legacy INVESTMENT

Disciplined real estate investing in the **Western Canadian markets** we know best.

Western Canadian real estate for investors.

CLASS F UNITS

INVESTOR PRESENTATION

Issue date: July 9th, 2026

Disclaimer & Purchasers' Rights

This presentation 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 presentation 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 presentation. 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 presentation 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.

Source: Epiphany Legacy Investment Mutual Fund Trust Offering Memorandum dated July 8, 2026, cover page; “Note Regarding Forward-Looking Information and Statements,” pages 7–8; “Marketing Materials,” page 9; Item 10 – Risk Factors, beginning on page 86; and Item 13 – Purchasers’ Rights, beginning on page 104.

SECTION 01

Who We Are

History · Board & Governance · Team

WHO WE ARE

legacy INVESTMENT

Legacy was built on a simple idea: invest in the Western Canadian markets we know best, and do it with the discipline to protect capital while it grows.

— Darryl Kenna, President & Chair

We believe real estate belongs in every investor's portfolio and that the most durable returns come from the markets you genuinely know. A private real estate trust established by Epiphany Group and headquartered in Lethbridge, Alberta, Legacy invests across the towns and cities of the Prairies and Western Canada, building a legacy in the communities where we live and work.

Parent Company	Headquarters	Structure
Epiphany Group	**Lethbridge, AB**	**Private Real Estate Trust**

COMPANY HISTORY

How Legacy Investment MFT Got To This Point

2018 — 01

Epiphany Group Founded

Founded in Lethbridge, Alberta — the operating base for all divisions that form the enterprise.

2021 — 02

Trust Established

Established September 2. Commercial and multi-family limited partnerships consolidated under one trust; Legacy lends invested capital to the LPs, which hold the underlying properties.

2023 — 03

Underlying Portfolio Expands

Acquisitions extend the portfolio across Alberta and Saskatchewan Western Canadian markets.

2026 — 04

Investor Count 600+, Capital Raise $18.4M

Class A and Class F units active; portfolio reaches current scale across seven markets.

CLASS F · THE TRUST AT A GLANCE

FUND OVERVIEW

$18.4M
CAPITAL RAISED OUT OF
$50M
OFFERING

$4.75
UNIT PRICE

$50,008
MINIMUM SUBSCRIPTION

600+
INVESTORS

Up to 10%
TARGET YIELD
(UP TO)

14–17%
TARGETED TOTAL RETURN

Quarterly
DISTRIBUTIONS

DRIP
REINVESTMENT AVAILABLE

OVERSIGHT & ACCOUNTABILITY

Board & Governance

GOVERNANCE
01

Trustee Structure

An appointed board of Trustees governs investment decisions, distributions, and fiduciary oversight of unitholder capital.

THE TEAM
02

A Specialized Team, a Stronger Portfolio

Trustees and management pair capital-markets expertise with hands-on real estate operating experience — skills across acquisition, financing, and asset management that translate directly into portfolio discipline.

ADMINISTRATION, AUDIT & LEGAL
03

Admin, Auditors & Legal

National-tier firms retained for a fund of this scale.

