



AGINVEST FARMLAND ONE INC. Q4 2020 SHAREHOLDERS UPDATE

FEBRUARY 2021

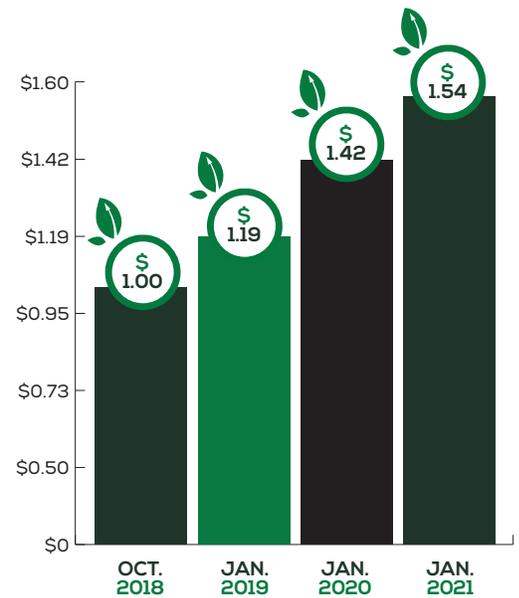
WELCOME

Welcome to AGinvest Farmland One Inc.'s (AG1) quarterly update. We hope everyone is staying safe and well as we continue to navigate the COVID-19 pandemic. We are pleased to share that our Corporation has posted positive returns, as you will see in greater detail in this report. Full explanations on Corporation performance and commentaries are below. As always, we thank you for your investment and support. If you have any questions or would like more information, please don't hesitate to contact us.

NET ASSET VALUE

AGI’s financial statements have been prepared in accordance with IFRS. The Company uses a number of other financial measures to monitor its performance and believes that these measures may be useful to investors in evaluating the Company’s operating performance and financial position. These measures may not have standardized meaning or computations as prescribed by IFRS that would ensure consistency between companies using these measures and are therefore considered to be non-IFRS measures.

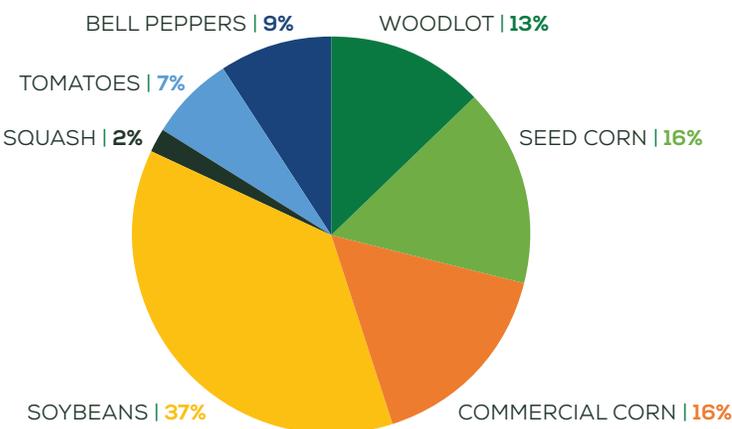
The corresponding chart is based on a non-IFRS measure of net assets per shares calculated without the inclusion of deferred tax liabilities. This value does not reflect any performance fees for investors. The December 31st, 2020 adjusted Net Asset Value per share is \$1.54 which represents a 15.5% compound annual growth rate (CAGR) since the Company launched in 2018. The Company made the decision to adopt International Financial Reporting Standards (IFRS) for the presentation of its financial results as described above. Previously, the Company used Accounting Standards for Private Enterprises (ASPE) but switched to IFRS, which is more globally recognized and preferred by sophisticated investors. As a result of this change in reporting standards, some small changes in prior year results and adjusted NAVs have come about. The details and adjustments are fully outlined in the Audited Financial Statements.



All values have been updated to reflect the transition to IFRS reporting.

ASSET PROFILE

AGI currently owns and manages eight individual farms totalling 619 acres. As you will see in the pie chart below, the 2020 crop types and percentages were: soybeans 37%, seed corn 16%, commercial corn 16%, woodlot 13%, bell peppers 9%, tomatoes 7% and squash 2%.



OPERATIONAL UPDATE

BUSY FALL AND WINTER



The late fall and winter months are important times of year on the farm. It is during these months that tiling and other optimization projects occur. With crops harvested, farmland improvements become the focus for the team at AGinvest. The photo (left) is an example of one of these improvements: a field tile installation. Providing drainage on the farm provides the opportunity for a significant increase in the productivity of the land. Why do we tile? In Ontario we have consistent rainfall and in some cases too much rainfall. Therefore, improving the drainage systems on our farm properties is a key optimization strategy for AGinvest.

