

INVESTING FOR GROWTH ROOTED IN ONTARIO FARMLAND





GROWTH & FLEXIBILITY FOR TODAY'S FARM FAMILY

Explore the unique options available that can help you and your family. Options that include cash to grow your farm business now and flexibility for a smooth transition in the future.

Our innovative Land-Share Exchange Program offers Ontario farmers the opportunity to own and operate their farmland while enjoying the liquidity that allows:

- Flexible planning for your business and family
- Exceptional tax efficient strategies
- Simplified farm succession and retirement planning
- Operational growth
- Debt reduction
- Operational partnerships

Simple Succession

Exchanging the value of your farm for shares in the AGinvest Farmland portfolio lets you turn farmland into assets that can be easily dispersed to loved ones, without dividing and divesting your working acreage. Your successors can also choose, jointly or individually, whether:

- To continue operating and expanding the farm business directly, or
- To participate in its operation as shareholders, or
- To liquidate their shares for cash

This approach to transition also allows for flexible retirement planning. The AGinvest Growers arrangement provides operating agreements and partnerships that work well for farmers looking to “change the pace” of their current business.

NEW OPPORTUNITIES WITH LAND-SHARE EXCHANGE

Flexible Planning

Land-Share Exchange simplifies estate planning by providing dispersible investment shares to distribute among loved ones, instead of dividing up or selling off family farm properties. For farmers who wish to continue operating the farmland, AGinvest provides a Grower program that keeps you working on the land while you participate in the growth of your farmland's value.



Immediate Liquidity

Use AGinvest's Land-Share Exchange program to enjoy the flexibility of partial farm liquidity now and partial or full liquidity in subsequent years. You can, for example, request a combination of cash and shares in return for your current property.

You can then use the proceeds to:

- Reduce existing debt
- Purchase new equipment
- Increase your acreage
- Invest outside the farm



Tax Efficiency

Land-Share Exchange offers you, the farmland owner, the choice to receive shares instead of cash, which then defers your tax liability on capital gains to a later date. The taxes you save are then invested back into Ontario farmland in a professionally managed portfolio that continues to earn attractive returns.

Ownership of your shares in AGinvest Farmland Three Inc. provides successors with a very unique tax strategy. Each shareholder retains their eligibility for lifetime capital gains exemption and significant tax savings if and when they choose to sell.



Productivity

Farmland optimization is a key strategy used by AGinvest every time we are involved in a farm. AGinvest raises capital specifically to increase the value of Ontario farmlands. For example, we often find that tiling fields for improved drainage brings exceptional value to both investors and farm operators. The productivity gains from our optimization investment leads to upward valuation of the land over time.



LAND SHARE EXCHANGE PROGRAM



Knowing farming as we do, we know that no single solution could ever solve the needs of all. Every farm, every farmer and every farm family have their own characteristics, priorities and needs.

That's why our innovative Land-Share Exchange Program offers many options –any one of which will provide you and your family with both immediate and long-term financial prosperity.

Land-Share Exchange is a unique way to obtain liquidity, while not giving up the ability to farm the land. Having this unique option can be beneficial for parents who seek to fairly distribute equity to loved ones without giving up operational control of the farmland.

Some of you are at a point in your lives where you are planning for retirement. Some of you wish to keep farming and will want to select an option that best allows you to continue to farm and even expand the land base you have spent your life cultivating.

With each of the three scenarios displayed, for illustrative purposes, we have established a farm value of \$2 Million (CDN) and have split the return on the sale of the farm between cash and shares. As always, taking into consideration your family's needs and your capital gains exemption opportunities, you have the ability to determine the cash-share ratio that works best for you.

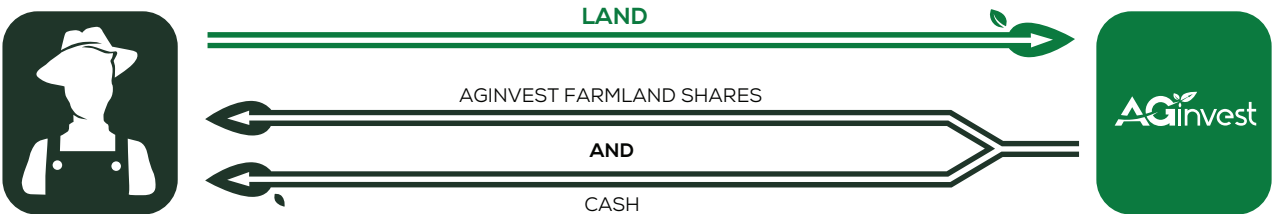
Again, we know every farm family's situation is unique. That is why we offer you the flexibility to select the option and make the choices that best benefit you and your loved ones.



