



Targeted 12% return*



Targeted Immediate Distributions*



Ethically Compliant Sharia Board**

The answer is YES.

*There is no guarantee that targets will be achieved. **Sharia Board not yet constituted, oversight pending appointment.

See the **Offering Memorandum** for more information. Subscriptions available through **Belco Private Capital Inc. (registered Exempt Market Dealer)** under NI 31-103 s.8.5.

AG PROPERTY TRUST

A Private Real Estate Investment Trust

Your community trust.



IMPORTANT NOTICE & DISCLAIMER

This presentation is provided solely for informational purposes in connection with an offering of trust units (the “Units”) of AG Property Trust.

This presentation is a summary only and does not constitute an offering memorandum or prospectus. A formal Offering Memorandum dated October 9, 2025 (“OM”) has been prepared, filed on SEDAR+, and should be reviewed for complete information about the Trust, the Units, and the offering.

This presentation is incorporated by reference into, and is qualified in its entirety by, the OM, and has been filed with securities regulators as required under NI 45-106 – Prospectus Exemptions.

The securities described herein are offered on a private placement basis under the OM and other prospectus exemptions and are subject to resale restrictions under applicable securities laws. Investors may be required to hold the Units indefinitely.

No securities regulatory authority has expressed an opinion about these securities. Any representation to the contrary is an offence.

This presentation contains forward-looking information, including financial outlooks and projections, which are subject to risks, uncertainties, and assumptions that could cause actual results to differ materially. Forward-looking information is qualified in its entirety by the cautionary statements and risk factors contained in the OM. Investors should not place undue reliance on forward-looking information.

An investment in the Units involves significant risk and is suitable only for investors who can afford to lose their entire investment. Investors should carefully review the OM and consult with their own legal, investment, and tax advisors prior to making any investment decision.

REFERRAL PROGRAM

Earn \$\$\$ for referrals for:

1. \$10,000 Ticket Program
2. Share Swap Program
3. Non-Profit JV Program

2%*

*The referral program described herein is for information purposes only and is subject to applicable securities laws. Any referral fees will be paid only where permitted by law and in accordance with a written referral agreement. This program does not constitute an offer or solicitation to sell securities.

See the **Offering Memorandum** for more information. Subscriptions available through **Belco Private Capital Inc. (registered Exempt Market Dealer)** under NI 31-103 s.8.5.

OUR GOALS

- ✓ \$10,000 Ticket
- ✓ Full Occupancy
- ✓ Prime Locations
- ✓ Competitive Acquisitions
- ✓ Targeted Immediate distributions.*

*There is no guarantee that targets will be achieved.

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OUR
PARTNERS



PINNACLE

**OUR
INSTITUTIONAL TRUSTEE**



Canada's Trusted Name in Capital Markets

**OUR
INDEPENDENT AUDITOR**



2nd Largest Auditor in the World

OUR
INDEPENDENT FUND ADMINISTRATOR



Over \$60B Assets Under Administration as of 2024

**OUR
PRIMARY FUNDING PARTNER**



Canada's Housing Agency
Enabling Large-Scale Housing Projects

OUR
**CORPORATE, SECURITIES AND TAX
COUNSEL**

mcmillan

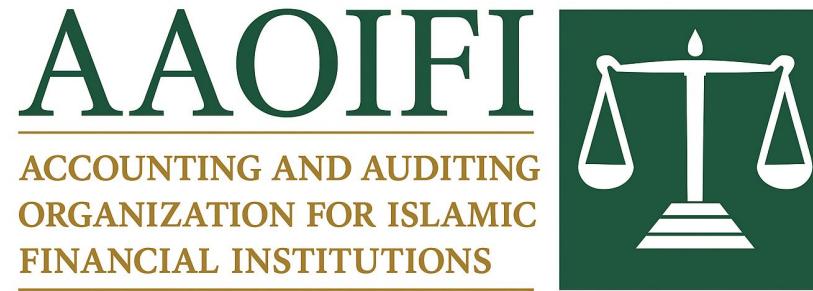
Nationally Recognized Bay Street Law Firm

OUR
EXEMPT MARKET DEALER



Licensed Exempt Market Dealer for private Investments

OUR ESG STRATEGY



Governance Framework for Ethical Investments

LEADERSHIP TEAM

**STEPHEN SPARLING**

President, Board of Governors

45+ yrs community builder, Former Oakville Deputy Mayor and Halton region Chair of Planning

**MOE AHMED**

Founder & CEO

14+ yrs real estate investment, \$2B pipeline, community focus

**TIMOTHY HARRIS**

Chief Operating Officer

16+ yrs real estate & investments, development + finance blend

**DR. ERIK SUOKAS**

Head of Investor Relations

15+ yrs sales & acquisitions, law + finance expertise

**ALEX GREGORY**

VP, External Affairs

15+ yrs external affairs executive – community, media & non-profit leadership

Moe Ahmed and Timothy Harris are officers.

