



Sagamok Annual General Meeting and Community Forum

Presented by: Ryan McLeod

Date: October 17, 2025

Presentation Overview

1. Urban Housing Development
2. Community Trust Value
3. Minors' Trust
4. Health Care Real Estate Investments
5. Other Investments
6. Community Centre

Urban Housing Development

- Sagamok Anishnawbek is constructing three 40-unit apartment buildings (120 units in total) consisting of one- and two-bedroom apartments at 201 South Market Street in Sault Ste. Marie
 - Construction is anticipated to be complete in Summer 2026, with rental availability shortly thereafter
 - Rental preference will be given to members of Sagamok Anishnawbek, including for students studying in Sault Ste. Marie



Financial Details

- Construction costs are expected to be ~\$45 million
- Sagamok is investing \$7 million equity, with the remaining balance of \$38 million being financed
- This development is expected to generate between \$250,000 and \$350,000 per year, in addition to the growth in equity of the buildings and property

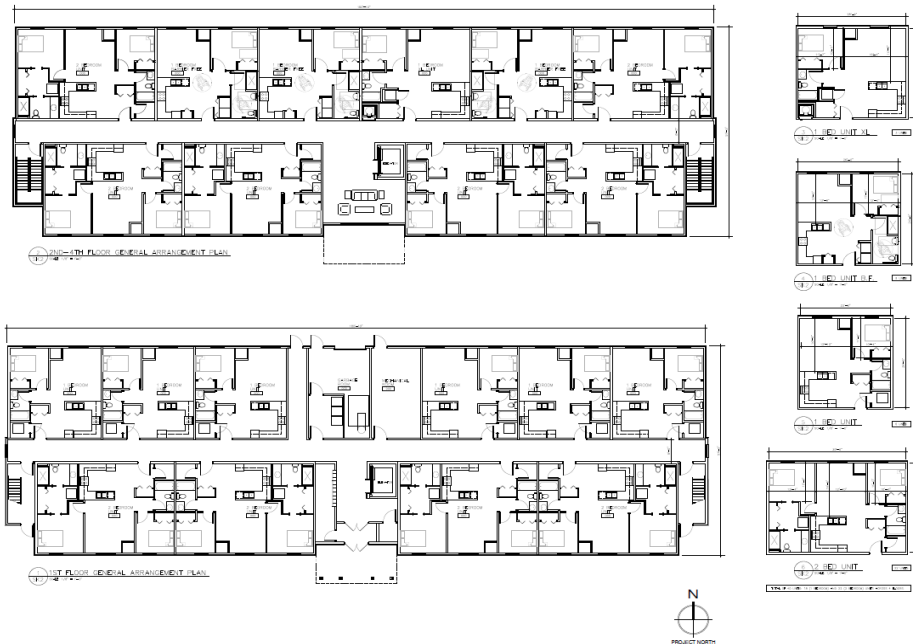
Growing Demand

- A housing needs assessment for Sault Ste. Marie shows that 3,115 new housing units will be required over the next 11 years
- 30% of units will be designated as affordable rental units, in alignment with Canada Mortgage and Housing Corporation guidelines

Urban Housing Development

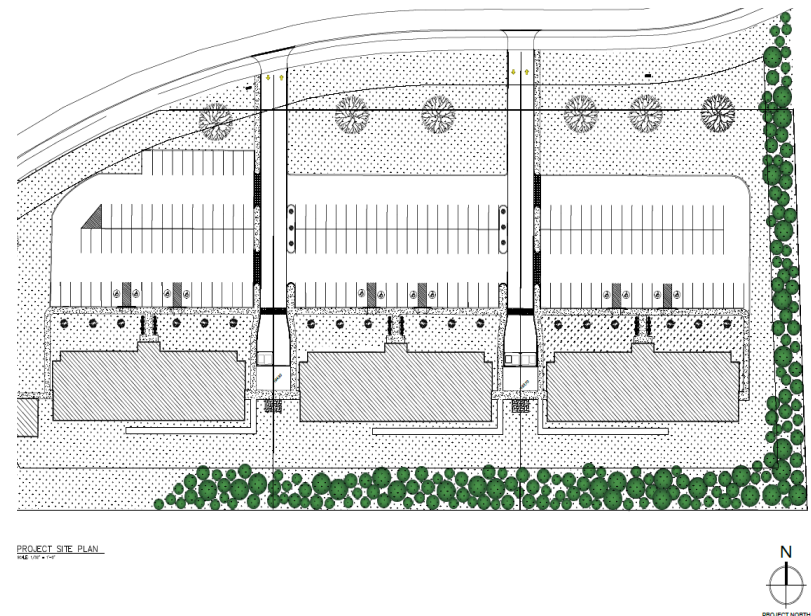
Unit Details

- One- and two-bedroom units will be available, including accessible units in all three buildings
- An elevator will be located at the main entrance to access all floor levels
- Balconies with covered porches will be available for all units



