legacy INVESTMENT | Residential and Commercial Open Ended Mutual Fund Trust

Class F Unit

Q1 2025

Trust Objective

To provide investors with stable cash distributions, payable quarterly, with the opportunity for long-term growth and a focus on capital preservation.

Highlights

Annualized Return *(Since Inception)*	14.66%
Distribution	Paid Quarterly

Investment Manager

Axcess Capital Advisors

Trust Details

Fund Type	Mutual Fund Trust
Fund Status	Offering Memorandum
Inception Date	September 1st, 2021
AUM	$85.4M
Asset Manager	Epiphany Group
Registered Plan Status	Eligible (RRSP, RRIF, TFSA)
Investment Minimum	$50,008
Minimum Subsequent Investment	$20,000
Purchases	Monthly
Redemptions	Redemption upon demand (facility operated quarterly)
Valuations	Annually
Management Fee	1.5% of Asset Under Management
FundSERV Code	AXC 703

**Refer to Offering Memorandum for full details.*

Scan to visit Legacy's website.

Trust Description

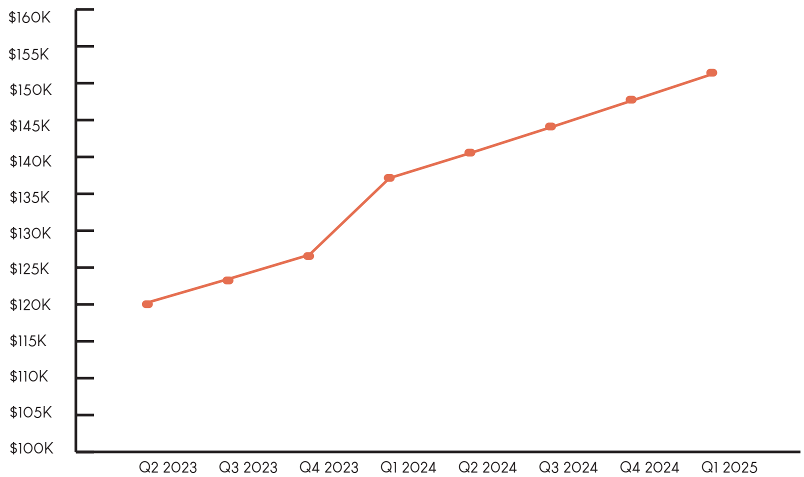
Epiphany Legacy Investment Mutual Fund Trust (the"Fund") is a private real estate investment trust (REIT) that specializes in acquiring high potential multi-residential and commercial properties in Western Canada's growing secondary real estate market and increasing value through active management.

Why Invest In The Trust

- Results-Oriented – Targeted annual total return between 14% - 17%.[1]
- Easy Investment Options – Eligible for registered and non-registered accounts.
- Tax-Efficient – A portion of the fund's distributions may be treated as return of capital.[2]
- Quarterly Distribution – A Distribution Re-investment plan ("DRIP") is also available at a 5.2% discount to redemption price.
- Consistent Returns – Stable, rational pricing with low volatility and low correlation to major equity markets.

Performance Results (Class F Units) [3]

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

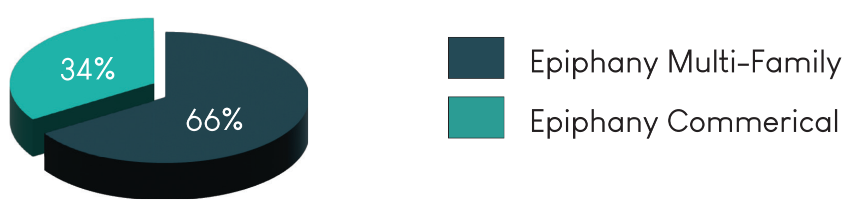


Calendar Returns	2021	2022	2023	2024	Q1 2025
Class F	2.67%	10.60%	10.60%	15.85%	2.47%

