raised to acquire residential and commercial real estate assets across Western Canada.
Offering	<p>\$50 Million CDN - Mutual Fund Trust under the Income Tax Act of Canada</p> <ul style="list-style-type: none"> Class A Units – Raise up to \$50M with a target yield up to 8.2%. Class F Units – Raise up to \$50M with a target yield up to 10%.
Minimum Subscriptions Amount	<ul style="list-style-type: none"> \$2508 CDN for Class A Units \$50,008 CDN for Class F Units
Net Asset Value	The Net Asset Value of the Trust is calculated quarterly in accordance with IFRS Section IAS 40 Investment properties and IFRS 3.
Redemption Options	<ul style="list-style-type: none"> 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).
Distributions	<ul style="list-style-type: none"> Distributions commence accruing in the month following your purchase and are paid to you quarterly. Distributions will be paid to you as income and/or a return of capital (ROC) when available. A Distribution Reinvestment Plan (DRIP) is available - providing you the option to automatically reinvest your quarterly distribution to purchase additional units.
Jurisdictions	All Canadian Provinces and Territories except Quebec.
Closing	Will occur monthly, or other such date as determined by the sole discretion of the Issuer.
Representations and Warranties	The Trust will provide the customary representations and warranties to the investors as outlined in the Subscription Agreement and the Trust Declaration.
Subscription Agreement	Each investor will enter into a subscription agreement with the Issuer on standard terms and conditions, as outlined in such agreement.
Eligibility	The Trust is eligible for all Non-Registered and Registered (RRSP, RRIF, RESP and TFSA) Plans.

Confidentiality

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.

Governing Laws

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.

Auditors, Legal and Financial Institutions

KPMG, Field LLP and Canadian Western Bank.



NOTE: This document is for the exclusive use of registered dealers and exempt market dealing representatives and is for review and discussion purposes only. This document does not constitute a solicitation or offer to purchase securities. All information provided in this document is strictly confidential and should only be accessed by the person it has been provided to. Third party review or use of this document is strictly prohibited. By accepting this document, the reader certifies to the Issuer that it is a registered dealer or exempt market dealing representative, duly registered and in compliance with applicable securities laws. By accepting this document, the reader certifies that such reader understands and agrees that this document provides summary information only and such information may change, and such changes may be material. The Issuer is not providing any representations, warranties or guarantees as to any of its future financial or operational results and the reader certifies that such reader understands and agrees that there are significant limitations on the information provided in this document and there are, among other things, material risks associated with the Issuer's business and potential financing, any one of which could adversely affect an investor's return on investment, that have not been disclosed in this document and will be disclosed in the offering memorandum.

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