

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.⁽¹⁾**



3600

Acres of raw land turned into communities that flourish



\$520M

In assets under our management



\$265M

In investor equity under management



3000

Homes built for Canadian families

CANTIRO CAPITAL OPPORTUNITY FUND – Targeted Returns 15 to 18% ⁽²⁾

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 currently holds approximately \$6,000,000 of Units. The target raise of \$15,000,000 from existing “Friends and Family” Investors, with approximately \$11,000,000 raised to date.

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 domestic migration and immigration, and the increase in government funding.

The Fund will be eligible for Registered Account funds (RRSP, TFSA, etc.) ⁽³⁾

CANTIRO OPPORTUNITY FUND PIPELINE ⁽⁴⁾



HERITAGE VALLEY

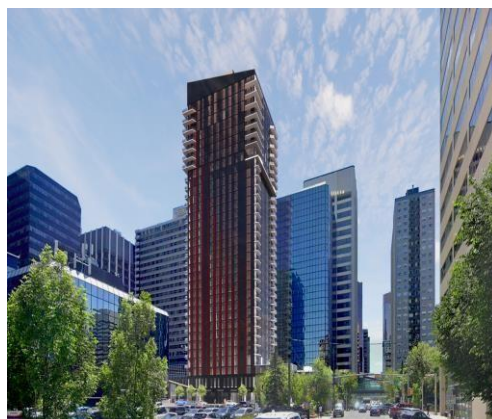
Edmonton, Alberta | 145 Units

Start: Spring 2025

Completion: Fall 2026

Stabilized: Fall 2027

Approximate Project Value: \$41.2M



631 4th AVENUE SW

Calgary, Alberta | 315 Units

Start: Summer 2025

Completion: 2028

Stabilized: 2028 / 2029

Approximate Project Value: \$177M



KENTON FLATS

Spruce Grove, Alberta | 74 Units

Under Construction

Completion: Late 2025

Stabilized: Sept 2026

Approximate Project Value: \$20.2M

INVESTMENT TERMS

SUMMARY OF THE UNITS	
OFFERING	Series B Units
PRICE	\$ 10.13 per unit ⁽⁵⁾
MINIMUM INVESTMENT	\$ 25,000
FUND TYPE	Open-ended mutual fund trust and open-ended limited partnership
ASSET MANAGEMENT FEE	1.00% 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% ⁽²⁾
CARRIED INTEREST	20%
DISTRIBUTIONS	Net income distributed upon disposition of development projects ⁽²⁾
UNITHOLDER LIQUIDITY	Quarterly redemptions ⁽⁶⁾
REGISTERED FUND ELIGIBILITY	RRSP, RRIF, TFSA, etc. ⁽³⁾

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Notes:

- (1) These numbers provide the statistics related to Cantiro Asset Management Corporation's (the manager of the Trust and the Partnership) and its affiliates' businesses to illustrate their experience in the real estate and development sector. The inclusion of this data is not intended, nor should it be construed, to imply that the Trust has the operating history or past performance of Cantiro Asset Management Corporation. Past performance is not indicative of future results.
- (2) 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.
- (3) The Trust is intended to qualify as a "mutual fund trust" for the purposes of the Income Tax Act (Canada).
- (4) 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.
- (5) Price is as of July 1, 2025, and following the date of this sheet, the price per Series B Unit will be determined by the Manager with reference to the net asset value of the Series B Units of the Partnership.
- (6) 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 is each development project were sold for its fair market value and the proceeds were distributed through the waterfall.
- * An investment in the Trust and Cantiro Opportunity LP (the "Partnership", and collectively with the Trust, the "Fund") is highly speculative and involves a number of risks, including due to the nature of the Fund's business, the risks inherent in the Fund's investment strategies and the fact that the Fund has no operating history. Only investors who are willing to rely solely upon the ability, expertise, judgment, discretion, integrity and good faith of the management of the Cantiro Asset Management Corporation (the "Manager") and its affiliates (collectively, "Cantiro"), who do not require immediate liquidity of their investment and who can afford a total loss of their investment should consider an investment in the Fund. This document does not provide disclosure of all information required for an investor to make an informed investment decision and is qualified in its entirety by the disclosure in the Offering Memorandum. Prospective investors should read the entire Offering Memorandum and consult with their own professional advisors to ascertain and assess the income tax, legal, risks and other aspects of their investment in the Fund before making an investment. There is no guarantee of performance and past or projected performance is not indicative of future results. No person has been authorized to give any information or to make any representation not contained in this document or the Offering Memorandum. No securities regulatory authority has assessed the merits of, or expressed an opinion about, these Securities or the information contained in this document or the Offering Memorandum. The Securities will only be offered and sold in such jurisdictions where they may be lawfully offered for sale and, in such jurisdictions, only by persons permitted to sell such Securities. The Securities may only be sold to prospective investors who reside in certain provinces and territories of Canada and who meet certain eligibility criteria on a basis which is exempt from the prospectus requirements of applicable Canadian securities laws. The Securities have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the "U.S. Securities Act") or the securities laws of any state of the United States and may not be offered or sold within the United States or to or for the account or benefit of U.S. persons (as such term is defined in Regulation S under the U.S. Securities Act). This document does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to purchase or subscribe for, any securities, nor shall any part of this document form the basis of, or be relied on in connection with, any contract or investment decision in relation to any securities. This document does not constitute any form of commitment, recommendation, representation, or warranty on the part of any person. No reliance should be placed on the completeness of the information contained in this document.