



TAWAKKUL

Private Real Estate Investment Trust



PINNACLE

AG

mcmillan



IMPORTANT NOTICE & DISCLAIMER

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

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.

A CORE ETHICAL STRATEGY OF AG PROPERTY TRUST

NO DEBT. NO INTEREST. NO COMPROMISE.

- Private Canadian real estate trust, fully Shariah-compliant
- Backed by institutional partners: TSX Trust, PwC, and Belco
- Designed for halal income and long-term stability

BUILT FOR THOSE SEEKING REAL HALAL WEALTH

- Many “halal” funds still rely on leverage or screened equities.
- Tawakkul eliminates debt entirely — returns come from real assets, not financial instruments.
- Serves investors who want both ethical integrity and competitive performance.

FAITH-ALIGNED. COMMUNITY-DRIVEN. INSTITUTIONALLY BACKED

- Capital directed toward housing and community development projects.
- Joint ventures with non-profits and faith-based partners.
- Transparent governance and real-world social impact.

OUR
PARTNERS



**OUR
INSTITUTIONAL TRUSTEE**



Canada's Trusted Name in Capital Markets

**OUR
INDEPENDENT AUDITOR**



2nd Largest Auditor in the World

**OUR
INDEPENDENT FUND ADMINISTRATOR**



PINNACLE

Over \$60B Assets Under Administration as of 2024

OUR
**CORPORATE, SECURITIES AND TAX
COUNSEL**

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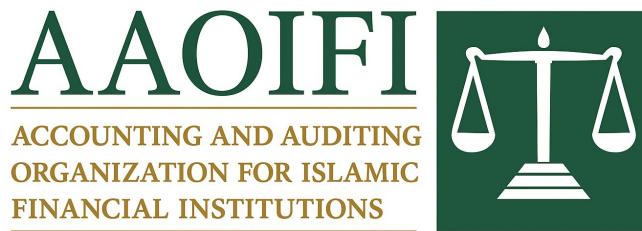
Nationally Recognized Bay Street Law Firm

OUR
EXEMPT MARKET DEALER



Licensed Exempt Market Dealer for private Investments

OUR ESG STRATEGY



Governance Framework for Ethical Investments

LEADERSHIP TEAM

**MOE AHMED**

Founder & CEO

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

**STEPHEN SPARLING**

President, Board of Governors

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

**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.

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.

ALIGNMENT OF INTERESTS



“

As Founder and CEO of Ahmed Group, I am seeding the Tawakkul Fund 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 Tawakkul Fund 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 LONG-TERM.**

STRATEGY (CONT.)

CASH FLOW NOW. GROWTH FOREVER.

Impact:

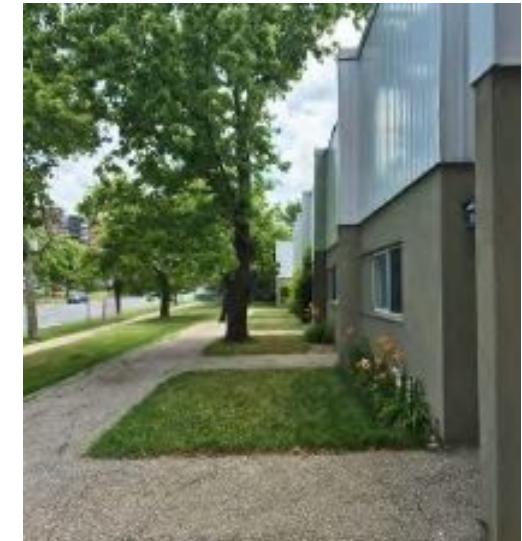
- ✓ Targeted Immediate income for investors*
- ✓ Institutional-scale portfolio
- ✓ Long-term generational upside**