Location

- The buildings are located along main transportation routes with public transit access
- In proximity to grocery and key necessity stores, educational institutions and other amenities



Community Trust Value

- As of June 30, 2025, the current value of the Sagamok Community Trust is approximately **\$211.7 million**

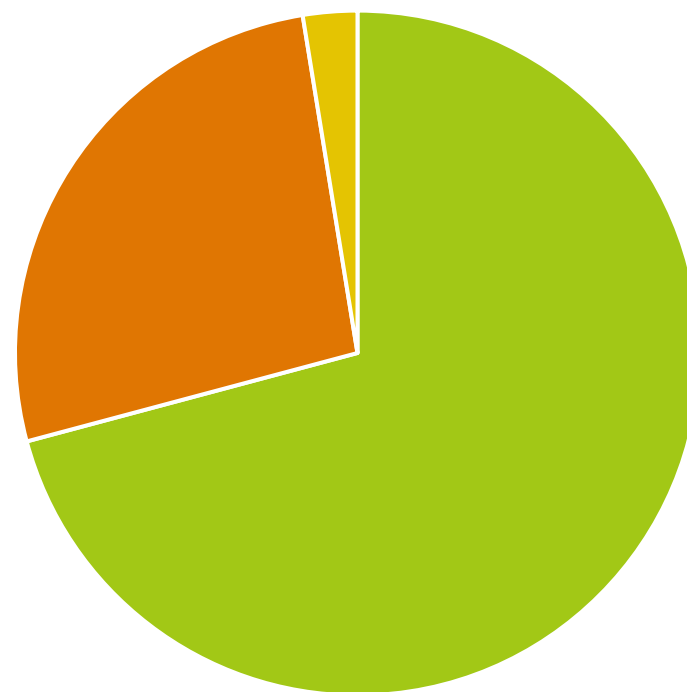
- **Initial Investment:** \$206.3 million

- **Main Trust:** \$150 million

- **Minors' Trust:** \$56.3 million

- **Trust Value Increase:** \$5.4 million

- Represents an annualized rate of return of 5.24%



■ Main Trust ■ Minors' Trust ■ Trust Income

Main Trust Growth and Cashflow

- The below chart illustrates an example of growth for the Main Trust (\$150M principal)
- Trust value increase of \$42.6 million, while providing annual cashflow of 4% ranging from \$5.5 million to \$9+ million, for a total of \$66+ million after fees

