



The Equiton Residential Income Fund Trust (The "Apartment Fund") specializes in acquiring undervalued Canadian multi-residential properties with identifiable value creation opportunities which can be realized through insightful active management. The Apartment Fund also invests in a limited number of multi-residential developments to help ensure a cost-effective property acquisition pipeline.

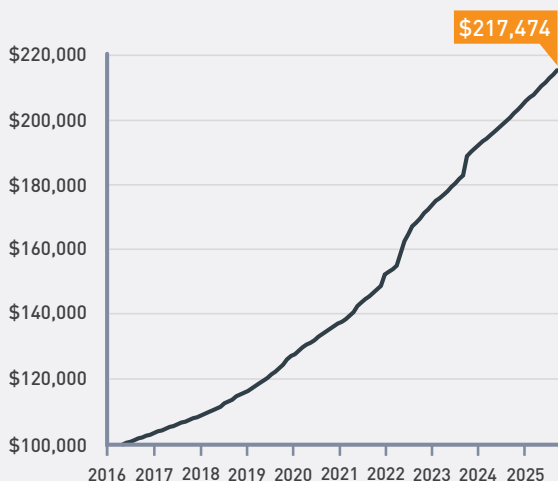
FUND DETAILS

- Asset Manager:** Equiton Partners Inc.
- Investment Type:** Mutual Fund Trust
- Fund Status:** Offering Memorandum
- Inception Date:** May 2016
- Fund AUM:** \$1.4B (as at September 30, 2025)*
- Distribution Yield:** 5.73%⁺
- Redemptions:** Monthly with 30 days' notice**
- Minimum Initial Investment:** \$25,000
- Minimum Subsequent Investment:** \$5,000
- Targeted Annual Net Return:** 8% to 12%⁺
- Valuations:** Quarterly
- Governance:** Majority independent board
- Management Fee:** 1.53%[‡]

Refer to the Offering Memorandum for full details. See notes on page 2 for additional information.

\$100,000 Invested In Class A DRIP Since Inception - Net of Fees[§] (May 2016)

As at October 31, 2025



114

Consecutive months positive returns
Since Fund Inception[§]

As at Nov 1, 2025

The monthly unit price since inception (May 2016) has either remained constant or has increased. After including distributions, the overall monthly returns have remained positive.

FUND STATS

As at October 31, 2025

Net Calendar Year Returns[§] (%)

Fund Series	2021	2022	2023	2024	2025 YTD
Class A - DRIP	11.02	13.99	10.81	6.95	5.76

Net Trailing Returns[§] (%)

Fund Series	1 Mo	3 Mo	6 Mo	1 Yr	2 Yr	3 Yr	5 Yr	SI [‡]
Class A - DRIP	0.58	1.73	3.49	7.14	6.97	8.34	9.93	8.60

[‡] Annualized return since inception (May 2016)

Our historical DRIP returns for a period include change in the unit price and reinvestment of monthly cash distributions[^] at the bonus unit price.

KEY BENEFITS



Monthly Income

Distributions paid monthly



Capital Appreciation

From increase in value of properties



Tax Efficient

Distributions are 100% return of capital (for tax purposes)



Registered Plan Eligible

RRSP, TFSA, RESP, LIRA, RRIF



Reinvest Distributions

Receive a 2% bonus

This chart shows how '\$100K investment in Class A DRIP since inception' would have increased over the years and shows the absolute market value of the investment in the reporting month. The increase includes increase in the unit price and monthly cash distributions reinvested in the Fund each month since inception.

