

# Investment opportunity overview

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## Opportunity for the investor:

### Offer and Terms:

- Preferred equity of 30% on the land of the project to be shared the Sponsor.
- We offer 8% annual return on the capital invested, 4% distributed quarterly and the other 4% distributed yearly.
- Buyout at 3 years of the capital invested with profit created with the entitlement of the land.

### Return Scenarios\*:

**Base Case:** Land appraised at 80M CAD, 30% equity for the investors represents 26.7M CAD

**Upside Case:** Land appraised at 65M CAD, 30% equity for the investors represents 19.5M CAD

**Conservative Case:** Land appraised at 55M CAD, 30% equity for the investors represents 16.5M CAD

\* This presentation is based on assumption and the density projected in our projections need to be approved by the city. Once the project is entitled completely (by end of 2024) the sponsor will provide to the investor the exact returns and profit for each parties.