2020 was a very productive year for all of the farms in the AGinvest portfolio. Looking ahead for this year we are excited about how plans are shaping up. Current crops scheduled to be planted for “Plant2021” include corn, soybeans, wheat, bell peppers, asparagus, cucumbers, sweet corn and tomatoes. We work closely with our grower partners on all of our AGinvest farms, to ensure we are optimizing soil health and maintaining sustainable agricultural practices.

UPDATE FROM OUR SENIOR VICE PRESIDENT OF BUSINESS DEVELOPMENT

We saw a heightened interest in Q4 as investors increasingly realized the importance of owning real assets in their investment portfolios. Our new fund experienced good inflows with more capital committed for the new year. As governments around the world rolled out more aggressive spending programs, injecting more money into economies, asset prices reacted throughout the second half of 2020. Commodity prices also experienced sharp increases, including agricultural commodities like corn, which was up almost 30% on the quarter. Other commodities like copper and lumber saw even more dramatic increases. Given the ongoing issuance of new money, it should not be surprising to see commodities and real assets increase in price. These increases have also begun to show up in farmland prices, which have historically been highly correlated to increases in inflation. We believe that as governments continue with these programs, it will become even more important to own assets such as farmland which have historically been one of the best inflationary hedges.

As the calendar turned on 2020, we learned that Bill Gates has been aggressively accumulating farmland and is now the largest individual owner of farmland. We have a new post to our blog that discusses some of the reasons why a tech entrepreneur might have set his sights on farmland. We encourage you to have a read.

To read Anthony’s full note, please click here:

<https://aginvestcanada.com/maybe-its-time-to-be-like-bill/>

CORPORATE UPDATE

Despite the challenges created by COVID-19, we have had a very busy fall and winter. We moved our meetings with potential investors online and have also participated in a number of webinars and conference panels. Here is a sampling of some of our recent activities this quarter:

Investor Tours

While there was an easing of pandemic restrictions in our region, we welcomed a small group of investors to southwestern Ontario for a two-day tour of our AGINvest properties. This allowed our investors to see their investments first-hand, meet the farmers and learn more about the day-to-day operations as well as learn more about this bountiful agricultural region.

We will be planning additional investor tours once it is safe for gatherings again. We will be sending out this information to our investors through our usual communication channels with updates.

Ontario Agricultural Conference

We were a proud sponsor of this annual agricultural conference which is one of the largest and most well-attended ag gatherings in the country. This year it moved to a virtual format which meant even higher attendance and opportunity for exposure. The roster of speakers and topics was top notch and we have already received several expressions of interest from attendees who would like to work with us.

Farm Transition Appreciation Day

Our CEO Kent Willmore was a keynote speaker at this national event on January 12, 2021, speaking to an audience across Canada about the critical issue of transition planning on the farm.

Outreach and Business Development

During this time of online meetings and conferences we are always open to providing virtual presentations about our products and services. If you have a favourite podcast, columnist, radio or TV show you think might be an appropriate audience for an AGINvest pitch, please let us know. We would be happy to follow up.

Welcome Ron Stevens

As our roster of farms continue to grow, so do the operational needs of AGINvest. We are very happy to welcome Ron Stevens to the AGINvest team as our Operations Manager. Born and raised in the farming community of Blenheim, Ontario, Ron has a passion for innovation, start-ups and entrepreneurship. Welcome Ron! If you'd like to reach out to Ron please email Ron.Stevens@AGInvestCanada.com or 519-352-8413.



IN CLOSING

Thank you for investing with us and for your positive referrals. Many of our new investors have arrived as a result of positive referrals that our current investors are providing.

We are working hard every day to improve the productivity on our farms with a continued focus on surfacing value for our investors. As we look ahead to our fourth year of operation, we will continue to work with our growers to both improve and protect the soil characteristics on all of the farms. Know that your farm properties are a well-managed, capital preservation-focused, Canadian investment regardless of how markets behave or how COVID-19 impacts our world.

I also want you to know that our growers are very pleased with their relationship with AGinvest. You are making an impact on the farmers who work with us! They love the relationship and ease in which they can engage with AGinvest. In particular we are helping young farmers, and Ontario needs more young farmers. We are also making a difference with the land and with the environment. Our Grower Agreements focus on soil quality, carbon sequestration and managing water efficiently. We have several farms with a beautiful green cover crop growing. This is a tell-tale sign that the land is being cared for. **Your** land is being cared for and the system is working.

Looking ahead, we are preparing to finalize some very exciting new developments that will materially grow the scale of AGinvest's business and hope to update you soon on this! We are excited to move forward as a company. We are excited to provide farm families with a great opportunity. We are excited to provide our investors with an impactful investment that makes them proud.

Wishing you a safe and healthy winter,

Kent Willmore

Kent Willmore



Real Assets. Real Results.

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