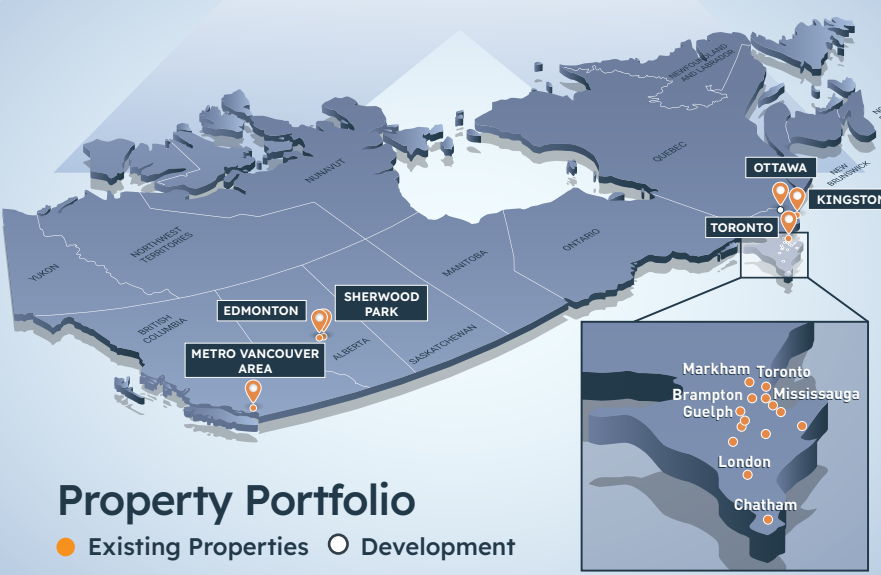
PROPERTY DETAILS

CITY	ADDRESS	PROPERTIES	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COMMERCIAL	TOTAL
Brampton, ON	78 Braemar Dr.	1	0	40	112	1	0	0	153
Brantford, ON	19 & 23 Lynnwood Dr.	2	0	35	68	10	0	0	113
	120,126 & 130 St.Paul Ave.	1	0	15	31	0	0	0	46
Breslau, ON	208 Woolwich St. S.	1	0	3	74	1	0	0	78
Burlington, ON	1050 Highland St.	1	0	3	15	0	0	0	18
Burnaby (BC)	7070 Inlet Dr.	1	0	57	51	0	0	0	117
Chatham, ON	75 & 87 Mary St.	1	0	22	34	0	0	0	56
	383-385 Wellington St. W.	1	22	26	5	1	0	0	54
Edmonton, AB	10001 Bellamy Hill Rd. NW.	1	3	0	155	0	0	0	158
	17627 63 St. NW.	1	0	68	205	4	0	0	277
	2610 109 St. NW.	1	0	101	74	0	0	0	175
Guelph, ON	98 Farley Dr.	1	22	41	30	0	0	0	93
	5 & 7 Wilsonview Ave.	1	0	5	17	7	0	0	29
	8 & 16 Wilsonview Ave.	2	2	54	53	3	0	0	112
Hamilton, ON	125 Wellington St. N.	1	5	247	73	38	0	1	364
Kingston, ON	252 & 268 Conacher Dr.	2	0	6	18	0	0	0	24
	760/780 Division St.	1	0	24	48	40	0	0	112
	1379 Princess St.	1	1	18	13	0	0	2	34
Kitchener, ON	100-170 Old Carriage Dr.	1	2	14	202	0	0	0	218
London, ON	1355 Commissioners Rd. W.	1	0	14	37	0	0	0	51
	433 King St.	1	0	62	66	1	0	1	130
	470 Scenic Dr.	1	16	32	63	4	0	0	115
Markham, ON	65 Times Ave.	1	9	37	18	0	0	0	64
Mississauga, ON	65 & 75 Paisley Blvd. W.	2	15	67	79	2	0	1	164
Ottawa, ON	Maison Riverain	1							
Sherwood Park, AB	200 Edgar Ln.	1	4	8	92	0	0	0	104
Stratford, ON	30 & 31 Campbell Crt.	2	0	33	63	3	0	0	99
Toronto, ON	12 & 14 Auburndale Crt.	1	0	0	15	23	8	0	46
	2303 Eglinton Ave. E.	1	6	67	96	0	0	0	169
	787 Vaughan Rd.	1	7	25	6	0	0	0	38
	223 Woodbine Ave.	1	0	32	16	0	0	0	48
	650 Woodbine Ave.	1	0	30	8	0	0	0	38
	1862 Bathurst St.	1	12	27	34	2	0	0	75
	4190 Bathurst St.	1	0	53	27	0	0	0	80
	120-130 Raglan Ave.	1	3	145	43	0	0	0	191
Welland, ON	200-230 Denistoun St.	4	1	178	186	23	0	0	388
		44	130	1,589	2,127	172	8	28	4,031



44 Properties
4,031 Portfolio Units

As at October 31, 2025



Property Portfolio

● Existing Properties ○ Development

Portfolio KPIs - Q2 2025^o

Net Average Monthly Rent	\$1,623
Revenue Gap to Market	29.1%
Overall Portfolio Occupancy	96.0%
Mortgage Debt to Gross Book Value	52.3%
Weighted Average Mortgage Interest Rate	3.43%
Weighted Average Time Remaining on Mortgages (years)	7.28

^o Refer to the Q2 2025 ERIFT Financial Report for more details.

