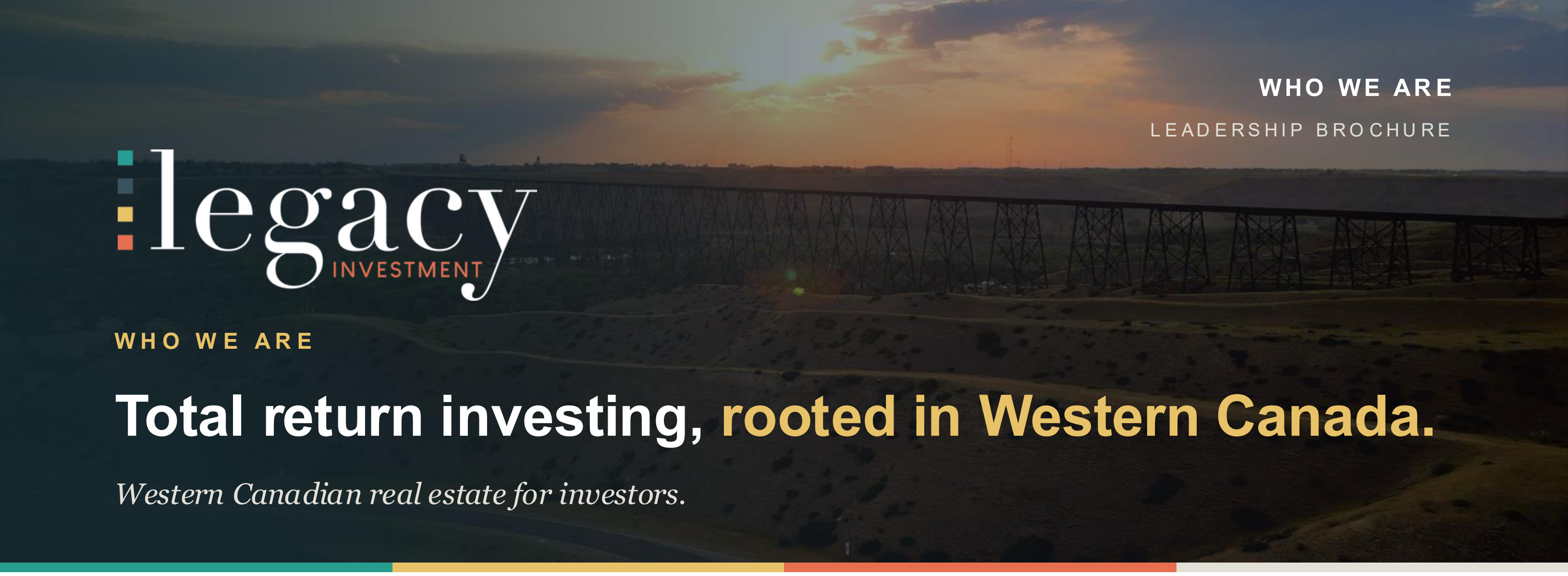

legacy INVESTMENT

WHO WE ARE

Total return investing, rooted in Western Canada.

Western Canadian real estate for investors.

“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

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. A closer look at each on page 2.

PARENT COMPANY	HEADQUARTERS	STRUCTURE	ESTABLISHED
Epiphany Group	**Lethbridge, AB**	**Private Real Estate Trust**	**September 2, 2021**

“Deliver sustainable value to our investors, year after year.”

LEGACY INVESTMENT · MUTUAL FUND TRUST · ESTABLISHED 2021

THE OFFERING

Fund Overview

$18.4M	**600+**	**Up to 8.2%**	**12–15%**	**$2,508**
CAPITAL RAISED OUT OF $50M OFFERING	INVESTORS	CLASS A TARGET YIELD*	CLASS A TOTAL RETURN*	MIN. SUBSCRIPTION

THE PORTFOLIO

Portfolio Overview

30	**7**	**543**	**$116K**	**$93.6M+**	**65 / 35**
PROPERTIES	MARKETS	DOORS	COST / DOOR MULTI-FAMILY	AUM	AB / SK RATIO

** Targets only; not guaranteed and may not be achieved. See disclaimer, page 4.*

OUR PHILOSOPHY

What Legacy Stands For

L	LEADERSHIP	Setting the standard in governance and stewardship.
E	EXCELLENCE	Always striving to an increasing standard.
G	GROWTH	Building long-term value through disciplined growth.
A	ACCOUNTABILITY	Owning our decisions and aligning with unitholders' interests.
C	CLARITY	Offering clear, open communication with unitholders.
Y	YIELD	Targeting sustainable quarterly income for unitholders.

CONTACT

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403-359-8606

ONLINE
legacyinvestment.ca

THE PEOPLE BEHIND THE TRUST

Governance Team

Legacy Investment is overseen by a Governance Board of seven trustees whose combined 125-plus years of senior management experience inform every major decision. Their mandate is oversight: independent review of investment strategy and distributions, with the interests of unitholders at the center of the Board's responsibilities.

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

The Trust Team manages the fund's day-to-day administration, including unitholder records, distributions, and reporting. For questions about your account or the trust, the Trust Team is your first point of contact. For investment or advice, please consult your financial advisor or dealer representative.

Darryl Kenna

PRESIDENT

Angie Nilsson

TRUST OPERATIONS

Abby Kisio

CONSULTANT

Reilly Bellows

CONSULTANT

LEARN MORE ABOUT OUR PEOPLE

Scan the QR code for full profiles of every Governance and Trust Team member — their backgrounds, their roles, and how each one works on behalf of unitholders.

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.