FACT SHEET · CLASS F UNIT · Q1 2026

Residential & Commercial Open-Ended Mutual Fund Trust

14.90%	**14–17%**	**Quarterly**	**$50,008**
ANNUALIZED RETURN*	TARGET TOTAL RETURN*	DISTRIBUTIONS	MIN. INVESTMENT

THE TRUST

About the Trust

Epiphany Legacy Investment Mutual Fund Trust (the “Trust”) gives investors access to an established, income-producing portfolio of residential and commercial real estate across Western Canada. The Trust was established to fund the continued growth of the portfolio held by Epiphany Multi-Family LP and Epiphany Commercial LP, combining investor capital with the recurring cash flow of a proven portfolio so it can scale with discipline — capturing economies of scale and adding assets in a deliberate, intentional way. The result is a total-return vehicle rooted in Western Canadian real estate, structured to provide both quarterly income and long-term growth.

> **Two things sit behind Legacy Investment: the fund — the structure you invest through — and the portfolio — the real estate itself.**

AT A GLANCE

Trust Details

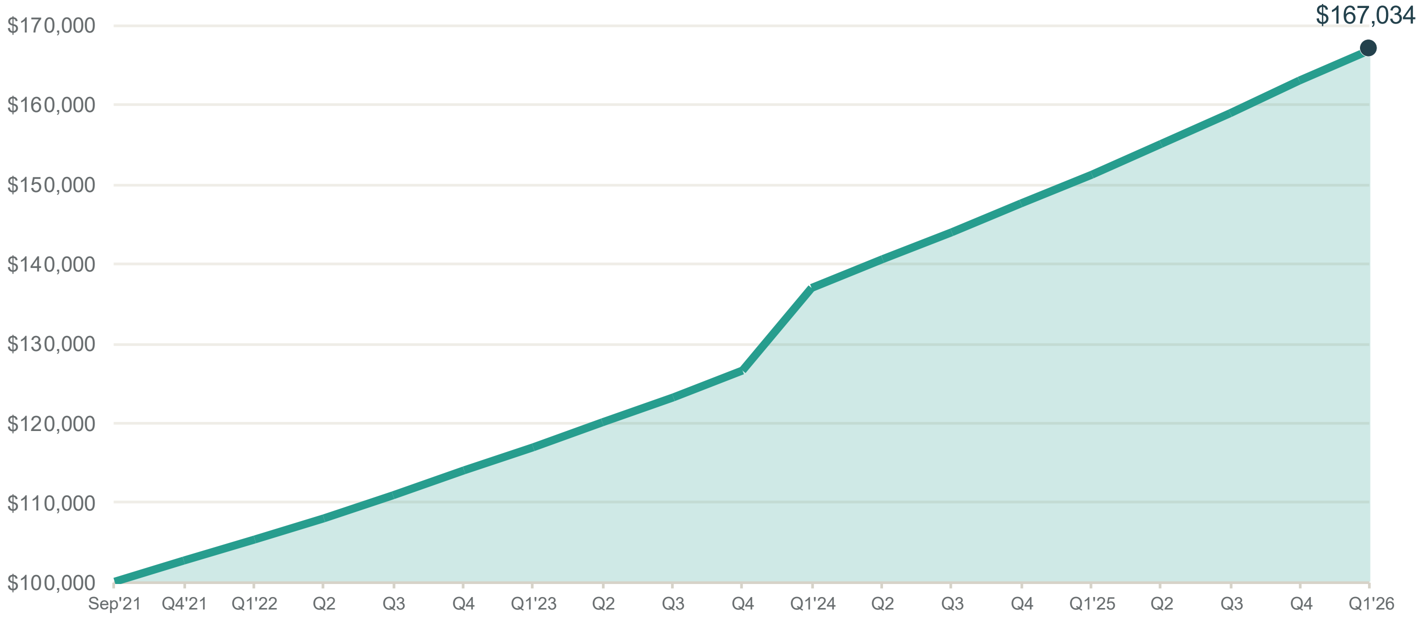
FUND TYPE **Mutual Fund Trust**	REGISTERED PLANS **RRSP · RRIF · TFSA**	FUND STATUS **Offering Memorandum**
MINIMUM INVESTMENT **$50,008**	MANAGEMENT FEE **1.5% of AUM**	INCEPTION DATE **September 1st, 2021**
FUNDSERV CODE **AXC 703**	ASSET MANAGER **Epiphany Group**	PURCHASES **Monthly**
DISTRIBUTIONS **Paid Quarterly**	REDEMPTIONS **Quarterly Basis**	