Selling Fee Options and FundSERV Codes

	Class A		
	OPT 1: Deferred Sales Charge ⁺	OPT 2: Low Load ⁺	OPT 3: Front Load
Commission[‡]	Up front – 6% of subscription price	Up front – 3% of subscription price	Negotiated with investor
Trailer[‡]	N/A	0.75% per annum	1.00% per annum
Redemption Schedule	Redeemed In: 1st Year - 7.00% 2nd Year - 6.50% 3rd Year - 6.00% 4th Year - 5.00% 5th Year - 4.00% After 5th Year - 0.00%	Redeemed In: 1st 18 mos. - 3.50% 2nd 18 mos. - 3.00% After 36 mos. - 0.00%	Redeemed In: 1st 6 mos., a Short-Term Trading Fee – 3.00%
FundSERV Codes	EQP 101	EQP 103	EQP 105

[†] Where permitted by Advisor's Firm Policy

[‡] Up-front commissions are based on the book value of units and processed in the month of acquisition.

^μ Trailer commissions are based on the market value of units and are processed monthly.

Additional Information

- Available to accredited and eligible investors across Canada.
- Offering documents and marketing materials are available in English and French.

Investor Services

Advisors can contact Investor Services for assistance at investors@equiton.com or (289) 337-8103.

Please send completed subscription documents to agreements@equiton.com

Equiton

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NOTES:

* Assets Under Management includes cash, investment properties, property purchase deposits, and loan receivables. AUM numbers are preliminary and subject to change based on audited financial statements.

** Redemption Policy: 15th of each month, 30 days' notice with restrictions.

‡ Management Expense Ratio is presented excluding performance fees and is the total of the Fund's management fee (including upfront selling fees and Trailer fees), fixed administration fee, and certain operating expenses (fund costs). The MER including performance fees was 2.31% for Class A (September 2025 – 12 Month Trailing).

+ Distribution Yield is equal to the annual distribution per unit divided by the unit value as of October 31, 2025.

^ Cash Distribution - The monthly cash distributions are calculated based on the annual distribution rate per unit, factoring in the number of days in the month.

§ PAST RETURNS ARE NOT INDICATIVE OF FUTURE RETURNS Investing in the Trust Units can involve significant risks and the value of an investment may go down as well as up. There is no guarantee of performance. Only investors who do not require immediate liquidity of their investment should consider a potential purchase of Units.

† Targets/illustrative scenarios are not guarantees; actual results may differ.

IMPORTANT INFORMATION: This communication is for information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in Equiton Residential Income Fund Trust (the "Fund") or with Equiton Capital Inc. Investing in the Fund's Units involves risks. There is currently no secondary market through which the Fund Units may be sold and there can be no assurance that any such market will develop. A return on an investment in Fund Units is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions. Although the Fund intends to make distributions of its cash to Unitholders, such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including the Fund's financial performance, debt covenants and obligations, interest rates, working capital requirements and future capital requirements. In addition, the market value of the Fund Units may decline if the Fund is unable to meet its cash distribution targets in the future, and that decline may be material. Recipients of this document who are considering investing in the Fund are reminded that any such purchase must not be made on the basis of the information contained in this document but are referred to the Confidential Offering Memorandum, provided to you by the Fund ("Offering Memorandum"). A copy of the Offering Memorandum may be obtained upon request made to the attention of Equiton Capital Inc. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives. The risks involved in this type of investment may be greater than those normally associated with other types of investments. Please refer to the Offering Memorandum for a further discussion of the risks of investing in the Fund.

DISCLAIMER: All information contained herein, while obtained from sources which are believed to be reliable, is not guaranteed as to its accuracy or completeness. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives. The risks involved in this type of investment may be greater than those normally associated with other types of investments. Please refer to the Offering Memorandum for a further discussion of the risks of investing in the Fund.