



# 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

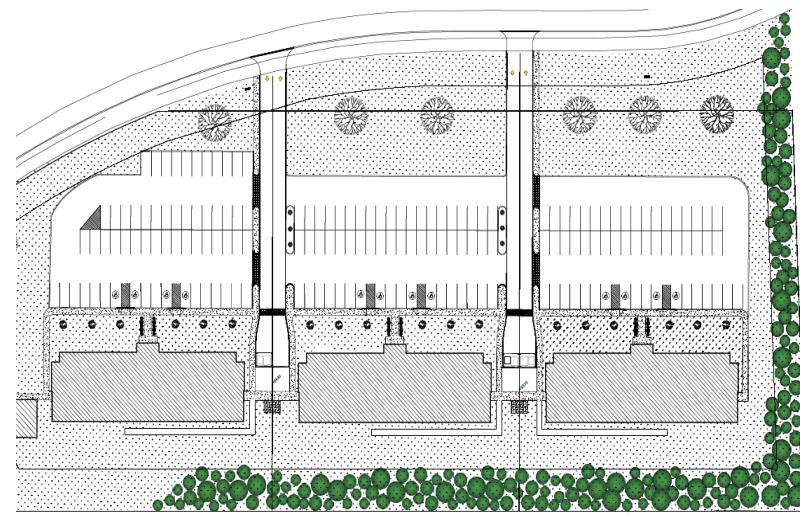
## Unit Details

- 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**

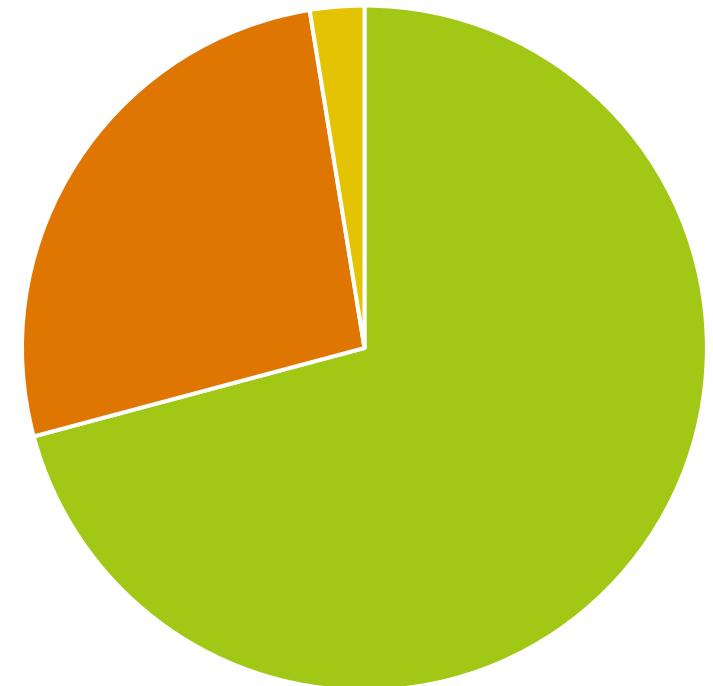
- Initial Investment:** \$206.3 million

- Main Trust:** \$150 million

- Minors' Trust:** \$56.3 million

- Trust Value Increase:** \$5.4 million

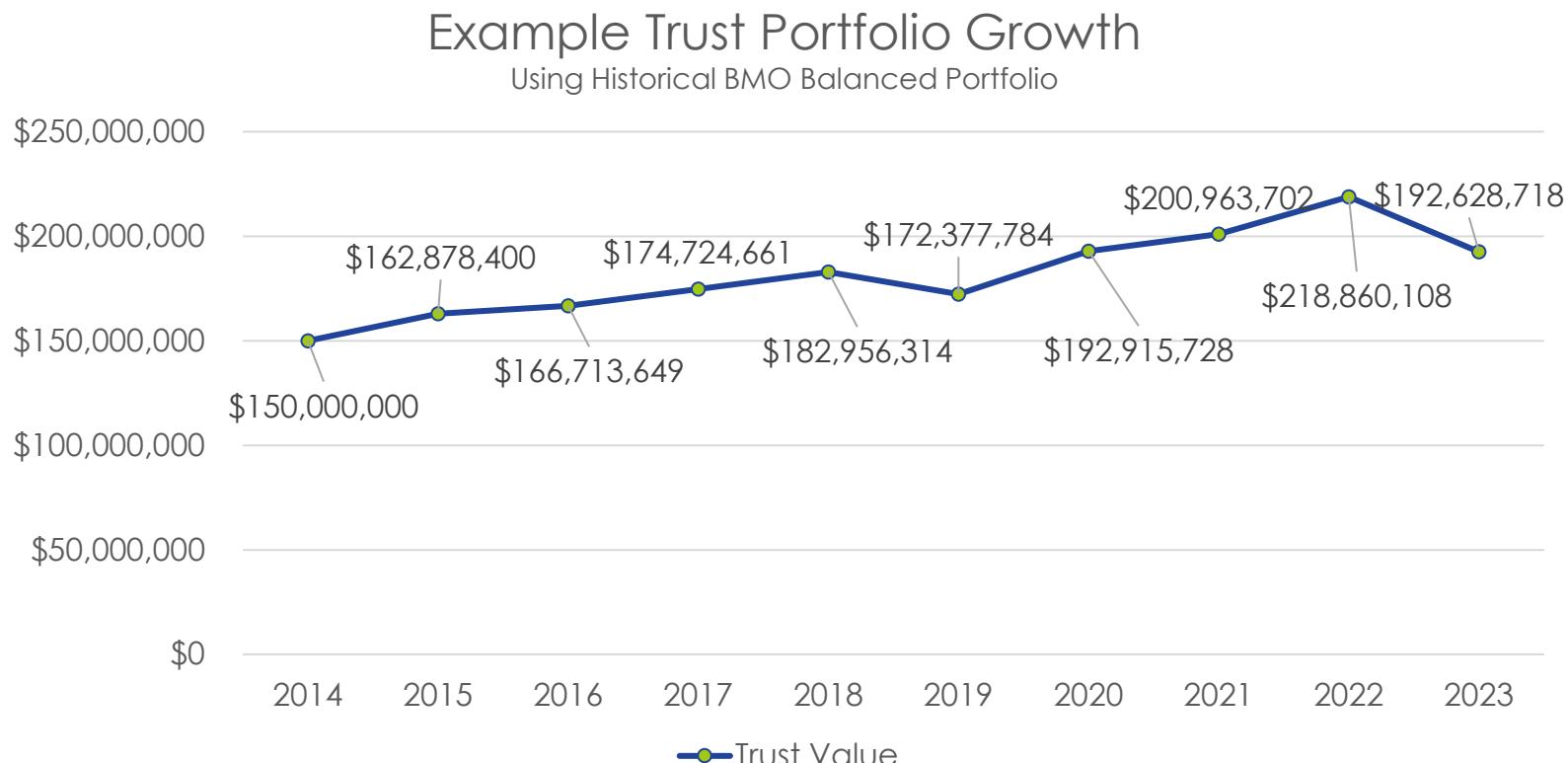
- Represents an annualized rate of return of 5.24%