Example Trust Portfolio Growth

Using Historical BMO Balanced Portfolio



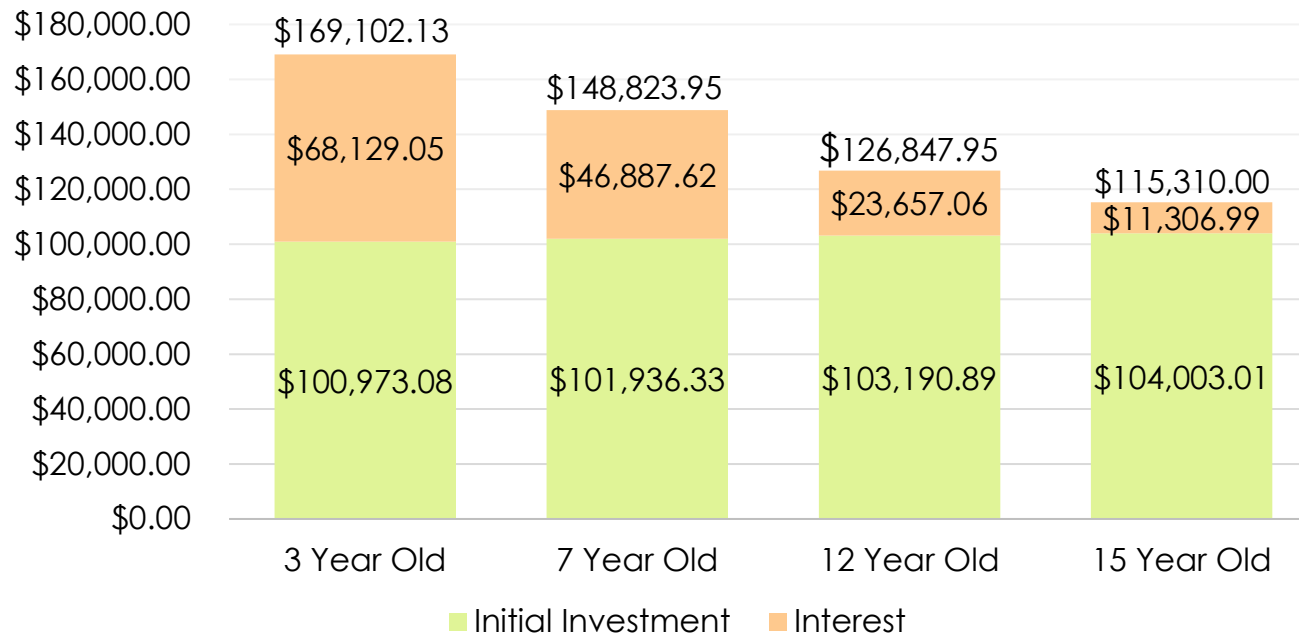
Minors' Trust

- BMO Trust Company is the Trustee for the Minors' Trust, as per the Trust Agreement settled January 7, 2025
 - The Trustee will manage funds to ensure preservation of capital and will make funds available for per capita distributions
- All initial Trust values for minors are calculated with a base amount of \$100,000, with adjusted values based on a formula considering the age of the member and compound interest
- Funds will grow at the average annual Bank of Canada prime rate plus 1%
 - Bank of Canada rate is currently 2.5%
 - Current rate of return on the Minors' Trust funds is 3.5%

Minors' Trust

- Minors' funds will be made available when the member turns 18
- To access funds, an application can be completed at the administration office
- Annual minors' statements can be produced

EXAMPLE MINORS' TRUST VALUES AT AGE OF ELIGIBILITY



Note: Assumes average of 3.5% annual returns compounded annually

Health Care Real Estate Investment

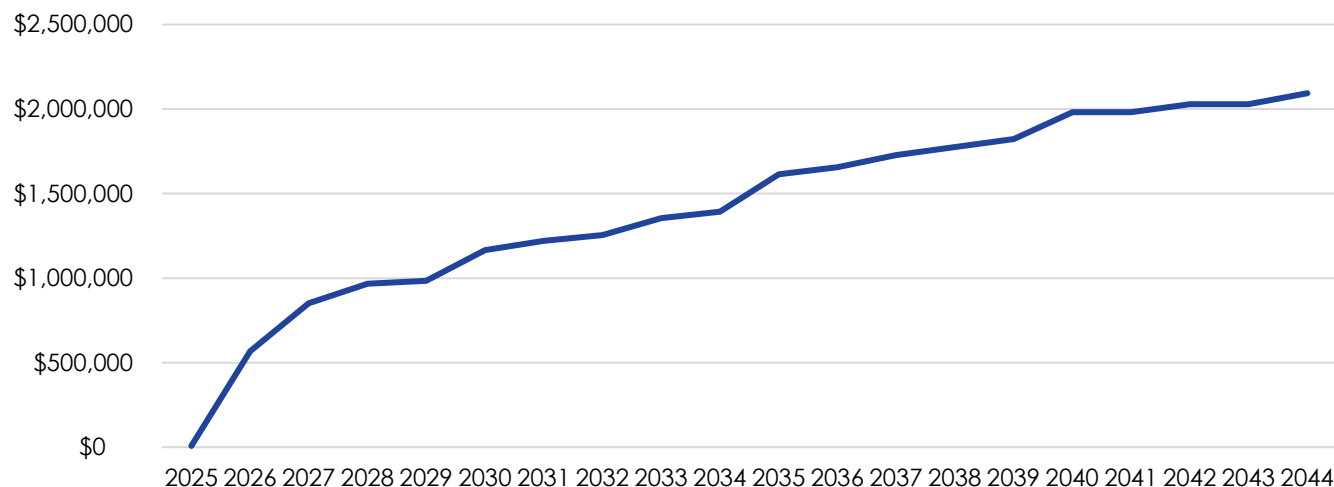
Project Overview

- Sagamok has made four health care real estate investments. The buildings are located in: Sudbury, North Bay, Windsor, and Oshawa
- The buildings will be rented to provincially funded agencies to provide key mental health and addiction services
- The buildings are expected to be operational in 2026

