

# 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<sup>§</sup>

**Equity value:** \$138M<sup>§</sup>

**LTV:** 52.62%<sup>§</sup>

**WA Interest Rate:** 3.35%<sup>§</sup>

**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 GAV<sup>†</sup>

**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

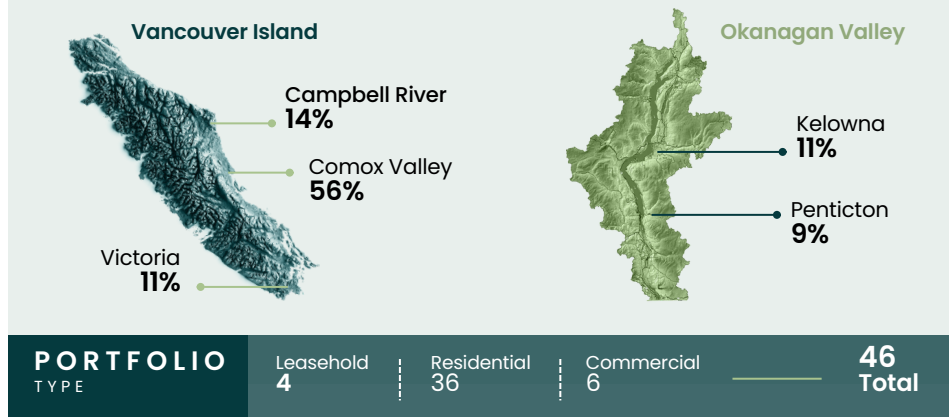
02

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

03

**Stable pricing with low volatility** returns, unlike public REITs

## PORTFOLIO (ASSET VALUE<sup>§</sup>)



## PORTFOLIO STATISTICS<sup>§</sup>

**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

<sup>\*\*</sup> Refer to the Offering Memorandum for full details.

<sup>§</sup> As at September 30, 2025 (unaudited)

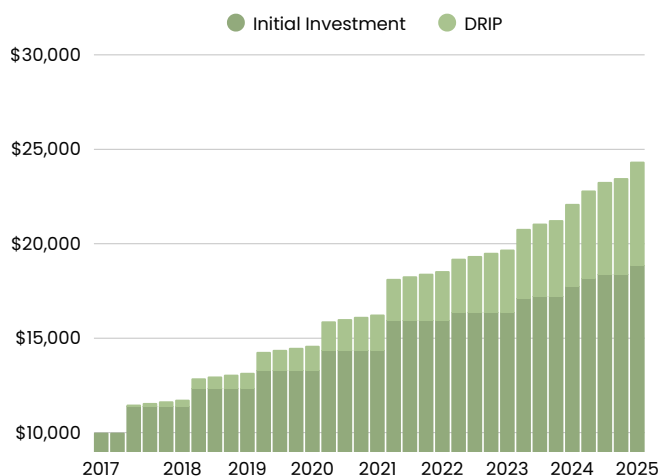
<sup>†</sup> Per annum, payable quarterly

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

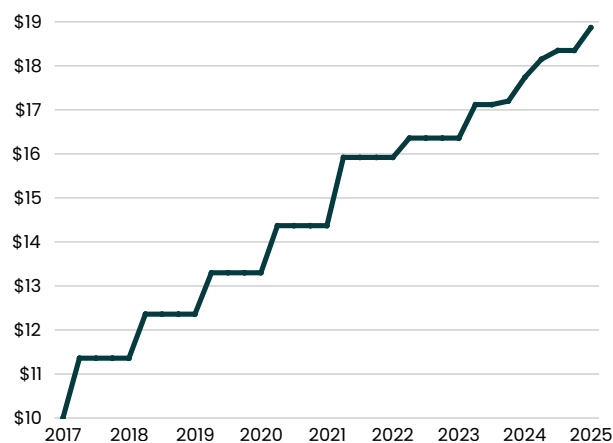
Note: Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown. Figures presented are as at December 31, 2025

## PERFORMANCE HISTORY

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



## Unit price growth since inception



## ADDITIONAL INFORMATION

Investor Relations  
[investors@allislandequityreit.com](mailto:investors@allislandequityreit.com)

[www.allislandreit.ca](http://www.allislandreit.ca)

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Certain information set forth in this letter may contain "forward-looking information" as defined under applicable securities legislation. Forward-looking information herein includes statements regarding the REIT's targeted returns and targeted distributions. These statements are not guarantees of future performance and undue reliance should not be placed on them. Forward-looking statements are based on a number of assumptions.

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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**PAST PERFORMANCE MAY NOT BE REPEATED:** Figures shown are past results and may not be indicative of future results. Current and future results may be lower or higher than those shown. Target returns and target distributions disclosed herein are for illustrative and informational purposes only and no assurance, representation, or warranty is made by any person that such targets will be achieved.

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.