



Lankin Apartment REIT

Investment Offering

14% - 18% Annualized Targeted Total Returns

May 2025

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INVESTOR'S RIGHT

In the Canadian provinces and territories (other than British Columbia, Alberta and Saskatchewan), the offering memorandum contains a misrepresentation (which includes a claim for damages or rescission of your investment depending on the law of your province or territory) within the limitation periods set out under applicable law. For more information, please consult your lawyer.

RETURNS AND DISTRIBUTIONS

Distributions of cash to investors are discretionary, are not guaranteed and are subject to various factors. Past performance may not be indicative of future return. Targeted returns are based on performance assumptions and risk factors, including real estate and financing risks that may not be realized. Actual results may vary materially. Any forward-looking statements herein are subject to the risks and uncertainties set forth in the offering memorandum.

FORWARD-LOOKING INFORMATION

This presentation contains disclosures that constitute forward-looking information under applicable securities laws. Forward-looking information includes projected performance, targeted rates of return, targeted distributions to investors and other financial metrics, based upon certain assumptions, including assumptions about real estate prices and other market conditions in the United States and other jurisdictions and the ability of the Corporation to source renovation projects, the availability and cost of capital, government policy and operating costs. The forward-looking information is not a guarantee of performance and is subject to the risks and uncertainties set forth in the offering memorandum.

OVERVIEW OF LANKIN IN

Lankin Investments is a leading real estate private equity firm based in multi-family assets. We provide investors with exclusive opportunities to strategically positioned for growth and structured for tax efficiency.

\$1 Billion+

Assets Under Management

3,200+

Units Under Management

48

Prope

OUR EXPERTISE

We accomplish this through our integrated, in-house expertise in real estate management, and property management. This comprehensive approach ensures efficiency, and long-term value creation for our investors.

WHO WE ARE

OUR EXECUTIVE LEADERS



KYLE PULIS

Co-Founder & CEO

ROLE & EXPERIENCE

- Co-founder and President of Lankin Investments
- 15+ years of direct multi-family investment experience; closing over \$1B of real estate transactions.
- Successfully launched and operated multiple real estate funds.



SYL DEFRADESCO, CPA CA

Chief Financial Officer

ROLE & EXPERIENCE

- Responsible for investment portfolio oversight, financial oversight and preservation of fund allocation
- 15+ years of leadership & management experience in private equity and investments focused specifically on family residential and development

WHO WE ARE

OUR SENIOR LEADERSHIP



RAY PUNNETT
President,
Capital Markets

ROLE & EXPERIENCE

- Ray is responsible for all capital distribution and flows for Lankin Investments across various distribution channels.
- Prior to joining Lankin, Ray has over 20+ years of experience. Ray has held



JAMIE STEINMETZ
Senior Director,
Investments

ROLE & EXPERIENCE

- Jamie oversees the acquisitions and disposition of properties within Lankin's multifamily portfolio.
- Prior to joining Lankin, Jamie was the Director of Acquisitions at CapREIT, where he oversaw the



ADAM HAICK
Senior Director,
Asset Management

ROLE & EXPERIENCE

- Adam is responsible for Lankin's asset management activities; including asset strategy, value creation, capital deployment, refinancing activities, and legal management.



THE INVESTMENT LA

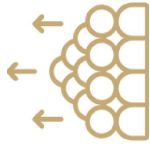
WHY INVE

MULTI-FAMILY RI

THE INVESTMENT LANDSCAPE

WHY INVEST IN MULTI-FAMILY REAL ESTATE

MARKET TRENDS



Population Growth

Canada's rapidly growing population, driven by record immigration, continues to fuel strong demand for rental housing.



Lack of Housing Supply

Chronic undersupply of new housing, combined with stringent development constraints, has intensified competition for rental properties.



Inflationary Pressures

Rising construction costs, interest rates, and operating expenses have made rental assets more resilient as they offer inflation-hedged cash flows.

THE INVESTMENT LANDSCAPE

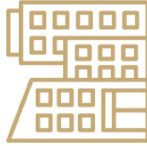
WHY INVEST IN MULTI-FAMILY REAL ESTATE

RESULTING IMPACT



Increasing Market Rents

Strong demand and limited supply continue to drive rental rate growth, enhancing income potential for multi-family assets.



Consistently Low Vacancy

Persistent housing shortages and high rental demand result in low vacancy rates, ensuring stable occupancy.



Steady & Increasing Operating Cash Flows

Rising rents and strong tenant demand support predictable, growing cash flows, making multi-family investments a reliable income-generating asset.



OUR FUND

INTRODUCING LANKIN APARTMENTS

EXPLAINING OUR FUND

WHAT IS LANKIN APART

Lankin Apartment REIT is a real estate investment trust designed to provide investors with consistent monthly cash distributions and long-term capital appreciation. The fund targets newly constructed & stabilized properties within strategic rental markets across Canada. The strategy focuses on long-term ownership, generating steady cash flow through active management in high growth and resilient rental markets.