PINNACLE FUND SERVICES | KPMG | FASKEN

FINANCING
04

Banking Partners

$67.7M senior financing

PEOPLES BANK | NATIONAL BANK | TALLINN CAPITAL

THE PEOPLE BEHIND THE TRUST

Governance Team

Darryl Kenna
President & Chair

Roy Fowler
Trustee

Roger Simpson
Trustee

Steve Elliott
Trustee

Amber Froese
Trustee

Mike Bryans
Trustee

Greg MacKinnon
Trustee

THE PEOPLE YOU'LL WORK WITH

Trust Team

Darryl Kenna
President & Chair

Angie Nilsson
Trust Operations

Abby Kisio
Trust Consultant

Reilly Bellows
Partner Consultant

THE PEOPLE BEHIND THE PORTFOLIO

Portfolio & Management Team

Savanna Tavares, CPA
Head of Portfolio

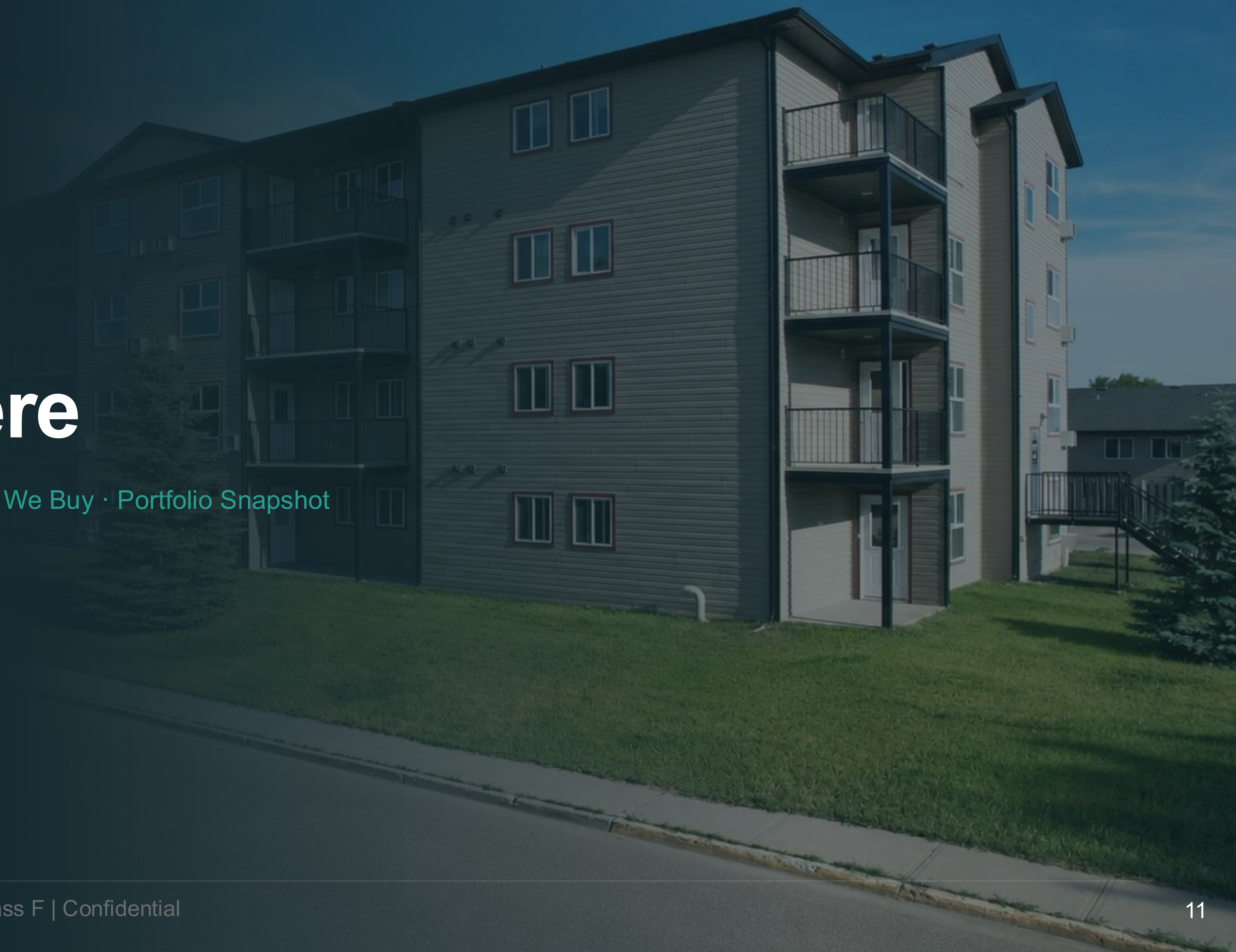
Nathan Duncan
Acquisition Specialist

Joshua Varghese, CFA
Portfolio Consultant

SECTION 02

What & Where

Where We Operate · Overview · What We Buy · Portfolio Snapshot



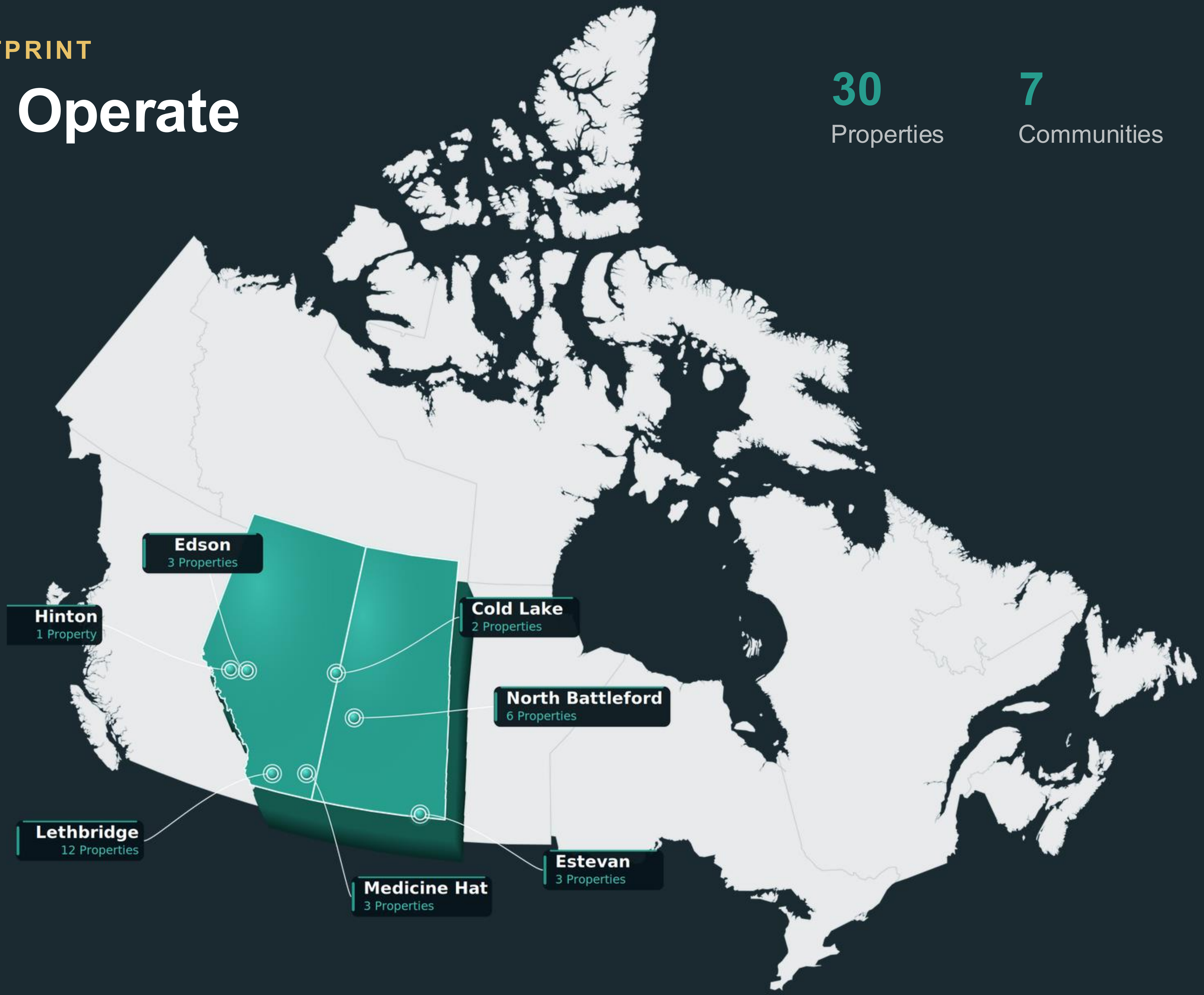
GEOGRAPHIC FOOTPRINT

Where We Operate

30 Properties

7 Communities

2 Provinces



THE PORTFOLIO AT A GLANCE

PORTFOLIO OVERVIEW

30 properties across 7 markets

30 Properties	**543** Doors	**$93.6M+** AUM
7 Markets	**$116K** Cost / Door Multi-Family	**65 / 35** AB / SK Ratio

BY ASSET CLASS	Multi-Family	Commercial
Share of AUM	69%	31%
Weighted Cap Rate	5.42%	6.05%
WACD	4.73%	5.21%
Vacancy · Q1 FY26	4.40%	3.39%

Cost per door is Multi-Family · Commercial acquisition cap rate 6.55% · MF vacancy by units, Commercial by sq ft

ACQUISITION FOCUS

What We Buy

Multi-Family

Well-located residential rental properties in secondary and tertiary Western Canadian markets, with opportunities to enhance value through operational efficiencies, strategic capital improvements, and disciplined asset management. We prioritize stable cash flow, long-term occupancy, and financing strategies that maximize investor returns while preserving downside protection.

