

Lankin Investments

Transforming Bold Ambitions Into
Tangible Results

August 2026

Where Smart Capital Builds Wealth *and Vibrant Communities.*

Lankin Investments is a leading real estate private equity firm based in Toronto, specializing in institutional-grade Canadian multi-family assets. We provide investors with unique opportunities to invest directly in properties that are designed for cash flow, growth and structured for tax efficiency.

Our Measured Success

\$2 Billion+
Assets Under Management

6,700+
Units Under Management

4,000+
Canadian Investors

79
Properties

17
Communities

2,500+
Planned for Development

Our Expertise

15
Years of
Experience

“We accomplish this through **active management** and **deep integration across our in-house investment, asset management, project management, and property management capabilities**, enabling operational efficiency and long-term value creation.”

Disclaimer: Date for all statistics as of Q2 2026. The number of Canadian investors includes investors in other Lankin-managed issuers. Distributions characterized as a return of capital may not be sustainable. Such distributions are not taxable in the year of receipt but will reduce the investor's adjusted cost base, resulting in a larger capital gain or smaller capital loss upon the eventual disposition of units. Investors should consult a tax professional regarding future tax liabilities.

Lankin's *Executive Leaders*

With over 50 years of combined ownership and management experience, Lankin's Executive team is composed of industry experts dedicated to delivering strong, sustainable growth. Their entrepreneurial drive, disciplined governance, and strategic execution are key factors in contributing to their proven track record of success.



Kyle Pulis 

CEO & Co-Founder



Syl DeFrancesco 

Chief Financial Officer



Kyle Hulme 

Chief Operating Officer

Senior Leadership



Ray Punn 

President,
Private Capital Markets



Vivian Salonga 

Senior Vice President,
Risk & Compliance



Jamie Steinmetz 

Vice President,
Investments



Adam Haick 

Vice President,
Asset Management



Andrew Agatep 

Vice President,
Finance



Hero Mohtadi 

Executive Vice President,
Property Operations



Ramin Atta 

Vice President,
Marketing & Digital Sales



Daniel Palumbo 

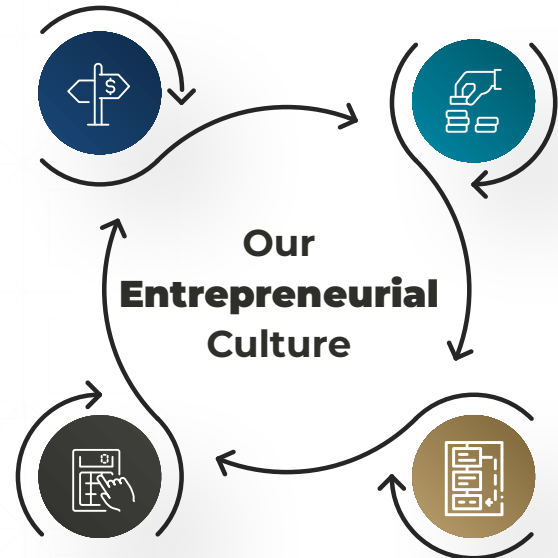
Vice President,
Strategic Operations

Creating Investor Value

What Makes Lankin Investments Stand Out?

We take a disciplined, hands-on approach to managing our multifamily portfolio—grounded in real-time market insight and operational control. Rather than reacting to market conditions, we focus on actively shaping outcomes at the asset level. This philosophy aims to provide consistent performance and long-term value creation.

“We don’t let the market dictate our returns; we use active management!...”



Targeted Investment in a Strategic Rental Market



Net Operating Income (NOI) Growth Strategies



Strategic Vertical Integration



Tax-Advantaged Fund Structure²

Our Fund’s Strategy in Motion

Our strategy is executed through a disciplined lifecycle approach—acquiring well-positioned assets, enhancing value through targeted improvements, optimizing operations, and redeploying capital into new opportunities. Each stage is designed to drive performance, manage risk, and compound value over time.

Capital Injection

Raise capital through private equity and institutional funding to drive consistent real estate growth across Canada.

Acquire

Acquire multi-family properties in high-growth, resilient Canadian markets.

Enhance

Actively manage properties to enhance operational performance and resident experience.

