OPEN-ENDED MUTUAL FUND TRUST

Offering Summary Class A Units

Total return investing, rooted in Western Canada.

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.

CLASS A · THE TRUST AT A GLANCE

Fund Overview

We believe real estate belongs in every investor's portfolio and Legacy gives investors access to the towns and cities of the Prairies and Western Canada, building a legacy in the communities where we live and work.

$18.4M CAPITAL RAISED OUT OF **$50M** OFFERING	**$4.75** UNIT PRICE	**$2,508** MIN. SUBSCRIPTION	**$30K+** APPROXIMATELY AVG TICKET SIZE
Up to 8.2% TARGET YIELD*	**12–15%** TOTAL RETURN*	**68%** DRIP RATIO	**600+** INVESTORS

Source: Quarterly Management Report, Q1 FY2026 (as of the date of issue).

PRODUCT TERMS

Class A Unit Mechanics

Term	Class A Units
Offering	Up to $50,000,000 CDN
Minimum Subscription	$2,508 CDN
Target Yield	Up to 8.2%
Total Target Annual Return	12–15%
Distributions	Quarterly; paid as income and/or return of capital (ROC); DRIP available
Redemption	Redemptions are satisfied on a quarterly basis. A redemption fee applies on early redemption — Refer to schedule set out in the OM.
Selling Commission	Up to 8% of subscription proceeds ("Agents' Fees").
Trailing Commission	Up to 1% annually of raised proceeds until the Units are redeemed.
What Your Client Pays	A redemption fee applies on early redemption — Refer to schedule set out in the Offering Memorandum.
Structure	Open-ended mutual fund trust under the *Income Tax Act* (Canada).
Net Asset Value	Calculated quarterly in accordance with IFRS (IAS 40 *Investment Property* and IFRS 3).
Registered Accounts	Class A Units are eligible for Non-Registered and Registered Plans (RRSP, RRIF, RESP and TFSA).
Jurisdictions	All Canadian Provinces and Territories except Quebec.
Closing	Monthly, or on such other date as determined at the sole discretion of the Trustees.
Reporting	Quarterly management financial statements available on request within 60 days of quarter end; annual audited financial statements available on request within 120 days of year end.
Admin, Auditors, Legal & Financial Institutions	Pinnacle Canada Fund Services Ltd. · KPMG LLP · Fasken Martineau DuMoulin LLP · Peoples, National Bank and Tallinn Capital.
Governing Laws	The laws of the Province of Alberta and the federal laws of Canada applicable therein.

CONTACT

ADDRESS

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

EMAIL & PHONE

legacymft@tegroup.ca
403-359-8606

ONLINE

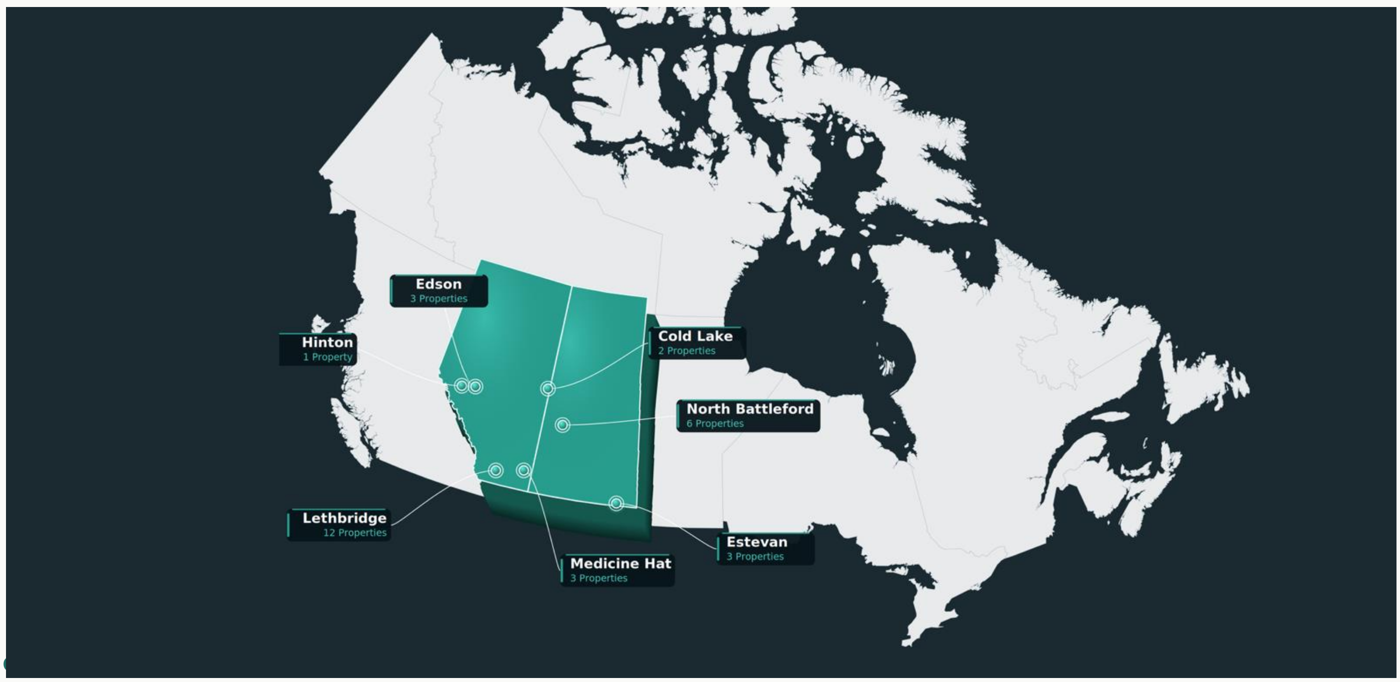
legacyinvestment.ca

Portfolio Overview

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

Our Positioning

The capital raised by the Trust is lent to Epiphany Multi-Family LP and Epiphany Commercial LP, which own and operate the real estate behind your investment. These are income-producing multi-family and commercial buildings in Western Canadian markets — occupied, operating assets whose rental cash flow, after property costs and financing, flows up through the LPs to support the Trust's quarterly distributions. Growth comes two ways: disciplined acquisitions that add doors and economies of scale, and selective value-add work that lifts rents and value over time.



Where We Operate

MARKET	PROVINCE	PROPERTIES	ASSET CLASS	UNITS
Lethbridge	AB	12	Multi-Family / Commercial	58
Cold Lake	AB	2	Multi-Family	75
Edson	AB	3	Multi-Family	98
Medicine Hat	AB	3	Multi-Family / Commercial	21
Hinton	AB	1	Multi-Family	36
North Battleford	SK	6	Multi-Family	143
Estevan	SK	3	Multi-Family	112
Total	**AB & SK**	**30**	**523 residential doors + 20 commercial**	**543**

IMPORTANT LEGAL INFORMATION

Disclaimer & Purchasers' Rights

DISCLAIMER: This document should be read in conjunction with the following Offering Memorandum.

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.