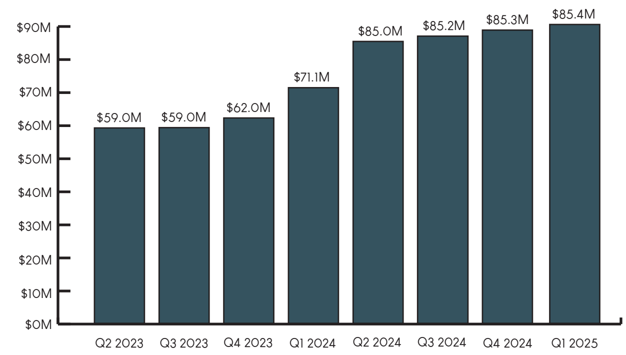
Note: The trust was launched in Sept 2021, so distribution only accrued at the end of 4th Quarter of 2021.

Compound Trailing Returns	Year 1	Year 3	Since Inception
Class F	16.68%	12.88%	14.66%

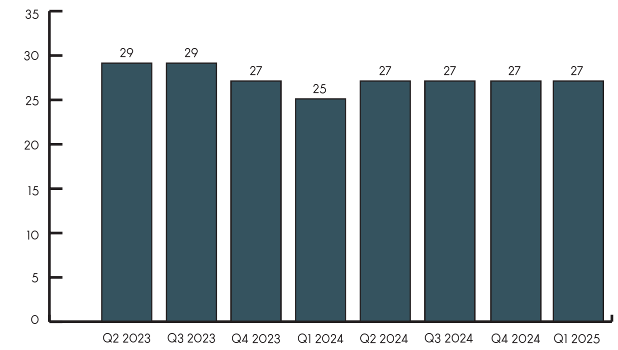
Portfolio Summary (% of Assets as at May 2025)



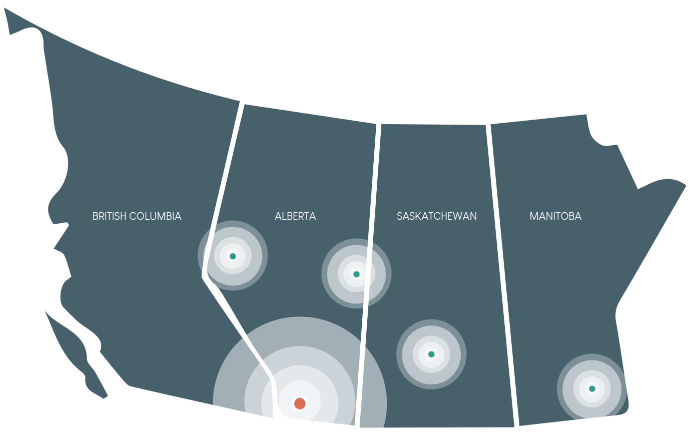
Assets Under Management



Portfolio Of Buildings[4]



Growth Map Strategy



27	Properties
7	Communities
501	Units
	Lethbridge – Corporate Head Office

Contact Information
Legacy Investment

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THE DECEMBER, 2024 RESULTS HAVE BEEN PREPARED BY THE ASSET MANAGER AND ARE UNAUDITED.
Note 1, The targeted yield and returns disclosed have not been independently verified and have been prepared by Management. The targeted returns are estimates only and actual results may differ.
Note 2, "Tax-Efficient" and "Tax-Advantaged" Income means that due to the general ability of real estate owners (like Legacy Investment REIT) to deduct capital cost allowances against income, current taxes can often be reduced and/or deferred; whereas with an interest-bearing instrument, such as a bond or deposit, no such offset from capital cost allowances are available.
Note 3, the following graph depicts the performance of a $100k investment in Class F units with the DRIP option, from the inception of the Trust.
Note 4, the following graphs represent the assets and buildings collectively held by the Trust and two Limited Partnerships Epiphany Commercial and Epiphany Multi-Family.