*Investment Manager: Axcess Capital. *Targeted and historical figures. See performance disclaimer on page 3 and risk disclosure on page 6.*

THE FUND

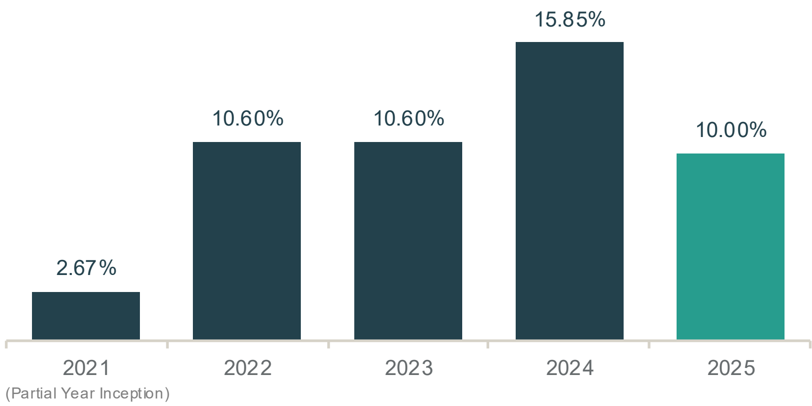
Performance Results

Growth of a $100,000 investment in Class F units with the DRIP option, since inception.



Class F units · value at Q1 2026 (March 31, 2026)

CALENDAR RETURNS



COMPOUND TRAILING RETURNS

10.38%
YEAR 1

12.66%
YEAR 3

14.90%
SINCE INCEPTION

Year 1 and Year 3 compound trailing returns are as at December 31, 2025. Since-inception figures are as at March 31, 2026.

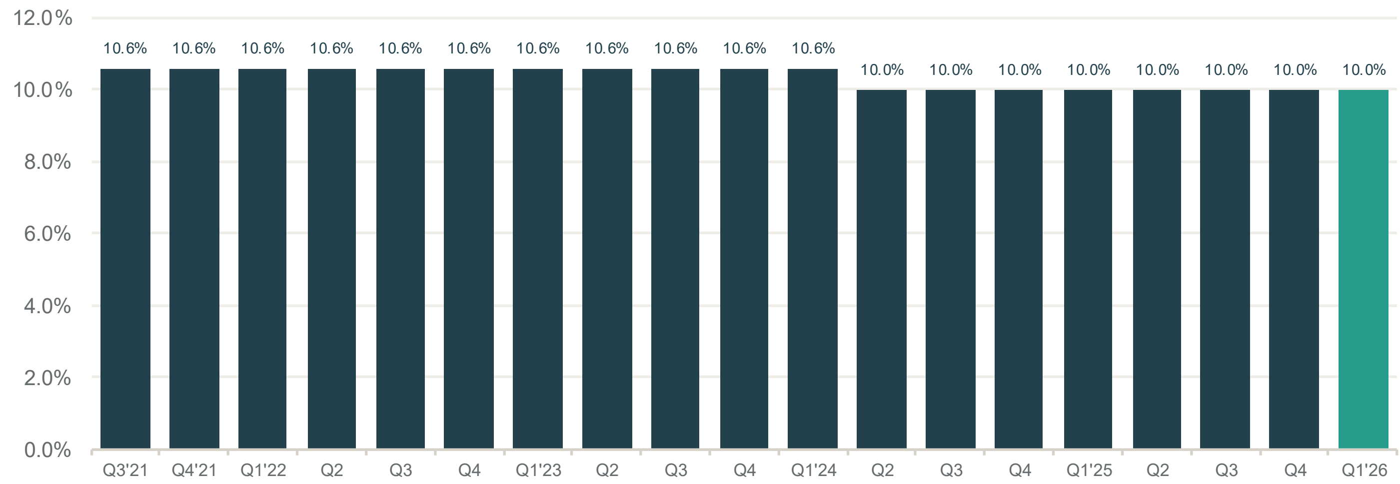
NOTE: The step in the series at Q1 2024 reflects the change in unit price from $4.50 to $4.75, an increase of 5.56%. The management fee is 1.5% of AUM for both Class A and Class F units; the difference between the two classes' returns arises from dealer compensation, which is payable on Class A units and nil on Class F units. Performance figures reflect the experience of Class F units with distributions reinvested and may differ from an individual investor's actual returns due to timing of purchases, redemptions, fees and expenses.

