

## 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: \$2508**  
Total target annual return of: 12% to 15%.

**Class F Unit - Minimum Initial Investment: \$50,008**  
Total target annual return of: 14% to 17%.

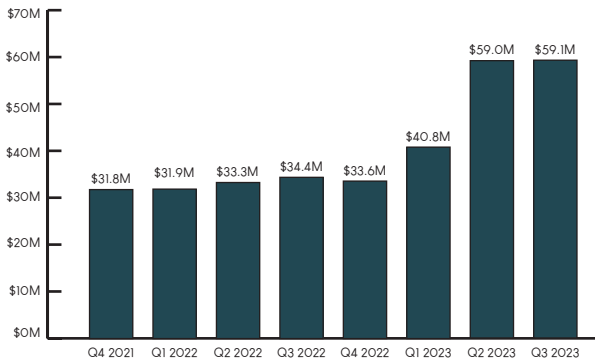
Investment Type: Limited Partnership/Mutual Fund Trust

Mutual Fund Trust Unit Price: \$4.75

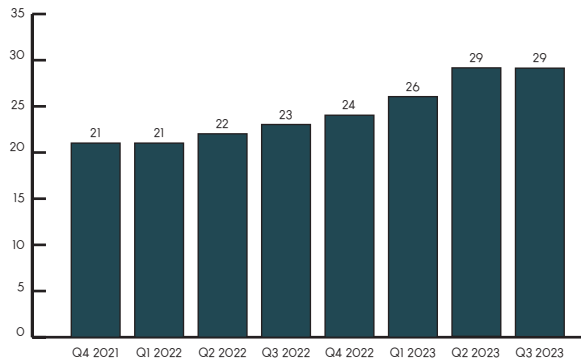
Redemption Unit Price: \$5.00

Redemption upon demand by the investor.

### Assets Under Management<sup>1</sup>



### Portfolio Of Buildings<sup>1</sup>



**Riley Dykslag**

Chief of Opportunities and Partnerships

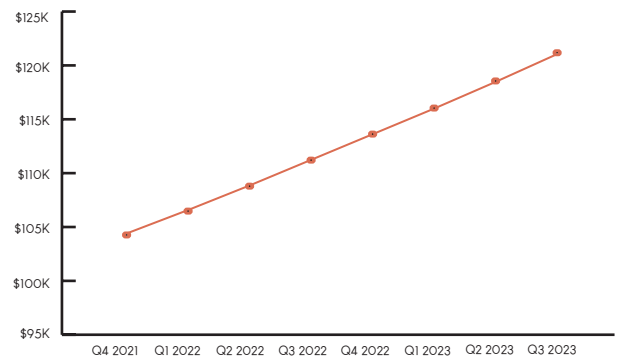
### Annual Distribution Metrics

Unit Class	Amount Paid Out
Class A @ \$4.75	\$0.387 - 8.2%
Class F @ \$4.75	\$0.477 - 10%

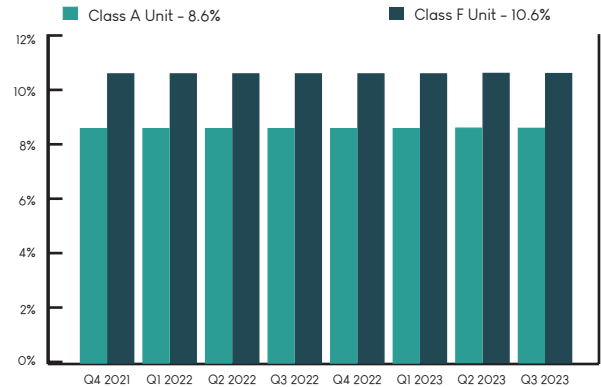
**24**

Consecutive months positive returns, since inception.

### \$100k Invested in Class A Units, with the DRIP option<sup>2</sup>



### 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.

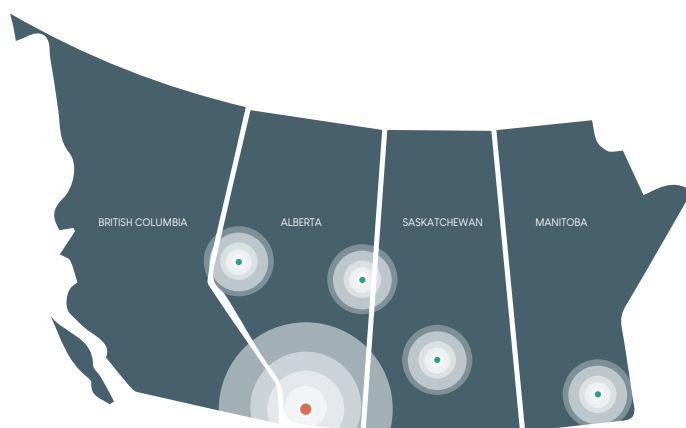
NOTE: This document is for the exclusive use of registered dealers and exempt market dealing representatives and is for review and discussion purposes only. This document does not constitute a solicitation or offer to purchase securities. All information provided in this document is strictly confidential 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.

## Key Fund Benefits

	Quarterly income – Class A Units current annual yield up to 8.2%.
	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.
<b>24</b>	24 consecutive months of positive returns & historically low volatility.
	Reinvest distribution at mutual fund unit price.

## Growth Strategy Map



<b>29</b> PROPERTIES	 LETHBRIDGE
	 SECONDARY MARKET EXPANSION

## Selling Fee Options FundSERV Codes

Class A Unit	Class F Unit
Commission: Up to 8%.	Commission: N/A
Trailer: Up to 1%.	Trailer: N/A
<b>Redemption Fees:</b> <ul style="list-style-type: none"> <li>• 1 to 12 months: 9%</li> <li>• 13 to 24 months: 7%</li> <li>• 25 to 36 months: 5%</li> <li>• 37 to 48 months: 3%</li> <li>• 49 to 60 months: 0%</li> </ul>	There are no Redemption Fees for Class F Units.
FundSERVE Codes: AXC 701	FundSERVE Codes: AXC 703
<b>Redemption Policy:</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>Distribution Reinvestment Plan (DRIP):</b> <ul style="list-style-type: none"> <li>• 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).</li> </ul>	

## 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

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

Contact: Art Smith

Email Address: art@tegroup.ca

Phone: (403) 998-1898



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