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ALIGNMENT OF INTERESTS



“

As Founder and CEO of Ahmed Group, I am seeding the AG Property Trust with significant equity¹. This generational pledge tackles Canada's housing crisis, strengthens community, and builds lasting prosperity. The Trust safeguards wealth across generations, delivers tax-efficient opportunities, and stands as a permanent institution of trust and resilience.

”

— Moe Ahmed, Founder and CEO

¹ Final amount depends on valuations and transaction terms - possible real properties transferred to AG Property Trust or its subsidiaries in exchange for Units at fair market value.

THE STRATEGY

INCOME TODAY. DEVELOPMENT UPSIDE TOMORROW.

A SCALABLE, REPEATABLE MODEL ADDRESSING CANADA'S HOUSING SHORTAGE

- Focus: rentals + seniors living
- Prioritize sites near transit and services
- Strategy:
 - Zoning & densification upside
 - Stabilized income assets for distributions
 - JVs with faith aligned charities/non-profits for impact
 - **BUY, ADD VALUE, HOLD FOREVER!**

STRATEGY (CONT.)

CASH FLOW NOW. GROWTH FOREVER.

Impact:

- ✓ Targeted Immediate income for investors*
- ✓ Institutional-scale portfolio
- ✓ Long-term generational upside**

*There is no guarantee that targets will be met. **Forward-looking information; actual results may differ.

See the **Offering Memorandum** for more information. Subscriptions available through **Belco Private Capital Inc. (registered Exempt Market Dealer)** under NI 31-103 s.8.5.

AG | BRAMPTON APARTMENTS

- Core Brampton location
- 1,100 units, ~\$300M (~\$272K/unit)
- ~\$15M Downpayment
- Institutional-scale asset
- Transit + retail adjacency

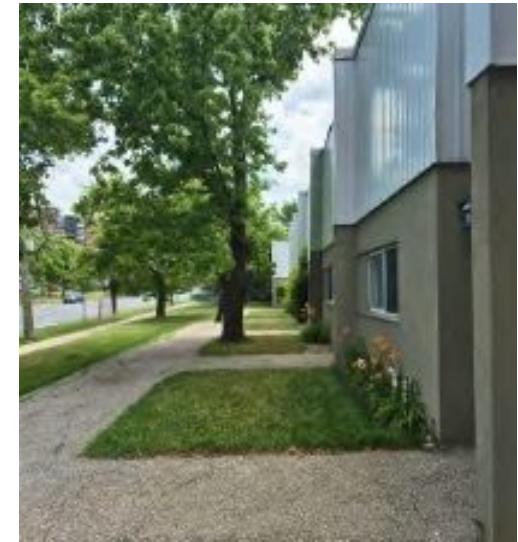


Illustrative and subject to change; acquisition depends on financing, and market conditions.

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AG | TORONTO TOWNHOMES

- 71 units
- \$24.5M (~\$345K/unit)
- Stable cash flow + densification upside



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OTHER PROJECTS

- Over 1 Thousand Units
 - Over 1 Million ft² GFA
 - Over 60 Storeys
 - Over \$1B Pipeline
-
- Prime locations
 - Transit + highway access
 - Top design teams
 - Retail + community focus



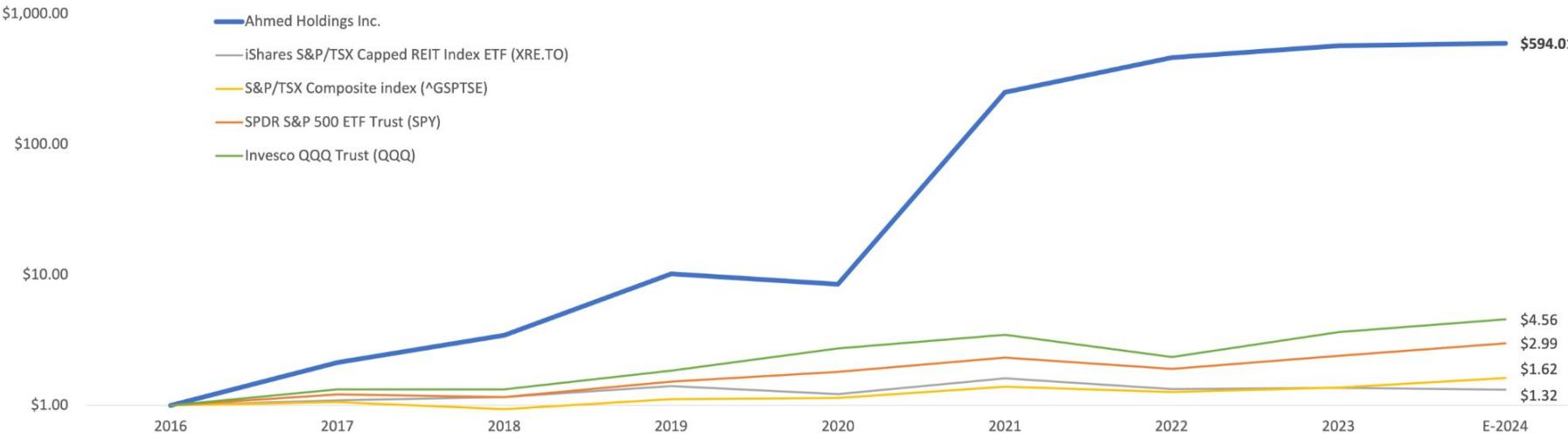
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LEADERSHIP TRACK RECORD VS. BENCHMARKS