THE FUND

Yield & Distributions

YIELD OVER TIME

Annualized distribution yield by quarter, Class F units.

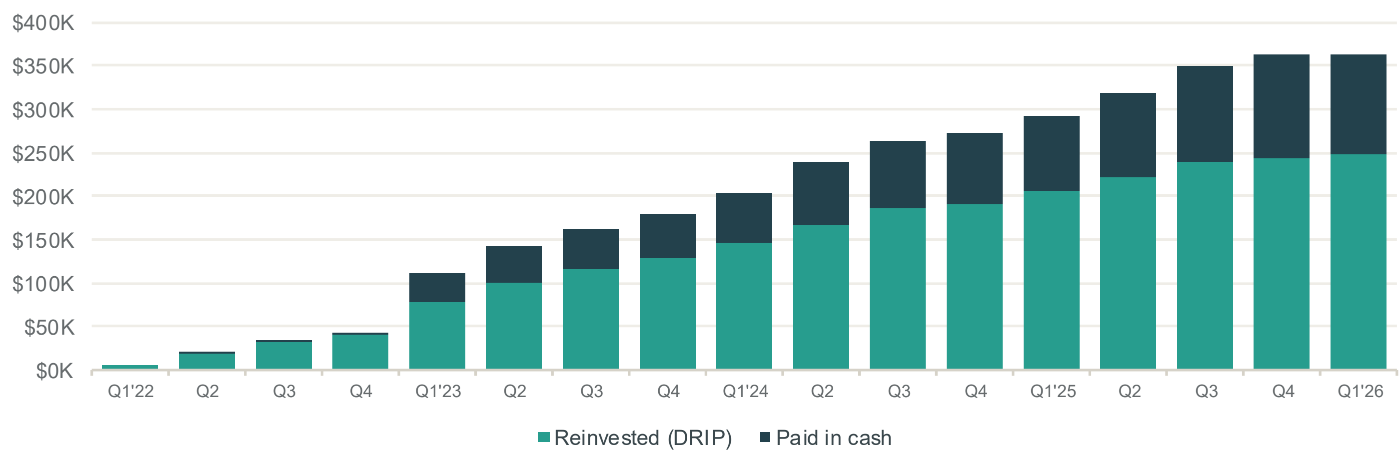


DISTRIBUTIONS PAID PER QUARTER

Total distributions each quarter, reinvested and cash, all classes.