ROLE IN PORTFOLIO

Dynamic pricing driven by changing market demand.

NAMED MARKETS

AB Lethbridge · Cold Lake · Edson · Medicine Hat · Hinton

SK North Battleford · Estevan

Commercial

High-quality industrial, retail, and office assets anchored by strong tenants and long-term lease structures that provide predictable cash flow. We pursue properties with stable income and strategic locations, concentrated in Lethbridge.

ROLE IN PORTFOLIO

Stable, long-term income from established businesses in strong locations.

NAMED MARKETS

AB Lethbridge · Medicine Hat

BY THE NUMBERS

Portfolio Snapshot

30	**543**	**$93.6M+**	**72%**	**$1.27M**	**65 / 35**
Properties	Total Units	AUM	LTV, consolidated	NOI, Q1 FY2026	AUM % · AB / SK

MARKET	PROVINCE	PROPERTIES	ASSET CLASS	UNITS
Lethbridge	AB	12	Multi-Family Commercial	39 19
Cold Lake	AB	2	Multi-Family	75
Edson	AB	3	Multi-Family	98
Medicine Hat	AB	3	Multi-Family Commercial	20 1
Hinton	AB	1	Multi-Family	36
North Battleford	SK	6	Multi-Family	143
Estevan	SK	3	Multi-Family	112
TOTAL		**30**	523 residential doors + 20 commercial	**543**

