

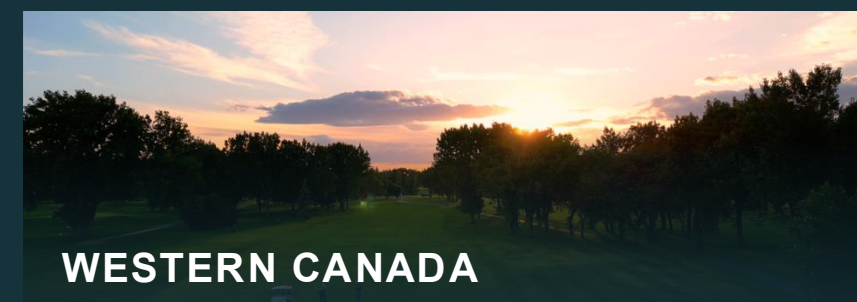


legacy

INVESTMENT

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

Western Canadian real estate for investors.



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 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
Epiphany Group

Headquarters
Lethbridge, AB

Structure
Private Real Estate Trust

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 \$19.4M

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



CLASS F · THE TRUST AT A GLANCE

FUND OVERVIEW

\$19.4M

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

Board & Governance

■ GOVERNANCE

01

Trustee Structure

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

■ ADMINISTRATION, AUDIT & LEGAL

03

Admin, Auditors & Legal

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

PINNACLE FUND SERVICES

KPMG

FASKEN

■ 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.



■ FINANCING

04

Banking Partners

\$67.5M Senior financing.

PEOPLES BANK

NATIONAL BANK

TALLINN CAPITAL

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](#)