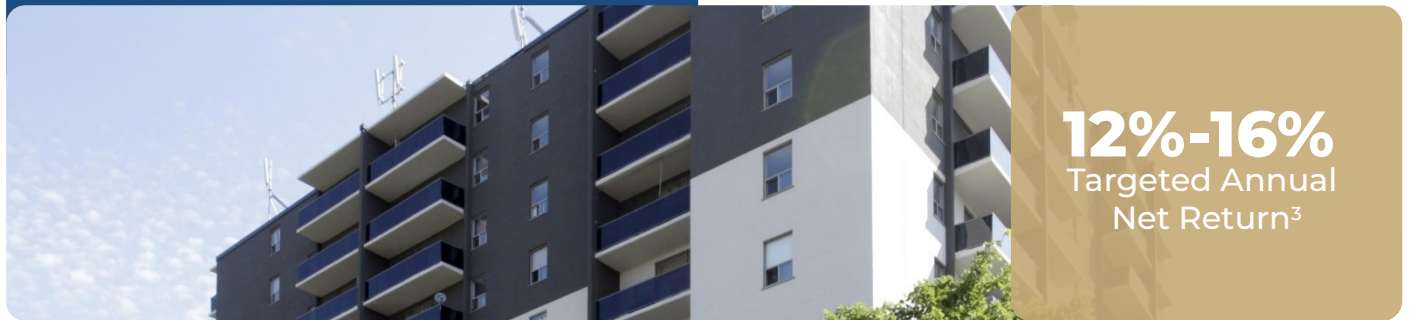
Equity & Cash Distributions

Deliver investor returns through stable cash flow and long-term equity appreciation.

Disclaimer: ¹Active management does not guarantee positive returns or protection against loss. All investments carry risk, including the possible loss of principal. ²Distributions characterized as a return of capital may not be sustainable. Such distributions are not taxable in the year of receipt but will reduce the investor's adjusted cost base, resulting in a larger capital gain or smaller capital loss upon the eventual disposition of units. Investors should consult a tax professional regarding future tax liabilities.

Investment Opportunities to *Accelerate Your Wealth*

Bayview Apartment REIT/LP



The Fund seeks to provide investors with long-term capital appreciation and regular monthly cash distributions through investment in a diversified portfolio of institutional-quality real estate assets. The Fund intends to focus primarily on multi-residential properties located in Ontario rental markets characterized by strong demand and favorable supply-demand fundamentals, which may support occupancy levels and rental growth over time.¹

Total Portfolio Overview (As Of Q2 2026)

\$145.9M+

Assets Under
Management²

359

Units Under
Management

7

Properties

3

Communities

Investor Benefits

- ✓ 12%-16% Total targeted annualized net returns³
- ✓ 12% annualized preferred net return⁴
- ✓ Targeted annual cash distribution of 6%, paid monthly⁵
- ✓ Access to all registered account investments
- ✓ Access to institutional-grade Canadian multi-family real estate
- ✓ Targeted long-term equity growth and monthly tax-efficient cash distributions⁶



Disclaimer: ¹Statistics Canada Table 17-10-0149-01 (Toronto CMA net population change); CMHC Housing Market Information Portal, Toronto CMA used as a proxy for the Greater Toronto Area. Forward-looking statements are illustrative and based on the sources cited; they are not a forecast or guarantee, and actual results may differ materially. ²Asset value reflects the estimated aggregate value of properties currently owned and operated by Lankin Investments and its affiliated entities, based on the most recent independent appraisals. This figure is not audited and may differ from fair market value. Asset values are subject to change based on market conditions and appraisal methodologies. ³Targeted total return includes anticipated net asset value appreciation and cash distributions and is presented net of all management and profit-sharing fees, and before investor tax liabilities. The return is calculated as a time-weighted return. The fund utilizes financing strategies that expose the portfolio to elevated refinancing risk, interest rate risk, reduced financial flexibility, and potential adverse impacts under changing market conditions. Furthermore, assumed leverage terms may not be available at the time of acquisition or refinancing. ⁴Targeted annualized net preferred return of 12% is presented net of all management and profit-sharing fees, and before investor tax liabilities. This return is not guaranteed. ⁵Target annual cash distributions of 6% of the issuance price, paid monthly. ⁶Distributions characterized as a return of capital may not be sustainable. Such distributions are not taxable in the year of receipt but will reduce the investor's adjusted cost base, resulting in a larger capital gain or smaller capital loss upon the eventual disposition of units. Investors should consult a tax professional regarding future tax liabilities. See the offering documents.

Investment Opportunities to *Accelerate Your Wealth*

Lankin Growth LP Fund



Lankin Real Estate Growth LP is a diversified portfolio of Canadian multi-family real estate focused on value creation, located in core markets, that targets to provide investors with long-term equity growth and quarterly cash distributions.