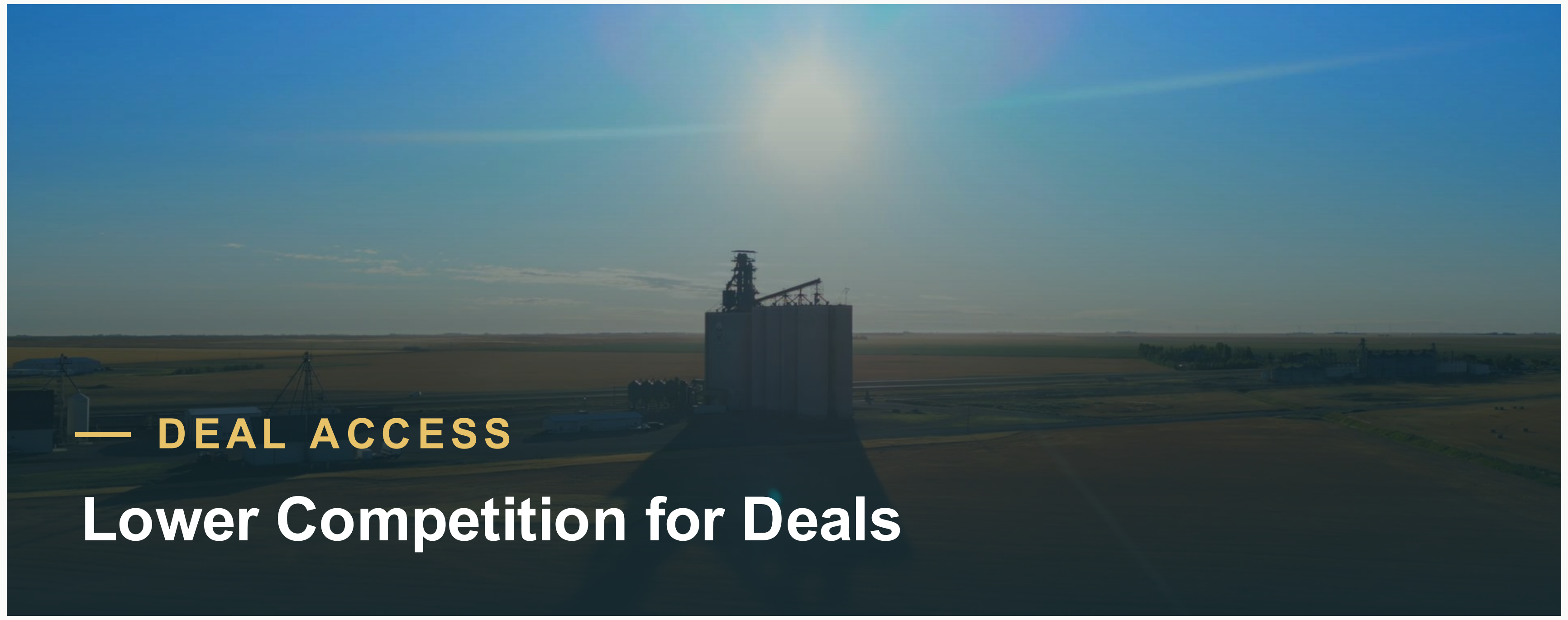
SECTION 03

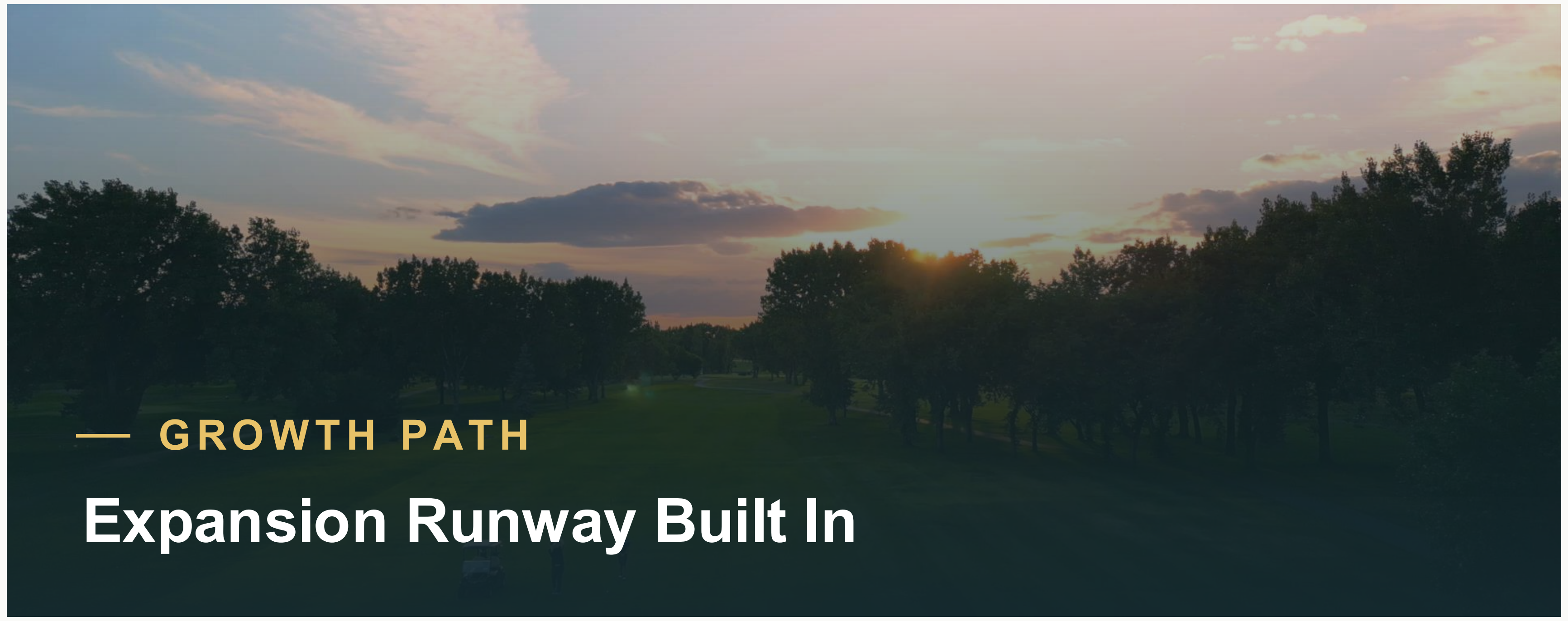
Why & How We Do It

Geographic Thesis · Alberta Growth · Case Study

GEOGRAPHIC THESIS

Why Prairie & Western Canada

