

# CANTIRO

## OPPORTUNITY FUND

JUNE 2024

### CANTIRO

For over 25 years, the name, Cantiro, has inspired feelings of confidence, security, and integrity to our investors, financial partners, trade partners and employees.

We have a foundation of knowledge built upon our values of innovation, passion, entrepreneurial spirit and doing the right thing. The result is an award-winning integrated real estate company that transforms land into flourishing communities, homes, and buildings. **We create the environment for Amazing Lives to Happen.**



**3600**

Acres of raw land turned into communities that flourish



**\$500 M**

In assets under our management



**\$300 M**

In investor equity under management



**3000**

Homes built for Canadian families

### CANTIRO CAPITAL OPPORTUNITY FUND – Targeted Returns 15% to 18% <sup>(1)</sup>

Cantiro Group (“Cantiro”) has established the Cantiro Opportunity Fund (the “Trust/Fund”) and Cantiro Opportunity LP (the “Partnership”, and collectively with the Trust, the “Fund”), which allows investors to purchase units of the Trust and the Partnership. Cantiro and/or its affiliates will purchase a minimum of \$ 5,000,000 of the units.

The Fund will use proceeds from the sale of the units to make opportunistic investments in real estate development projects with the potential for enhanced value. The primary focus will be on purpose-built residential real estate.

Cantiro believes the timing for investing in real estate is ideal given the current housing shortage, increased immigration and the increase in government funding.

### CANTIRO OPPORTUNITY FUND PIPELINE <sup>(2)</sup>



#### Heritage Valley

Edmonton, Alberta | 145 Units

Start: Spring 2025

Completion: Fall 2026

Stabilized: Fall 2027

Approximate Project Value: \$41.2M



#### PLAZA 54

Calgary, Alberta | 321 Units

Start: March 2025

Completion: Fall 2027

Stabilized: December 2028

Approximate Project Value: \$170M



#### 200 West Block

Edmonton, Alberta | 104 Units

Start: Summer 2024

Completion: November 2025

Stabilized: Fall 2026

Approximate Project Value: \$37M

### INVESTMENT TERMS

SUMMARY OF THE UNITS	
OFFERING	Series B Units
PRICE	\$ 10 per unit
MINIMUM INVESTMENT	\$ 25,000
FUND TYPE	Open-ended mutual fund trust and open-ended limited partnership
ASSET MANAGEMENT FEE	1.75% per annum of the series net asset value ("NAV") waived until the first project receives an occupancy permit
DEVELOPMENT FEE	Up to 5% of the total development cost
ACQUISITION FEE	1.0% of the purchase price of development projects (third party acquisitions <u>only</u> )
PROPERTY MANAGEMENT FEE	If Cantiro is retained, not to exceed 5% of the gross rent of the development project
PREFERRED RETURN	7% <sup>(1)</sup>
CARRIED INTEREST	20%
DISTRIBUTIONS	Net income distributed upon disposition of development projects <sup>(1)</sup>
UPFRONT SALES COMMISSION	5.5%
TRAILING SALES COMMISSION	1.0% of the series NAV
UNITHOLDER LIQUIDITY	Quarterly redemptions <sup>(3)</sup>
REGISTERED FUND ELIGIBILITY	RRSP, RRIF, TFSA, etc. <sup>(4)</sup>

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Notes:

- (1) The target return, preferred return and distributions are not guaranteed. The target return includes cash distributions and appreciation on the value of development projects to be acquired and developed by the Fund, before taxes. Individual returns may vary based on timing of investments and series of units purchased. The expectation, timing and payment of distributions and achieving the target return is based on various assumptions and risks.
- (2) The acquisition of the projects in the initial pipeline is not guaranteed and is subject to ongoing negotiation and other factors beyond Cantiro's control. The timelines and value are preliminary and subject to change.
- (3) Redemption of units of the Trust and the Partnership are subject to restrictions set out in the declaration of trust of the Trust and the limited partnership agreement of the Partnership. The redemption price of series B units will be equal to the value of the underlying series B units of the Partnership if each development project were sold for its fair market value and the proceeds were distributed through the waterfall, multiplied by a redemption price percentage based on the length of time a unit is held.
- (4) The Trust is intended to qualify as a "mutual fund trust" for the purposes of the *Income Tax Act* (Canada).

\*This document relating to Cantiro, the Trust and the Partnership is strictly confidential and is for the sole use of persons who are duly qualified and registered under applicable Canadian securities laws as either an advising representative of a portfolio manager (an "Advisor") or as a dealing representative of an investment dealer or exempt market dealer (each, a "Dealer"). The document is not approved for use by or for investors or prospective investors or by or for Advisors or Dealers acting outside of their professional capacities. Neither this presentation nor the contents hereof are to be reproduced, in whole or in part, or distributed in any manner whatsoever to any person.

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