AG

Growth of \$1



Past performance is no guarantee of future results.
Amounts for Ahmed Holdings Inc. are net of fees.

- **Ahmed Holdings Inc. (Blue Line):** Illustrates the cumulative growth of \$1 invested in Ahmed Holdings Inc. as a subsidiary of Ahmed Group, reflecting its long-term financial performance and contribution to the Ahmed Group's overall success.
- **iShares S&P/TSX REIT ETF (Gray Line):** Reflects Canadian real estate investment trust (REIT) market performance.
- **S&P/TSX Composite Index (Yellow Line):** Benchmark for Canadian stock market performance.
- **SPDR S&P 500 ETF (Orange Line):** Tracks the U.S. stock market's top 500 companies.
- **Invesco QQQ Trust (Green Line):** Highlights growth in technology-heavy Nasdaq-100 Index.

THE AG PROPERTY TRUST

Target Projections (MOIC):

10 Year: 3.1x

20 Year: 9.6x

There is no guarantee that targets will be achieved. Amounts net of fees.

PUBLIC LISTING STRATEGY*

BUILD. INSTITUTIONALIZE. LIST.

A DISCIPLINED ROADMAP TO BROADEN ACCESS AND LOWER COST OF CAPITAL.

- \$2 Billion Assets under Management or 5000+ doors
- Continue JV pipeline with non-profits across the country
- Prepare for listing TSX/TSXV with robust reporting and liquidity plan
- TARGETED LIQUIDITY



*There is no assurance that a public listing will occur within a particular timeframe or at all or that these goals will be met.

See the **Offering Memorandum** for more information. Subscriptions available through Belco Private Capital Inc. (registered Exempt Market Dealer) under NI 31-103 s.8.5.

TICKET PROGRAM

REALIZE YOUR DREAM

INVESTMENTS STARTING AT \$10,000.00. (ILLUSTRATION ONLY)



Immediate First-Year Advantage



\$10,000 investment

- ◆ Up to \$5,353 in tax savings* (Ontario top bracket)
- ◆ \$1,200+ target returns (capital appreciation and rental income)**



Up to \$6,553 total first-year benefit

= 65% economic gain in year 1**

*Not tax advice. Speak to your tax advisor before relying on anything herein. ** Projections are not guarantees. Actual results may differ materially.

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POTENTIAL GROWTH OF \$10,000 (ILLUSTRATION ONLY)

AG

Starting Amount:

\$10,000

Additional Contribution

\$0

Annually

Rate of Return:

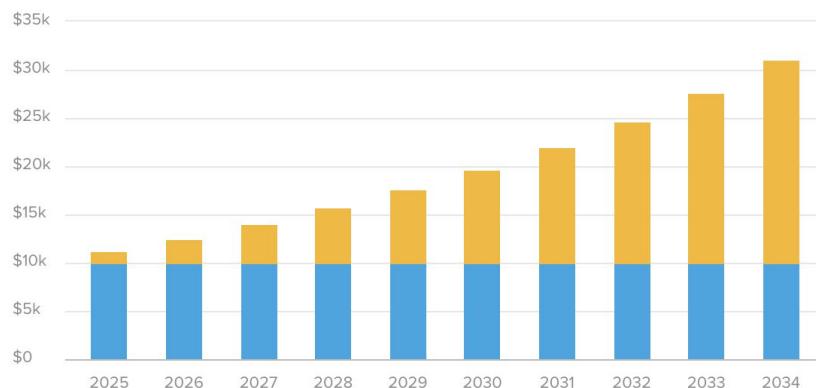
12.00 %

Years to Grow:

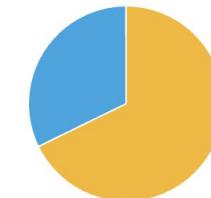
10

This investment will be worth: **\$31,058**

Investment Growth Over Time



Investment Balance at Year 2034



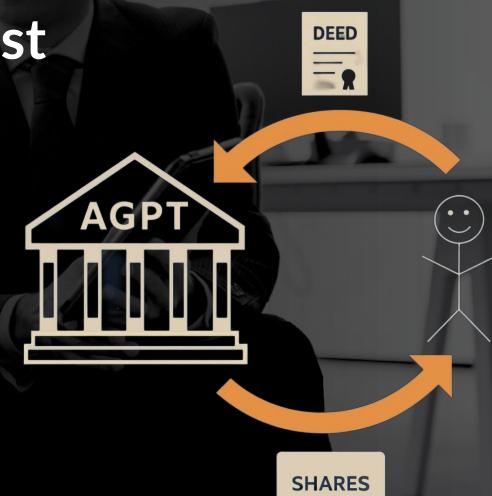
This illustration is for informational purposes only and is not intended to provide specific financial, investment, tax, legal, or accounting advice. The projected returns shown are **hypothetical** and based on the assumptions stated (e.g., \$10,000 initial investment, 12% annual return, 10-year period, no additional contributions). Actual results may differ significantly due to market conditions, fees, taxes, and other factors. Past performance is not indicative of future results. No assurance or guarantee of any investment outcome is expressed or implied.

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SHARE SWAP PROGRAM

TURN PROPERTIES INTO DIVERSIFIED UNITS—TAX-EFFICIENTLY.

- Property owners exchange assets for Trust units at NAV (subject to appraisal)
- Benefits:
 - Diversification into a portfolio
 - Liquidity via redemption policy
 - Continue participating in upside
- Safeguards: independent valuation, fairness committee, reps & warranties



NON-PROFIT JV PROGRAM

- Partnerships with charities and nonprofits
- Charities roll in land, AGPT puts up the cash
- Focus on socially responsible, community-driven development
- Projects aligned with ethical and faith-based values
- Shared vision of financial returns + lasting social impact

INVEST IN 3 SIMPLE STEPS*

1. Apply Today

- Complete quick KYC/Suitability with our Dealer Representatives

2. Subscribe & Fund

- Choose your ticket size (min. \$10K, RRSP/TFSA eligible).

3. Own & Earn

- Your capital is deployed into income-producing rentals & seniors living.

*Distributions and returns are not guaranteed. Investors should review the Offering Memorandum and consult their advisors before investing.

See the [Offering Memorandum](#) for more information. Subscriptions available through Belco Private Capital Inc. (registered Exempt Market Dealer) under NI 31-103 & 8.5.



AG PROPERTY TRUST

A Private Real Estate Investment Trust

Your community trust.



BOARD OF GOVERNORS



STEPHEN SPARLING

President, Board of Governors

45+ yrs community
builder, Former Oakville
Deputy Mayor and
Chair of Planning



**APPOINTMENT IN
PROGRESS**



**APPOINTMENT IN
PROGRESS**

SHARIA BOARD

(APPOINTMENT IN-PROGRESS)



**APPOINTMENT IN
PROGRESS**
Sheikh



**APPOINTMENT IN
PROGRESS**
Sheikh



AAOIFI



**APPOINTMENT IN
PROGRESS**
Sheikh

AG | THE PEARL

- 12 storeys in the Heart of Streetsville, Mississauga
- Walking distance to [Streetsville Square](#) & [Streetsville GO!](#)
- 142 units
- 133,000 SF
- Designed by IBI Arcadis
- Land Assembly



Illustrative and subject to change; delivery depends on approvals, financing, and market conditions.

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AG | 1800 MISSISSAUGA

- 15 storeys on Mississauga Road!
- 212 units
- 252,000 SF total
- Across the Street from Mississauga Golf and Country Club, one of Canada's most prestigious clubs!
- Off QEW Ramp, Easy Access to Toronto
- Design: IBI Arcadis, same team behind Design District and Hazelton, Yorkville!



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AG | DUNDAS 1

- Two towers: 11 & 24 stories, 568 suites
- 452,000 SF, with ground-floor retail
- Fronting Approved Major Transit Station connecting Toronto to Mississauga
- Designed by WZMH & IBI
- Strong integration with surrounding community



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PEACE VILLAGE | QUEBEC

- Affordable housing + community infrastructure
- Amenities: cultural/spiritual centre, healthcare, education, women's centre
- Green spaces, farming, commercial activity



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Historical

Multiple on Invested Capital in Ahmed Holdings Inc.
Real Estate Portfolio:

8 Year: 594x

2016 - 2024. Past performance is not indicative of future results. Amounts net of fees.