$3,360,532

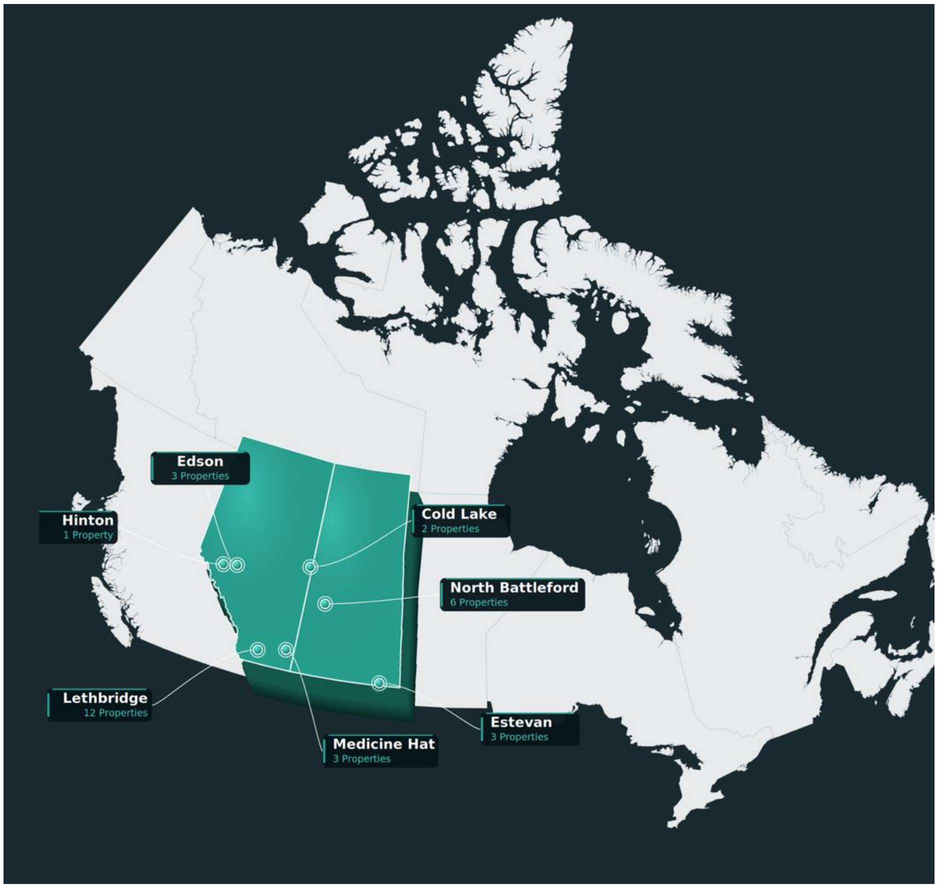
TOTAL PAID SINCE INCEPTION



DISCLAIMER: The March 2026 results have been prepared by the Asset Manager and are unaudited. The graphs represent the assets and buildings collectively held by the Trust and two Limited Partnerships, Epiphany Commercial and Epiphany Multi-Family. Charts and graphs in this document are for illustrative purposes only and are based on data prepared by the Asset Manager for the period ended March 31, 2026. Returns shown are historical and do not guarantee future performance. Yields shown are annualized distribution yields and exclude any change in unit price. Distributions reinvested reflect amounts reinvested under the DRIP option and exclude distributions paid in cash. Targeted yields and returns are estimates only, have not been independently verified, and actual results may differ materially. Past performance should not be relied upon as an indication of future results. All dollar amounts are in Canadian dollars and are unaudited unless otherwise indicated.