Total Portfolio Overview (As Of Q2 2026)

\$310M+

Assets Under
Management¹

1,258

Units Under
Management

14

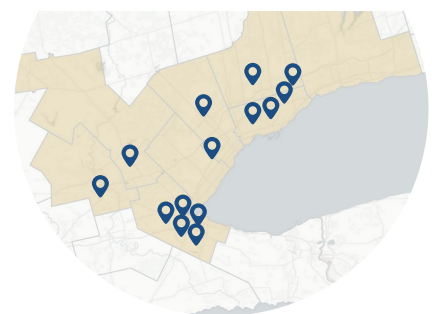
Properties

6

Communities

Southern Ontario

Greater Golden Horseshoe



Investor Benefits

- ✓ 10-12% Total targeted annualized net returns²
- ✓ 6%-8% Targeted annualized cash distribution, paid quarterly³
- ✓ Long-term equity growth and quarterly cash distributions⁴
- ✓ Personal and corporate tax advantages through a partnership structure⁵
- ✓ Distribution Reinvestment Plan (DRIP) available at 2% discount
- ✓ Access to institutional-grade Canadian multi-family real estate

Historical Fund Performance⁶

Fiscal Year	Series E
2023	8.3%
2024	9.4%
2025	7.9%
5-Year Average	10.6%

Disclaimer: ¹Assets under management includes Lankin Real Estate Growth LP's interest in an associated joint venture as of Q2 2026. ²Targeted Annual Total Net Return as of Q2 2026 includes anticipated net asset value appreciation and cash distributions and is presented net of all management and profit-sharing fees, and before investor tax liabilities. The return is calculated as a time-weighted return. The fund utilizes financing strategies that expose the portfolio to elevated refinancing risk, interest rate risk, reduced financial flexibility, and potential adverse impacts under changing market conditions. Furthermore, assumed leverage terms may not be available at the time of acquisition or refinancing. Any forward-looking statements herein are subject to the assumptions and risk factors stated in the Offering Memorandum. ³Targeted annualized cash distribution 6% of NAV. Not guaranteed; may vary. ⁴Distributions characterized as a return of capital may not be sustainable. Such distributions are not taxable in the year of receipt but will reduce the investor's adjusted cost base, resulting in a larger capital gain or smaller capital loss upon the eventual disposition of units. Investors should consult a tax professional regarding future tax liabilities. ⁵Reflects tax deferral, not exemption; CCA may be recaptured on disposition. Consult a qualified tax advisor. ⁶Time-weighted total net returns for the series and periods shown, including DRIP, reflecting NAV appreciation plus distributions, net of management and performance/profit-sharing fees applicable to each series, and before investor taxes and redemption charges. Fee structures and inception dates vary by fund and series — see applicable offering documents. **Past performance is not indicative of future results.** For information only; not an offer. Sold through registered dealers.

Investment Opportunities to *Accelerate Your Wealth*

Lankin Apartment REIT



10%-14%
Targeted Annual
Net Return²

Lankin Apartment REIT is a real estate investment trust designed to provide investors with targeted monthly cash distributions and long-term capital appreciation. The fund targets large 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 Overview (As Of Q2 2026)

\$588M+
Assets Under
Management¹

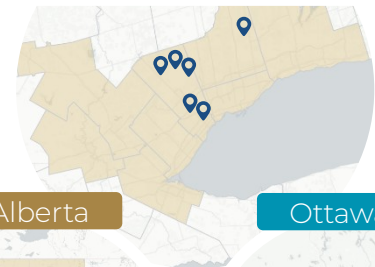
1,692
Units Under
Management

9
Properties

5
Communities

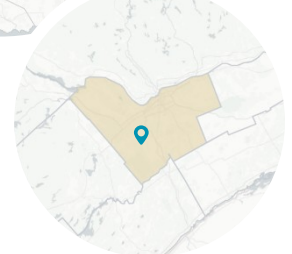
Southern Ontario

Greater Golden Horseshoe



Alberta

Ottawa



Investor Benefits

- ✓ 10%-14% Total targeted annualized net returns²
- ✓ 6-8% Targeted annual cash distribution, paid monthly³
- ✓ Distribution Reinvestment Plan (DRIP) available at 2% discount
- ✓ Access to eligible investment for all registered accounts
- ✓ Access to institutional-grade Canadian multi-family real estate
- ✓ Targeted long-term equity growth and monthly tax-efficient cash distributions⁴