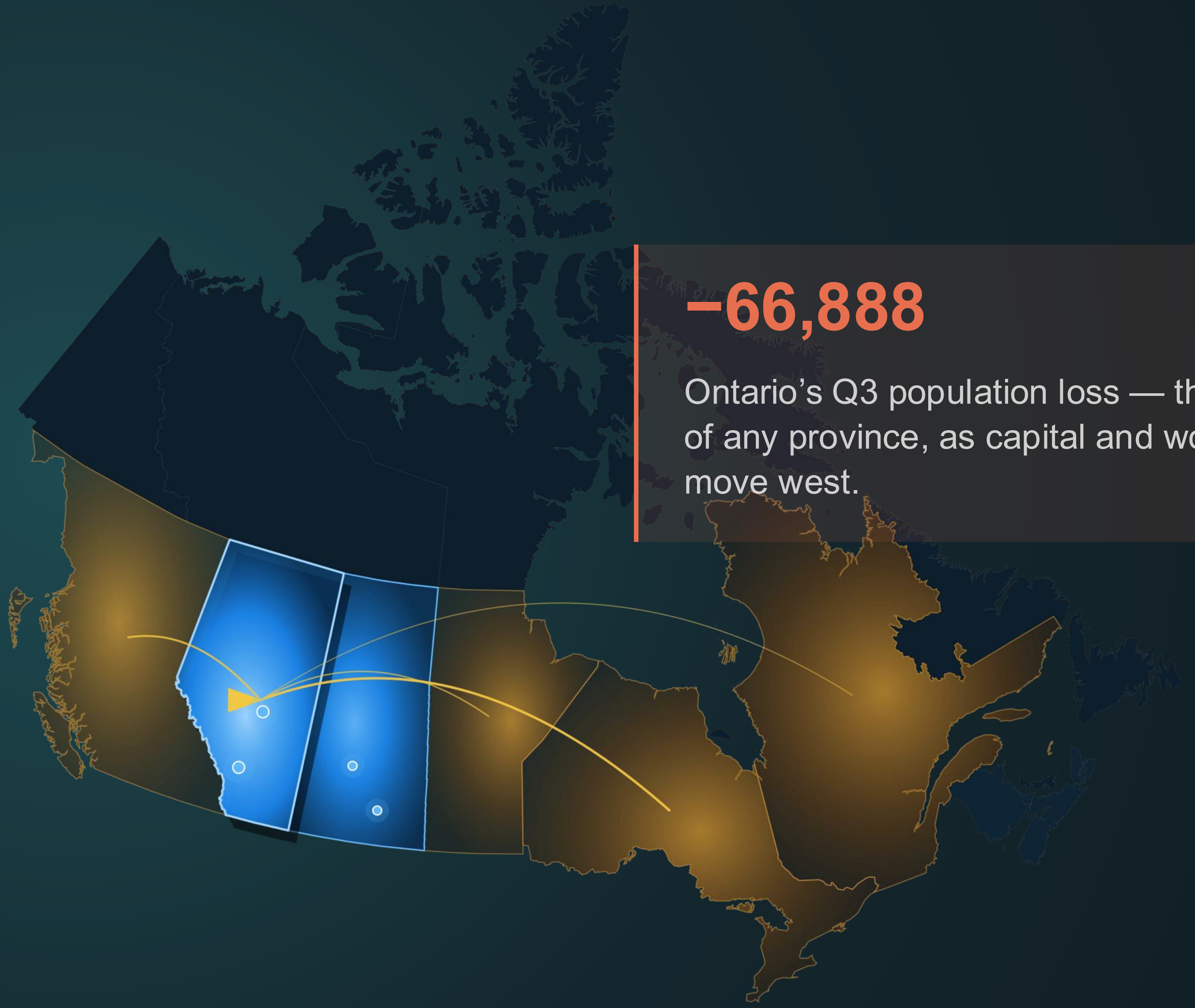




STATISTICS CANADA · Q3 2025

Alberta: The Only Province Still Growing

In the third quarter of 2025, Alberta was the sole province to grow its population — while every other province except Nunavut declined.