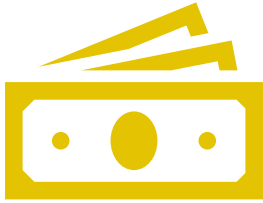
Financial Details

- \$65 million investment plus a debt reserve fund of \$3.4 million supported by FNFA.
- Sagamok has a 50% equity position in the four buildings and associated lease agreements
- Anticipated average annual returns of \$1+ million per year for the next 25 years, plus equity growth of the property

Annual Income



Other Investments



Z'gamok Business Entity Loan Fund

- \$25 Million allocated for Sagamok owned businesses for equipment and operational loans
- Funds loaned to Sagamok entities at 4%
- Estimated annual income:
 - \$850,000-1,000,000



Housing Construction

- \$3 Million contribution to support housing construction initiatives in the Maple Ridge area.



Total Annual Income

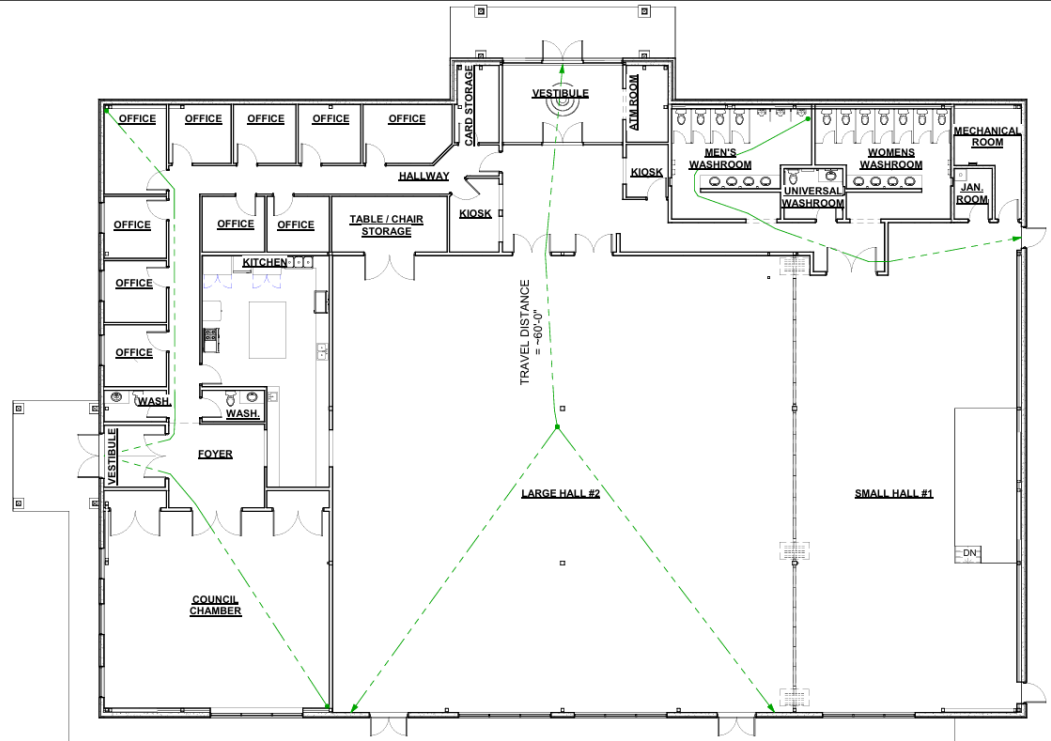
- Total estimated annual income from the investments outlined in this presentation ranges from \$7.1 million to \$12.35 million

Investment	Investment Value	Est. Annual Income
Main Trust*	\$150 Million	\$5,500,000-9,000,000
Loan Fund	\$25 Million	\$850,000-\$1,000,000
Housing Initiatives	\$10 Million	\$250,000-\$350,000
Health Care Real Estate Investment	\$65 million	\$500,000-\$2,000,000
Total	\$250 Million	\$7,100,000-\$12,350,000

*after investment and trustee fees

Community Centre

- 15,000 sq ft. building with a large and small hall area
- Main halls are south facing towards Manitoulin
- Anticipated completion in summer 2026
- Est. cost to construct \$9.5M



Miigwech / Questions