Total Portfolio inc. pending acquisitions

\$365M+

Assets Under
Management

6

Properties

1,078

Units Under
Management

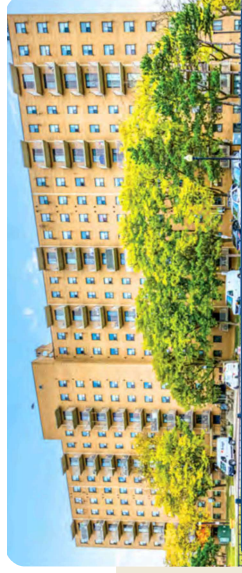
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Cities



Sherwood Park, AB

177 units, new construction



Brampton, ON

242 units



Newmarket, ON

110 units

THE INVESTOR PERSPECTIVE

WHY LANKIN APARTMENT

Providing investors with steady monthly distributions and long-term equity growth

Fund Highlights

- ✓ Access to institutional-grade Canadian multi-family real estate
- ✓ Takes advantage of exclusive government insured financing
- ✓ Long-term equity growth and monthly tax efficient cash distributions
- ✓ Total targeted annualized returns of 14% - 18%
- ✓ Targeted annualized cash distribution of \$0.81 per unit, paid monthly

CREATING INVESTOR VALUE

WHAT MAKES LANKIN APARTMENT



Targeted In High-Growth Rental Market

Lankin Apartment REIT acquires cash-flowing key rental markets to benefit from strong growth, limited competition, and increasing demand for quality living.



Exclusive Financial Advantages

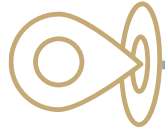
Our active management approach unlocks access to premium assets.

WHAT MAKES LANKIN APARTMENT REIT STAND OUT



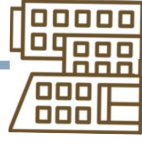
TARGETED INVESTMENT IN HIGH-GROWTH

Lankin Apartment REIT strategically invests in multi-family properties across Canada



The Location (The Where)

- Focus on strategic urban and suburban rental markets across Canada
- Identifying areas with strong population growth and limited housing supply
- Targeting markets with increasing rental demand and long-term stability
- Strong and diverse economies that are recession proof



The Asset (The What)

- Acquiring institutional-grade, cash-flowing multi-family properties
- Assets with high occupancy and strong potential for NOI growth
- Identifying properties that offer stable, predictable cash flow and long-term resilience

The Source of Deal (The How)

Leveraging our access to exclusive off-market opportunities to acquire high-quality assets

WHAT MAKES LANKIN APARTMENT REIT STAND OUT



OUR PROVEN NOI GROWTH STRATEGY

With a strong track record of enhancing Net Operating Income (NOI), we implement programs to maximize property performance and resulting investor returns.

Revenue Enhancement Initiatives



Ancillary Revenue
Streams



Targeted Marketing
& Leasing



Tenant Retention
Programs

Expense Reduction Initiatives



Operational
Efficiencies



Energy & Utility
Management

WHAT MAKES LANKIN APARTMENT REIT STAND OUT



OUR STRATEGIC FINANCING PROGRAM

Our strategic management enables us to take advantage of a special CMHC Program offering 85%-95% LTV, 40-50 years amortization, with the same government insured fixed

ILLUSTRATED PROPERTY EXAMPLE

Conventional	
Purchase Price	\$50,000
LTV	65%
Loan Amount	\$32,500
Loan Amortization	35 years
Interest Rate - Fixed 10 year	3.75%
Invested Equity	\$20,400

WHAT MAKES LANKIN APARTMENT REIT STAND OUT



OUR STRATEGIC FINANCING PROGRAM

The Resulting Impact of Leveraging our Strategic Financing Program:

Cash on Cash Return	Conventional
Cashflow After Debt Payments	\$1,330,000
Invested Equity	\$20,480,000
Cash on Cash Return After Debt Payments	
Cash on Cash Return	Conventional
Principal Paydown	\$530,000
Invested Equity	\$20,480,000
Cash on Cash Return After Debt Payments	3.3%

WHAT MAKES LANKIN APARTMENT REIT STAND OUT



TAX ADVANTAGED FUND STRUCTURE

Lankin Apartment REIT offers tax efficient distributions to its unitholders through **Distributions are 100% return of capital, which means there is no taxes**

Unlike other interest- and dividend-based investments—such as Mortgage Investment Corporations (MICs), which are taxed at 53.35%, and stock dividends which face a 39.34% tax—Limited Partnerships (LPs) offer a significant advantage: investors retain 100% of their earnings,

The benefits of 100% return of capital distributions received from Partnerships allow **LP unitholders to receive 100% of the liquidity from their investments on a tax deferred basis.** This benefit makes LPs an efficient vehicle for growing wealth over time while keeping more money in your pocket today.