−66,888

Ontario’s Q3 population loss — the largest of any province, as capital and workers move west.

+52,690

New Albertans in the first three quarters of 2025

+1.1% population growth — now 5,040,871 residents

+11,525

New residents in Q3 2025 alone

+2%

Alberta employment, year over year

WHY IT MATTERS

Population inflows land first in rental housing — a direct, compounding tailwind for Legacy’s real estate base across Alberta.

Source: Statistics Canada population estimates, Q3 2025 (via The Hub, Dec 2025).

CASE STUDY

Cold Lake, Alberta

6602 48 Street, Cold Lake AB

Units	63
Price Per Door	$100,000
Acquisition-Year NOI, annualized	$359,000
2025 NOI **(+30%)**	$467,000
2026 Projected NOI	$528,000
Cap Rate (FMV)	6.9%

CASE STUDY

Lethbridge, Alberta

3620 23 Ave S, Lethbridge, AB

Units	30
Price Per Door	$126,000
Projected Investment Cost	$63,000
Projected ROI	38.9%
Projected Value Increase	$400,000

SECTION 04

Offering

Offering Class F Unit

PRODUCT TERMS

Class F Unit Mechanics

$50M	$50,008	Up to 10%	14–17%	Quarterly
Offering	Min. Subscription	Target Yield	Total Target Return	Distributions

STRUCTURE
Open-ended mutual fund trust under the Income Tax Act (Canada).

NAV
Calculated quarterly per IFRS IAS 40 and IFRS 3.

DISTRIBUTIONS
Accrue the month after purchase, paid quarterly as income and/or return of capital; DRIP available.

REDEMPTION
Redemptions are satisfied on a quarterly basis. No redemption fee, except a discretionary fee if redeemed within 24 months of issuance. Refer to the OM.

DEALER COMPENSATION
Nil — no Agents' Fees and no selling commission charged to the issuer or the client.

ELIGIBILITY
Registered (RRSP, RRIF, RESP, TFSA) and non-registered plans.

JURISDICTIONS & CLOSING
All provinces and territories except Quebec; closings monthly or at Trustee discretion.

ADMIN / AUDITORS / LEGAL
Pinnacle Canada Fund Services Ltd. · Auditor: KPMG LLP · Fasken Martineau DuMoulin LLP · Peoples, National Bank and Tallinn Capital.

SECTION 05

Next Steps

Next Steps · The Opportunity

READY TO INVEST

Next Steps

1. **Review the offering documents**
   Read the Offering Memorandum and Marketing Materials in full.

2. **Confirm suitability with your Dealer Representative**
   Discuss your objectives, horizon and risk tolerance with your Dealing Representative.

3. **Complete the Subscription Agreement**
   Sign and submit the agreement on the standard terms outlined within it.

4. **Fund your subscription**
   Closings occur monthly, or at the Trustees' discretion.

5. **Receive distributions**
   Paid quarterly — or reinvest automatically through the DRIP.

CONTACT

ADDRESS

#50 – 550 WT Hill Boulevard South
Lethbridge, Alberta T1J 4Z9

EMAIL & PHONE

legacymft@tegroup.ca
403.359.8606

ONLINE

legacyinvestment.ca

THE OPPORTUNITY

Disciplined real estate, in the markets we know best.

Epiphany Legacy Investment Mutual Fund Trust gives investors access to an established, income-producing portfolio of residential and commercial real estate across Western Canada — combining investor capital with the recurring cash flow of Epiphany Multi-Family LP and Epiphany Commercial LP to scale with discipline. A total-return vehicle built for quarterly income and long-term growth.

01 Why Real Estate?

Durable income and long-term growth, with low correlation to public markets. We believe real estate belongs in every investor's portfolio.

02 Why Western Canada?

Affordability is drawing people and business west — Alberta and Saskatchewan offer undercapitalized markets, steady tenant demand, and landlord-friendly regulation.

03 Why This Fund?

Your access point: up to 10% target yield paid quarterly, 14–17% targeted total return, RRSP and TFSA eligible, from $50,008.

Western Canadian real estate for investors.

legacy INVESTMENT