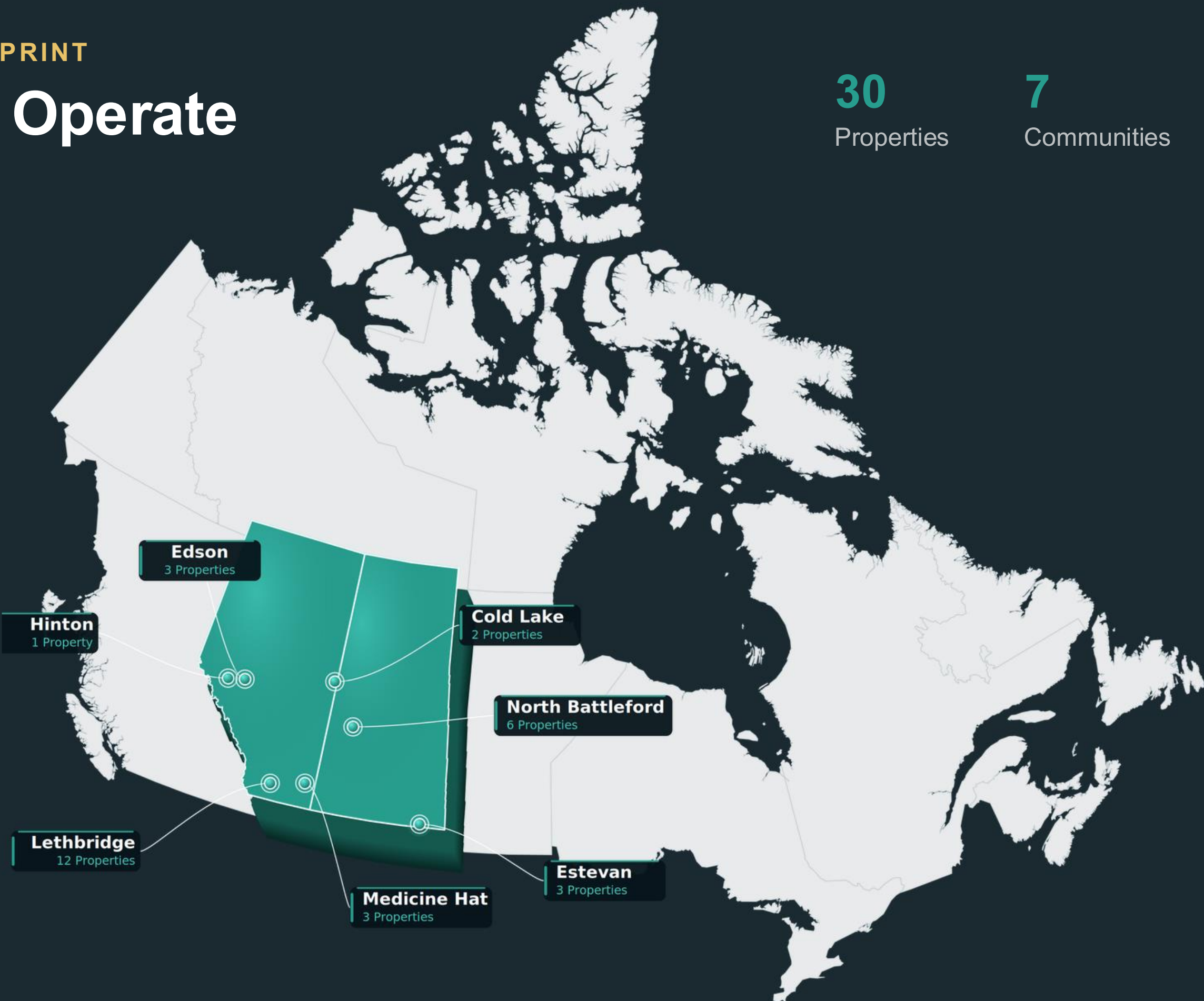
GEOGRAPHIC FOOTPRINT

Where We Operate

30
Properties

7
Communities

2
Provinces





THE PORTFOLIO AT A GLANCE

PORTFOLIO OVERVIEW

30 properties across 7 markets

30	543	\$93.7M+
Properties	Doors	AUM
7	\$116K	65 / 35
Markets	Cost / Door Multi-Family	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 · Q2 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		

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

Properties

543

Total Units

\$93.7M+

AUM

72%

LTV, consolidated

\$1.41M

NOI, Q2 FY2026

65 / 35

AUM % · AB / SK

MARKET	PROVINCE	PROPERTIES	ASSET CLASS	UNITS
Lethbridge	AB	12	Multi-Family	39
			Commercial	19
Cold Lake	AB	2	Multi-Family	75
Edson	AB	3	Multi-Family	98
Medicine Hat	AB	3	Multi-Family	20
			Commercial	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

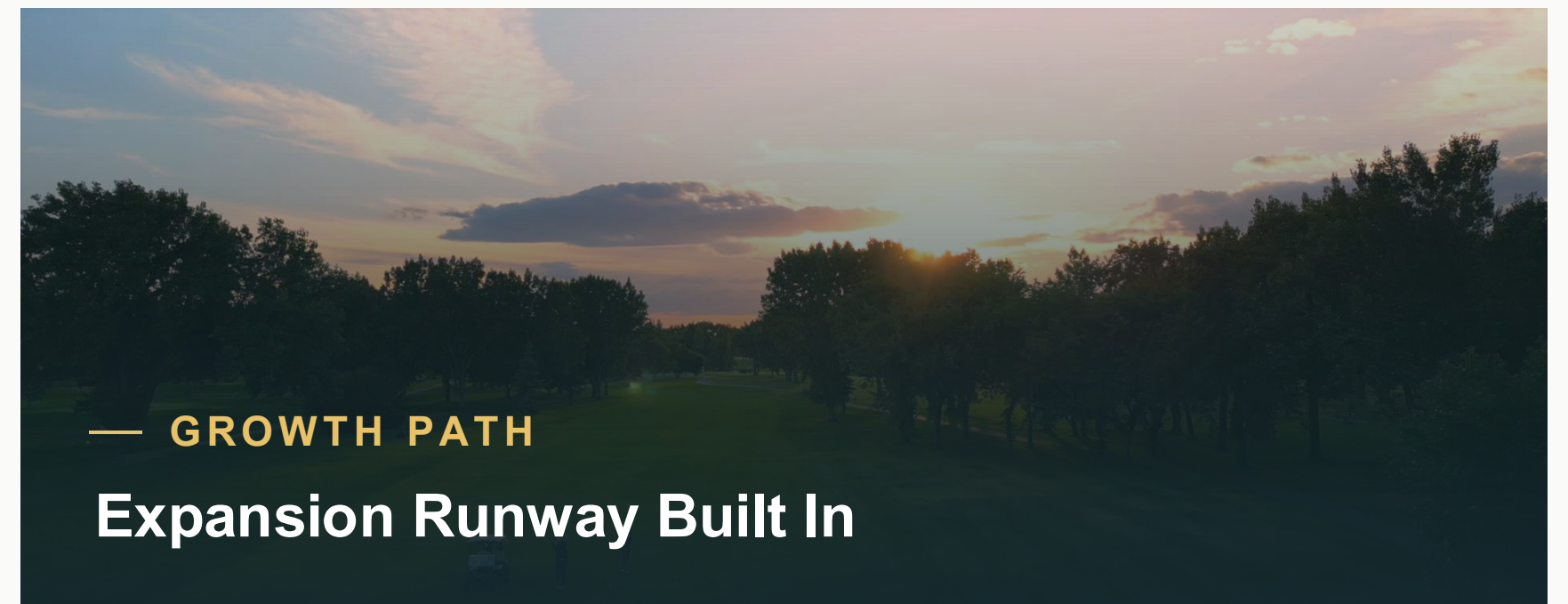


SECTION 03

Why & How We Do It

Geographic Thesis · Alberta Growth · Case Study

Why Prairie & Western Canada



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.

