

INVESTING IN VANCOUVER ISLAND LIFESTYLE COMMUNITIES

All Island Equity Real Estate Investment Trust ('All Island REIT') is uniquely positioned to empower lifestyle freedom through strategic investments in Vancouver Island's vibrant real estate market. Focused on investing in high-quality residential and commercial assets within desirable lifestyle communities on Vancouver Island.

All Island REIT aims to deliver stable quarterly distributions and capital appreciation by acquiring centrally located assets with below-market rents, low capital expenditures, and long-term development potential.

FUND DETAILS **

REIT Manager: AIE Management Inc.

Investment Type: Mutual Fund Trust

Inception Date: May 2017

AUM: \$292M [§]

Equity value: \$138M [§]

LTV: 52.62%[§]

WA Interest Rate: 3.35% [§]

Unit Price: \$18.87

Distribution per Unit: \$0.642 (3.4%)

Minimum Investment Size: \$10,000

Redemptions: Monthly

Targeted Annual Net Return: 8-12%

Third Party Appraisals: Annual

Auditor: Deloitte

Governance: Majority Independent Board

Management fee: 0.50% of GAVⁱ

Fundserv: RBS5100/5110 (A), RBS5101/5111 (F)

Plan Eligibility: RRSP, TFSA, RESP, RRIF, LIRA

WHY INVEST WITH US

01

Passive and attainable ownership of exclusive multi-family real estate on Vancouver Island

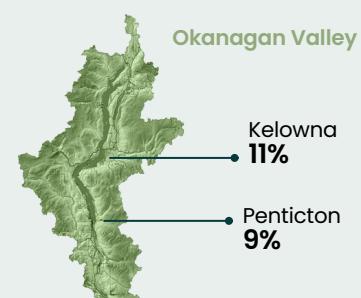
02

Tax-efficient distributions
(Typically 100% Return of Capital)

03

Stable pricing with low volatility
returns, unlike public REITs

PORTFOLIO (ASSET VALUE[§])



| PORTFOLIO TYPE | Leasehold | Residential | Commercial | 46 Total |
|----------------|-----------|-------------|------------|----------|
| 4 | 36 | 6 | | |

PORTFOLIO STATISTICS [§]

4.45%

Weighted Average Cap Rate

1,043

Units (Doors)

98%

Weighted Average Occupancy

\$1,386

Average Rent per Unit

\$1.81

Average Rent per Square Foot

^{**} Refer to the Offering Memorandum for full details.
[§] As at September 30, 2025 (unaudited)

ⁱ Per annum, payable quarterly

Annual calendar returns (%)

Unit Class

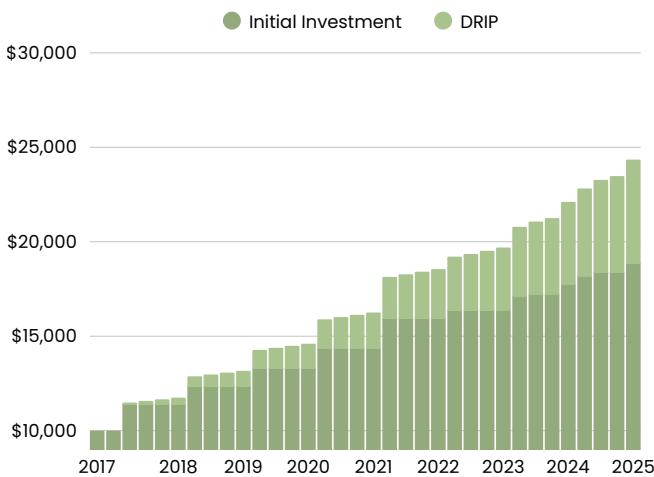
Net trailing returns (%)

| 9.76 | 10.21 | 13.00 | 5.08 | 11.08 | 9.05 | ← Class A DRIP → | 9.05 | 9.05 | 8.40 | 9.67 | 9.76 |
|-------|-------|-------|------|-------|-------|------------------|-------|--------|--------|--------|-----------------|
| 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | ← Timeline → | YTD | 1 Year | 3 Year | 5 Year | Since Inception |
| 10.83 | 11.29 | 14.11 | 6.10 | 12.14 | 10.14 | ← Class F DRIP → | 10.14 | 10.14 | 9.48 | 10.77 | 10.85 |

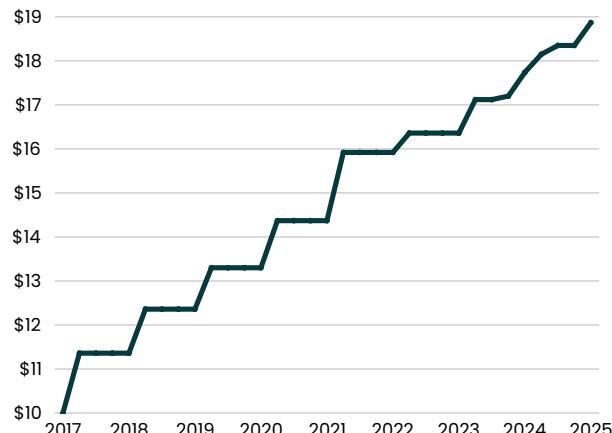
Note: Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown. Figures presented are as at December 31, 2025

PERFORMANCE HISTORY

Growth of \$10,000 since inception (Class F DRIP)



Unit price growth since inception



ADDITIONAL INFORMATION

Investor Relations
investors@allislandequityreit.com

www.allislandreit.ca

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Although forward-looking statements are based upon what management believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove accurate, as actual results and future events may differ materially. Management undertakes no obligation to update any such forward-looking statements if circumstances or management's estimates or opinions should change, except as required by applicable securities laws.

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Assets under management ("AUM") represents total assets. Loan to Value ("LTV") and Weighted Average Interest Rate ("WA Interest Rate") have been calculated based on the unaudited financial information as at September 30, 2025.

The Asset Management Fee is .50% of Gross Asset Value ("GAV"). For additional information on the Asset Management Fee and other fees payable AIE Management Inc. see the Offering Memorandum which is available on our website.