

Form 51-102F3
MATERIAL CHANGE REPORT

ITEM 1 Name and Address of Company

Yorkton Equity Group Inc.
3165 Manulife Place
10180-101 Street
Edmonton, AB T5J 3S4

ITEM 2 Date of Material Change

January 15, 2026

ITEM 3 News Release

News Release dated January 16, 2026 was issued and disseminated on January 16, 2026 through the services of The NewsWire and filed that same date on SEDAR.

ITEM 4 Summary of Material Change

Yorkton Equity Group Inc. announced the successful closing of the acquisition of The Crystallina, a 184-Unit Multi-Family Residential Complex.

ITEM 5 Full Description of Material Change

The material change is fully described in the news release attached as Schedule "A".

ITEM 6 Reliance on Subsection 7.1(2) of National Instrument 51-102

None

ITEM 7 Omitted Information

Not Applicable

ITEM 8 Executive Officer

Ben Lui
Chief Executive Officer
Telephone: 780-409-8228 Ext 222

ITEM 9 Date of Report

January 16, 2026

SCHEDULE "A"

Yorkton Equity Group Inc. Successfully Closes the Acquisition of The Crystallina, a 184-Unit Multi-Family Residential Complex in Edmonton, Alberta

Edmonton, Alberta – (January 16, 2026) – Yorkton Equity Group Inc. (TSXV:YEG) (“Yorkton” or the “Company”) is very pleased to announce the successful closing of the acquisition of “The Crystallina”, a one hundred and eighty-four (184) unit multi-family residential complex in Edmonton constructed in 2016 and comprising of three condominium quality buildings and a free standing amenity building with a fitness centre, social room and leasing office, situated on approximately 3.81 acres of land overlooking the scenic Crystallina Lake, located in the desirable Crystallina Nera East neighborhood at 17904, 17908, 17912 and 17916 - 78 Street NW, Edmonton, Alberta (the “Property”).

This acquisition, previously announced on October 24, 2025, was successfully completed on January 15, 2026, for a purchase price of \$46.0 million and has been funded by a combination of the Company’s cash for the down payment and a Canada Mortgage and Housing Corporation (“CMHC”) insured mortgage of approximately \$44.3 million, inclusive of financing costs, that bears interest at a fixed rate of 3.692% for a 5-year term and is amortized over fifty (50) years. The Company paid a fee of 0.50% of the committed loan amount to a licensed mortgage broker for services in arranging the mortgage financing upon closing of the loan.

The Property was appraised at \$46.75 million with a projected total annual revenue of approximately \$3.6 million and a projected total annual Net Operating Income (“NOI”) of approximately \$2.2 million, as well as a capitalization rate of approximately 4.9%. The Property currently has an occupancy rate of 98.4%. Yorkton believes that there will be a strong potential to grow the NOI in the coming years.

“Yorkton is pleased to complete the acquisition of The Crystallina, adding another high-quality, condominium-grade rental property to our Edmonton portfolio,” says Ben Lui, President and CEO of Yorkton. “This follows our purchases of The Dwell (188 units) and The Fuse (125 units) and further increases our portfolio of high-quality, condominium-grade rental properties in Edmonton, Alberta. The city’s growing population, healthy economy, and affordable housing market make it an ideal location for expanding our portfolio. We look forward to successfully integrating The Crystallina into our portfolio and continuing our growth to enhance our profitable proposition for shareholders.”





The Property is comprised of fifty-one (51) one-bedroom with one-bathroom suites, ninety-seven (97) two-bedroom with one-bathroom suites, and thirty-six (36) two-bedroom with two-bathroom suites. The average suite size is 803 square feet and the total net rentable space is 147,826 square feet. Each suite is of condominium-quality and features an open-concept design, quartz countertops, stainless steel appliances, walk-in closets, and in-suite laundry. Each of the three apartment buildings features underground parking, with a total of one hundred and twenty-eight (128) underground stalls, in addition to one hundred and fifty (150) surface parking stalls. Additional amenities include a fully equipped fitness centre to support active lifestyle, a modern tenant lounge, a leasing office in the standalone amenity building, energy-efficient solar panels, a community garden and a pet run.

About Yorkton

Yorkton Equity Group Inc. is a growth-oriented real estate investment company committed to providing shareholders with growing assets through accretive acquisitions, organic growth, and the active management of multi-family rental properties with significant upside potential. Our current geographical focus is in Alberta and British Columbia with diversified and growing economies, and strong population in-migration. Our business objectives are to achieve growing Net Operating Income (“NOI”) and asset values in our multi-family rental property portfolio in strategic markets across Western Canada.

The management team at Yorkton Equity Group Inc. has well over 35 years of prior real estate experience in acquiring and managing rental assets.

Further information about Yorkton is available on the Company’s website at www.yorktonequitygroup.com and the SEDAR+ website at www.sedarplus.ca.

Neither the TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.

For further information on Yorkton, please contact:

Ben Lui, CEO - Corporate Office: (780) 409-8228

Yorkton Equity Group Inc. – Shareholder Communications: (780) 907-5263

Email: investors@yorktonequitygroup.com

Forward-looking information

This press release may include forward-looking information within the meaning of Canadian securities legislation concerning the business of Yorkton. Forward-looking information is based on certain key expectations and assumptions made by the management of Yorkton. Although Yorkton believes that the expectations and assumptions on which such forward-looking information is based are reasonable, undue reliance should not be placed on the forward-looking information because Yorkton can give no assurance that they will prove to be correct. Forward-looking statements contained in this press release are made as of the date of this press release. Yorkton disclaims any intent or obligation to update publicly any forward-looking information, whether as a result of new information, future events or results or otherwise, other than as required by applicable securities laws.

This press release does not constitute an offer to sell or a solicitation of an offer to buy any of the securities described herein in the United States. The securities described herein have not been and will not be registered under the United States Securities Act of 1933, as amended, or any applicable securities laws or any state of the United States and may not be offered or sold in the United States or to the account or benefit of a person in the United States absent an exemption from the registration requirement.