Historical Fund Performance⁵

Fiscal Year	Series A
2025	14.9%
2026 YTD	6.7%

Disclaimer: ¹Includes Lankin Apartment REIT non-controlling interest in associated joint venture. ²Targeted annual total net return as of Q2 2026 includes anticipated net asset value appreciation and cash distributions and is presented net of all management and profit-sharing fees, and before investor tax liabilities. The return is calculated as a time-weighted return. The fund utilizes financing strategies that expose the portfolio to elevated refinancing risk, interest rate risk, reduced financial flexibility, and potential adverse impacts under changing market conditions. Furthermore, assumed leverage terms may not be available at the time of acquisition or refinancing. ³Targeted annualized cash distribution of \$0.81 per unit, paid monthly. Not guaranteed; may vary. ⁴Distributions characterized as a return of capital may not be sustainable. Such distributions are not taxable in the year of receipt but will reduce the investor's adjusted cost base, resulting in a larger capital gain or smaller capital loss upon the eventual disposition of units. Investors should consult a tax professional regarding future tax liabilities. Reflects tax deferral, not exemption; CCA may be recaptured on disposition. ⁵Series A total return in 2025, including DRIP. Net return is calculated based on the increase in the Net Asset Value (NAV) of the units plus distributions received, assuming the units are held for all of 2025. These returns are net of applicable management and performance fees but exclude taxes and redemption charges. **Past performance is not indicative of future performance.** This material is for information purposes only; should not be considered advice; and is not an offer to sell or a solicitation to buy any investments. Investments are sold through registered dealers. Terms and conditions apply. See the offering documents.

Track Record of Performance

Proven. Disciplined. Repeatable.

150 Hughson LP (56 Unit - Direct Investment Deal)

This deal reflects our ability to identify assets with value-creation potential, execute operational improvements, and monetize returns at the optimal time.

Opportunistic Value-Creation Execution
Original structure: Closed-Ended 3 Year Fund

The Outcome:

Investors received capital back earlier than initially projected due to strong operational execution and disciplined exit timing, generating a 24.37% total return and materially exceeding the 12% annual net preferred return.

Equity Raised:

\$5.06M

Investor hold period of
3 years

Target Annual Return:
14%

Equity Returned:

\$6.30M

Actual hold period of
1.6 years

24.4%
LP TOTAL RETURN¹

Lankin Apartment REIT

Institutional-Scale Growth Operating Platform

Targeting rapid capital formation, disciplined deployment, and returns that validate the strategy — a Fund designed for long-term investors.

- ✓ ~\$500M AUM Real Estate Fund built in just 18 months
- ✓ Significant capital raised from retail investors and family offices
- ✓ Diversified portfolio of institutional-grade Canadian multi-family real estate
- ✓ Achieved a 14.9% net return for Series A (including DRIP), squarely within the targeted annualized range, while Series F materially outperformed, delivering a 21.2% net return (including DRIP) — significantly above target.²

Lankin Real Estate Growth LP

Disciplined underwriting and long-term compounding, with no negative calendar year historically — designed to target long-term capital preservation and steady growth

- ✓ Targets to deliver stable investor returns, with no period of negative returns since fund inception
- ✓ Historically strong performance across varying interest rate and capital market environments
- ✓ Focused on strategic multi-family acquisitions in high-growth and resilient core Ontario rental markets

8+ Years of Operating Performance

Past 5-Year Annualized Net Return: 10.6%³

What 10.6% Means In Real Terms:

An Investor who placed \$100,000 five years ago would have approximately \$165,500 today.⁴

Disclaimer: Targeted total return includes anticipated net asset value appreciation and cash distributions and is presented net of all management and profit-sharing fees, and before investor tax liabilities. Refer to term sheet. The return is calculated as a time-weighted return. The fund utilizes financing strategies that expose the portfolio to elevated refinancing risk, interest rate risk, reduced financial flexibility, and potential adverse impacts under changing market conditions. Furthermore, assumed leverage terms may not be available at the time of acquisition or refinancing. ¹Time-weighted total net returns for the series and periods shown, including DRIP, reflecting NAV appreciation plus distributions, net of management and performance/profit-sharing fees applicable to each series, and before investor taxes and redemption charges. Fee structures and inception dates vary by fund and series — see applicable offering documents. Past performance is not indicative of future results. For information only; not an offer. Sold through registered dealers. Investor count includes all Lankin-managed issuers. **The investor return of 24.4% reflects the net return distributed to LP investors after repayment of the associated mortgage and closing costs; actual investor returns may vary depending on the timing of investment and applicable fees.** ²Series A and Series F total returns in 2025, including DRIP. Net return is calculated based on the increase in the Net Asset Value (NAV) of the units plus distributions received, assuming the units are held for all of 2025. These returns are net of applicable management and performance fees but exclude taxes and redemption charges. ³Based on actual 5-Year LP / Trust Series E total return (including DRIP). ⁴Growth of investment in Series E based on actual net returns over the trailing 5-year period, including participation of DRIP. Past performance is not indicative of future results.

Let's Connect

Have questions or interested in partnering with us?
Contact us today to explore investment opportunities.

Connect today

905-452-1305 | inquiry@lankin.com | www.lankin.com