Legacy Investment Acquisition Announcement

Legacy Investment Expands Portfolio with Acquisition in Lethbridge, Alberta

Release Date: December 1st, 2025

Legacy Investment is pleased to announce the acquisition of a 30-unit multi-family residential property located in Lethbridge, Alberta, for a purchase price of $3.8 million.

Lethbridge is a well-established southern Alberta community supported by a diverse economic base that includes education, healthcare, agriculture, and applied research. The region has demonstrated steady rental demand influenced by population growth, post-secondary presence, and relative housing affordability, which may support a stable environment for residential rental properties.

This acquisition holds meaningful significance for Legacy as Lethbridge represents an important part of our grass-roots foundation and early operating history. We continue to expand in a community where we have familiarity and established relationships, aligning with our focus on pursuing opportunities in markets we understand well.

Purchase Price: $3.8M	
Current NOI: $175K	Stabilized NOI: $200K+
Stabilized Cap Rate: 5.2% – 6.1%+	Current Vacancy: 3%
Number of Units: 30	LTV: 80% Bridge Lending, With Plan To Refinance Into CMHC After 1 Year Of Ownership.
Price Per Door: $126.6K	

This property has been added to our portfolio following a thorough due-diligence process and aligns with our investment framework, which prioritizes assets located in established communities with resilient demand indicators. We remain committed to selectively expanding our portfolio through acquisitions that align with our operational capabilities and long-term management objectives.

We are pleased to continue expanding our portfolio in Lethbridge and look forward to sharing further updates as we advance our business initiatives. For more information regarding Legacy's approach, current communications, or access to offering documents, please contact our team or your registered dealing representative.