WESTERN CANADA

Portfolio & Growth Map



PORTFOLIO

30
PROPERTIES

543
DOORS

7
COMMUNITIES

PORTFOLIO MIX

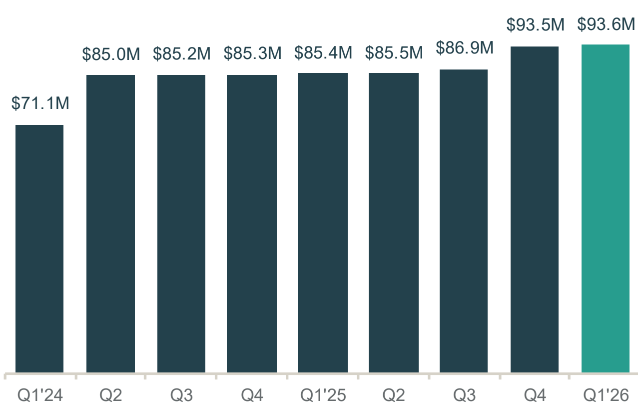
69% | 31%

Multi-Family

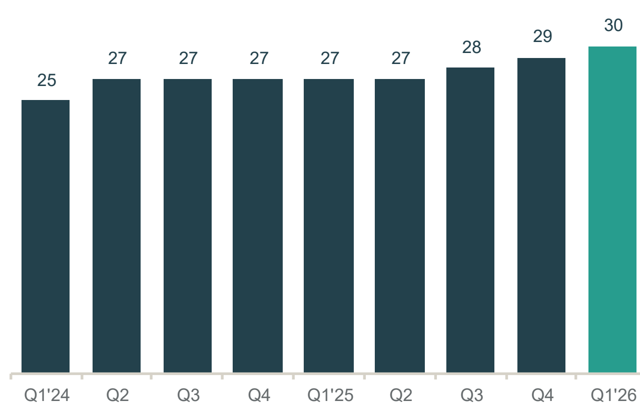
Commercial

As at March 31, 2026.

ASSETS UNDER MANAGEMENT



PORTFOLIO OF BUILDINGS



Portfolio data prepared by the Asset Manager for the period ended March 31, 2026. Unaudited.

PURCHASE OPTIONS

Class F Unit

Gross Commission on Sale	Nil
Trailer Fee (annual)	Nil
Redemption Schedule	Not applicable
FundSERV Code	AXC 703

HOW IT WORKS

Subscription & Liquidity Terms

MINIMUM INVESTMENT
$50,008

PURCHASES
Monthly

DISTRIBUTIONS
Paid Quarterly

REDEMPTIONS
Quarterly Basis

REGISTERED PLANS
RRSP · RRIF · TFSA

Class F units are offered under the Trust's Offering Memorandum dated July 8, 2026. Distributions may be reinvested under the DRIP option. Redemptions are subject to the conditions and limitations set out in the Offering Memorandum.

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IMPORTANT LEGAL INFORMATION

Disclaimer & Purchasers' Rights

This document contains "forward-looking information" and "forward-looking statements" within the meaning of applicable Canadian securities laws. Forward-looking information may be identified by words such as "expect," "anticipate," "estimate," "forecast," "may," "will," "would," "believe," "plan," "project," "intend," "possible," "future" and similar expressions. This document may contain forward-looking information regarding the use of offering proceeds, targeted rates of return and distributions, property performance, future acquisitions, financing, business growth and the operations of Epiphany Legacy Investment Mutual Fund Trust (the "Trust") and the limited partnerships in which it invests (the "Partnerships").

Forward-looking information is based on expectations, assumptions and estimates considered reasonable as of the date of this document. These may include assumptions concerning market and economic conditions, financing availability, property performance, operating costs, interest rates, the ability of the Trust to attract subscribers, the ability of the Partnerships to generate sufficient cash flow and the continued availability of suitable real estate investments. These assumptions may prove incorrect.

Forward-looking information is not a guarantee of future performance. Actual results may differ materially because of known and unknown risks and uncertainties, including economic and real estate market conditions, interest rates, financing and liquidity risks, property operating risks, reliance on the Partnerships, redemption limitations, tax and regulatory changes, conflicts of interest and the other risks described in Item 10 – Risk Factors of the Trust's Offering Memorandum. Readers should not place undue reliance on forward-looking information. Except as required by applicable law, the Trust does not undertake to update or revise this information.

This is a risky investment. No securities regulatory authority has assessed the merits of these securities or reviewed the Offering Memorandum. This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase securities. It is not a complete description of the offering. Prospective purchasers should read the Epiphany Legacy Investment Mutual Fund Trust Offering Memorandum dated July 8, 2026, including Item 10 – Risk Factors, before investing. An investment is not guaranteed to earn a specified or any rate of return, and there is no public market for the Participating Preferred Trust Units.

Purchasers have two business days to cancel their Subscription Agreement. If the Offering Memorandum contains a misrepresentation, purchasers may have a right to sue for damages or to cancel the Subscription Agreement. These rights are subject to the conditions and limitations described in Item 13 – Purchasers' Rights of the Offering Memorandum and applicable securities legislation.

THIS IS A RISKY INVESTMENT

Read the Offering Memorandum dated July 8, 2026, including Item 10 – Risk Factors, before investing. Marketing material — not an offer to sell or a solicitation to purchase securities.