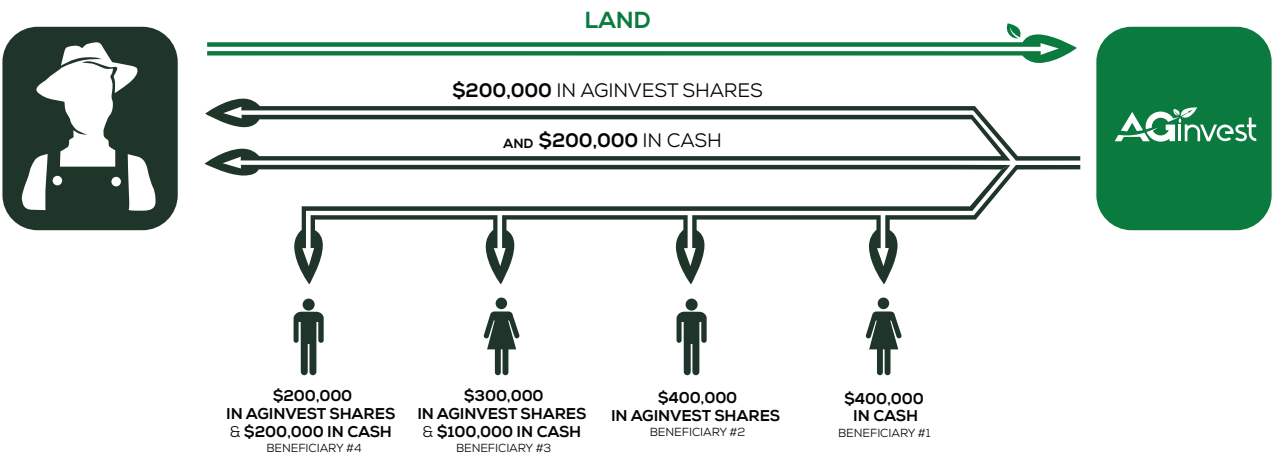
YOU HAVE OPTIONS

For purposes of example only we have established a farm value of \$2 Million (CDN)

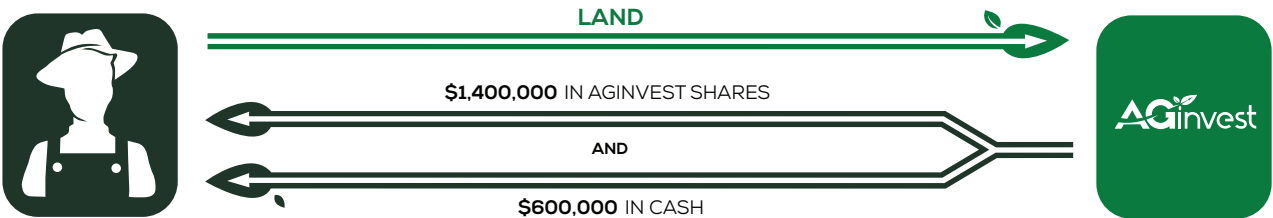
Liquidity and Land Diversification



Plan Your Estate and Legacy



Continue Farming and Expand Operations





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MITCH ROSS

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My name is Mitchell Ross, I was born and raised in Chatham Kent, graduated from Ridgetown College in 2015. Since then I have been working on the family farm with my father and grandfather. This past year my father and I were looking at what options we had to expand our acreage. The farm was not in a position at the time to purchase farmland, and as a young farmer purchasing my own farm was not in the cards. In turn I contacted AGinvest. I had heard positive things about AGinvest and being it was local to Chatham-Kent it was a great fit. Kent Willmore and his team have been wonderful to work with, right from our first conversation, exploring options, obtaining land and finalizing the grower agreement. This agreement; one of many benefits that AGinvest has to offer, worked out well, our farm is able to operate and facilitate the farmland as we would our own. My family and I are looking forward to building a strong relationship with AGinvest over the coming years.

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Real Assets. Real Results.

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Signatory of:



FUND ACCOUNTING



AUDIT



LEGAL



APPRAISAL



APPRAISAL