Instead of losing a significant portion of their earnings to taxes like interest and dividends, LP investors delay taxes until the end of their investment and when they do pay, it's at a much lower rate. This makes LPs a smarter way to grow wealth over time while keeping more money in your pocket today.

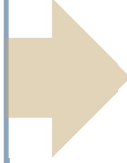
WHAT MAKES LANKIN APARTMENT REIT STAND OUT



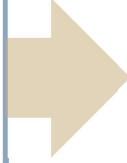
TAX ADVANTAGED FUND STRUCTURE

Explanation:
Flowthrough of Partnership Taxable Losses

Unitholders
LANKIN APARTMENT LP
Unitholders

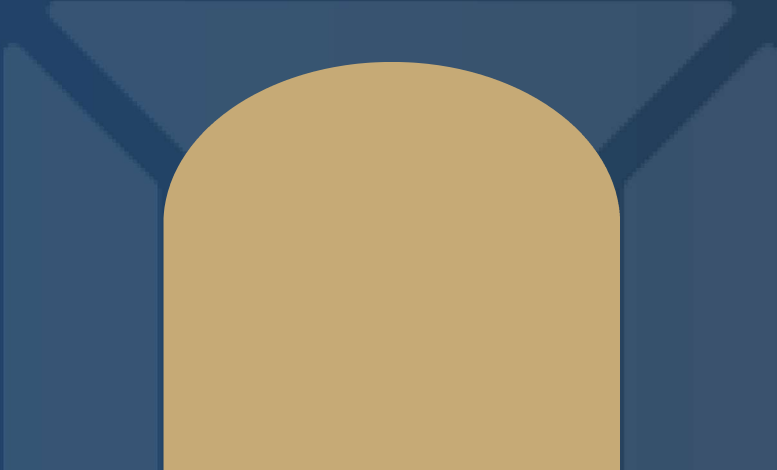


Treatment of Taxable Income
Taxable losses are proportionately
allocated to each LP unitholder



Unitholder Impact

Illustrative Example
Trust Unitholder
Cash Distributions
Unit Price Impact
Expense Allocation
Total Return



LANKIN APARTME

THE INVESTOR OF

LANKIN APARTMENT REIT

THE INVESTOR OPPORTUNITY

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1,078

Assets Under Management

Properties

Units Under Management

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ADDITIONAL INFO



LANKIN APARTMENT REIT

OUR PORTFOLIO OF ASSETS

\$205 Million+

in Assets Under Management

3

Properties

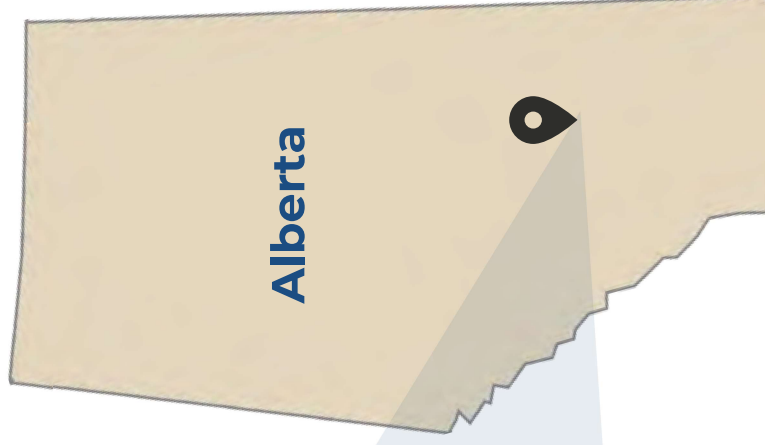
529

Units



Sherwood Park, AB

177 units, new construction



LANKIN APARTMENT REIT

OUR PENDING ACQUISITIONS

\$160 Million+

in Assets Under Management

6

Properties

1,078

Units



Edmonton, AB

89 Units, new construction



Alberta



Ontario



RISK & REDEMPTION FEASIBILITY

Investment Risks

- No assurance of investment return
- Past performance not a predictor of future results
- Restrictions on redemption and transfer
- Illiquidity of Trust/LP Units

Regulatory

- Securities
- Land

Business Risks

- Rent control legislation
- Capital deployment risk
- Property level risk
- Properties will be subject to environmental risks
- Concentration of investments
- Lack of geographic diversification and concentration of risk in Ontario and Alberta
- Real Estate is illiquid, and value is dependent on conditions beyond the partnership's control

Redemption

- Capital
- Assets
- Redemption
- Real Estate
- Real Estate



LANKIN APARTMENT REIT

Investment Offering

Contact us to learn more.

905.452.1305

inquiry@lankin.com

www.lankin.com