*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 | TORONTO TOWNHOMES

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



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

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Mississauga

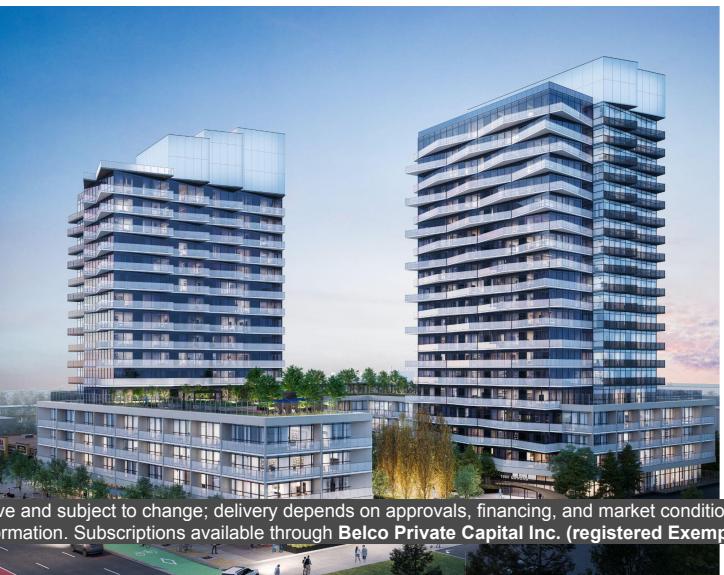




Burlington

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



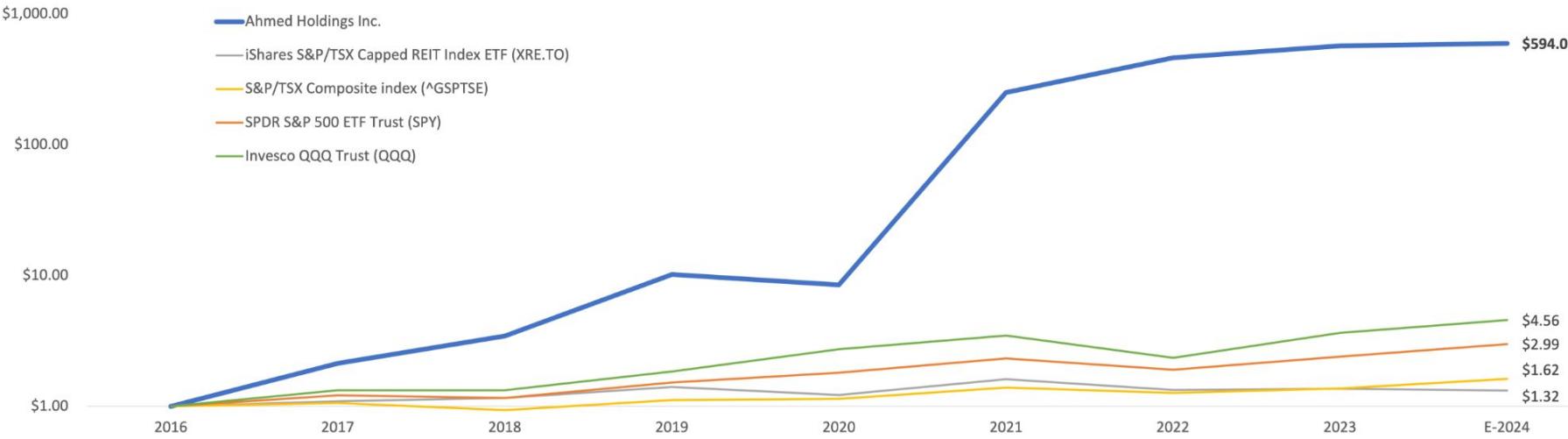
Illustrative and subject to change; delivery depends on approvals, financing, and market conditions.

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LEADERSHIP TRACK RECORD VS. BENCHMARKS

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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 TAWAKKUL FUND

Target Projections (MOIC):

10 Year: 3.1x

20 Year: 9.6x

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

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

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Starting Amount:

\$10,000

Additional Contribution

\$0

Annually

Rate of Return:

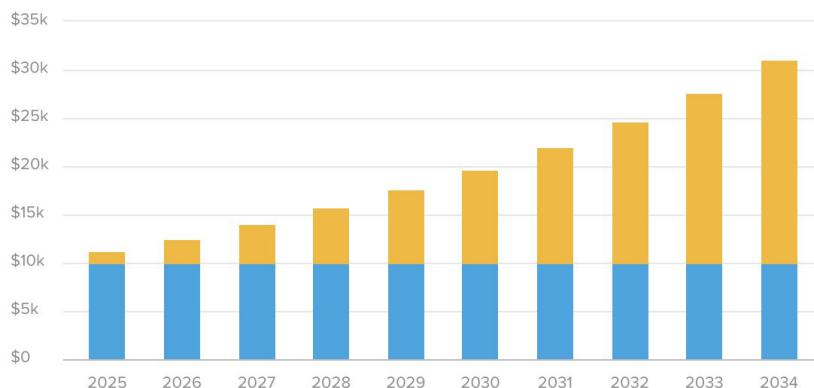
12.00 %

Years to Grow:

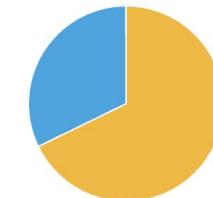
10

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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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**

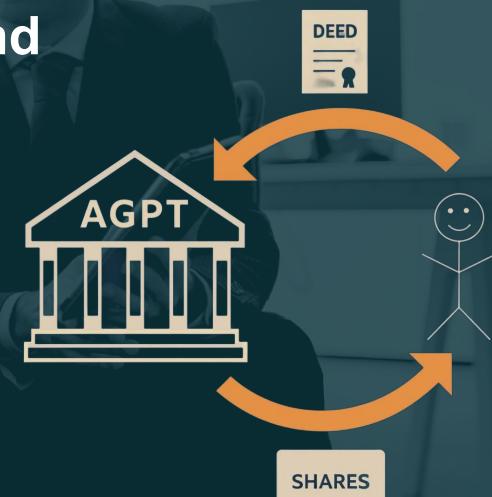
*Not tax advice. Speak to your tax advisor before relying on anything herein. ** Projections are not guarantees. Actual results may differ materially.

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SHARE SWAP PROGRAM

TURN PROPERTIES INTO DIVERSIFIED UNITS—TAX-EFFICIENTLY.

- Property owners exchange assets for Fund 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, Tawakkul 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

REFERRAL PROGRAM

Earn \$\$\$ for referrals for:

1. Ticket Program
2. Share Swap Program
3. Non-Profit JV Program

*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.

INVEST IN 3 SIMPLE STEPS*

1. Getting To Know You

- We know that your time and your money matters. We will meet with you to create a curated investment strategy just for you.

2. Fund Your Account

- Choose your investment (min. \$10K, RRSP/TFSA eligible) for your new Tawakkul Fund portfolio.

3. Make Du'a

- We take care of the investment, and you take care of being you. Your money is deployed into income-producing properties. Want more information? We're always on-hand to talk more about your investment.

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

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