+52,690

New Albertans in the first three quarters of 2025

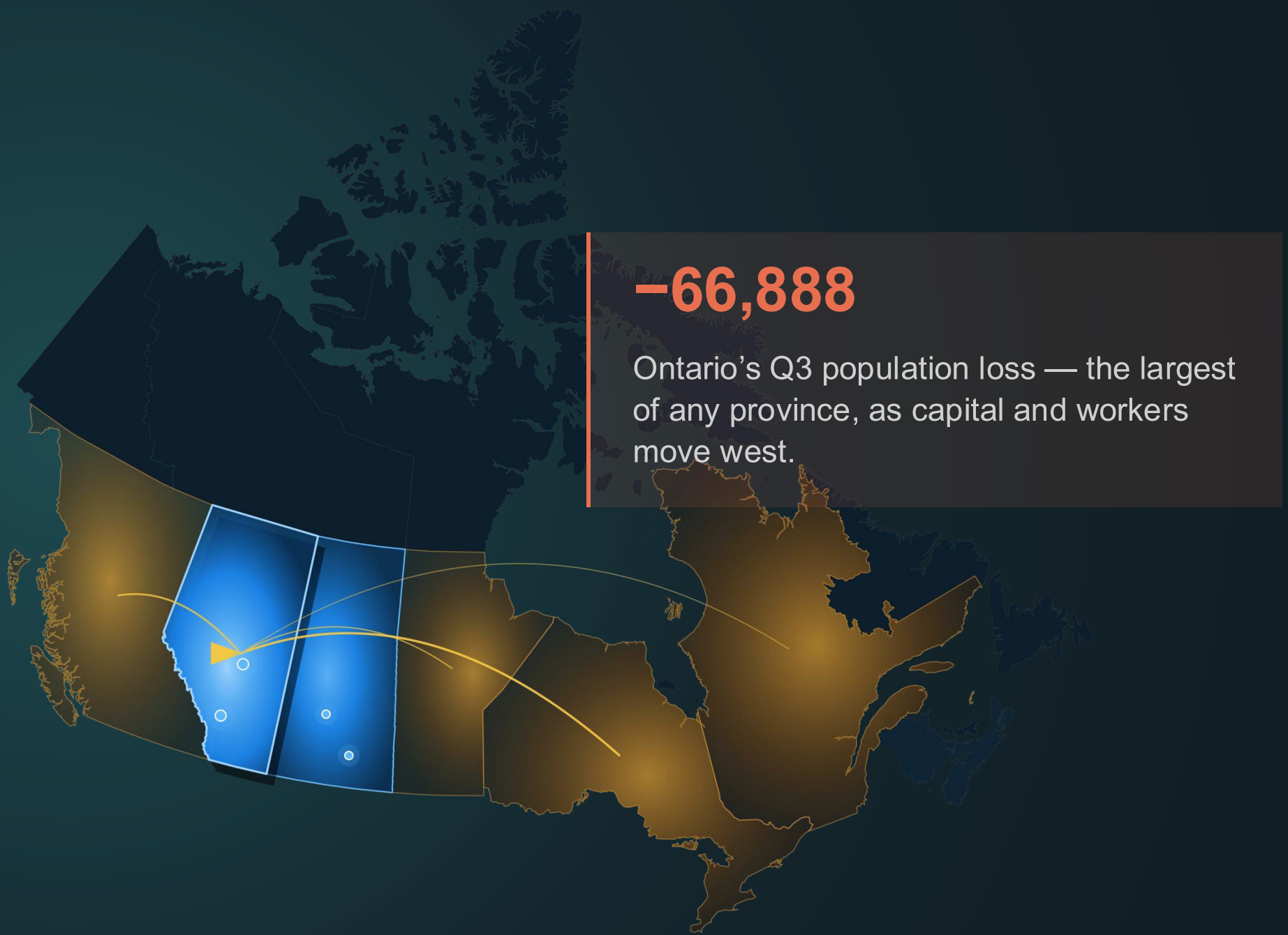
+1.1% population growth — now 5,040,871 residents

+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.

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%

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

Class F Unit Mechanics

\$50M Offering	\$50,008 Min. Subscription	Up to 10% Target Yield	14–17% Total Target Return	Quarterly Distributions
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■ 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. In Quebec, units are available to accredited investors only. 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

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

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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.

Western Canadian real estate for investors.

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.