■ 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



# 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

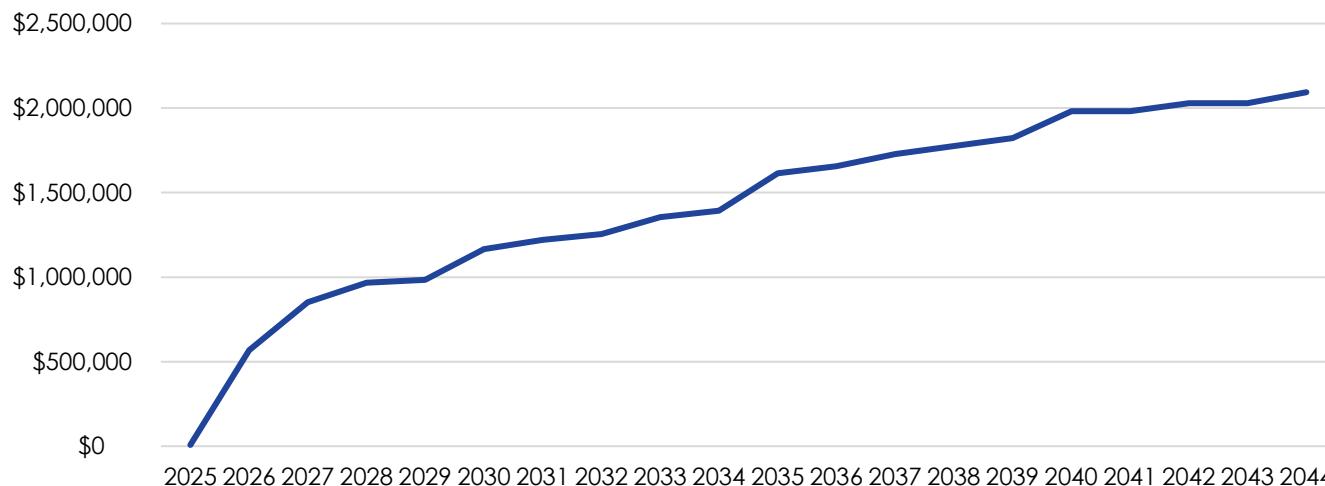
## Project Overview

- 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

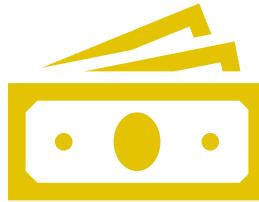
## Financial Details

- \$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.



**Z'GAMOK**  
ENTERPRISES

**Z'GAMOK**  
CONSTRUCTION

**Z'GAMOK**  
AGGREGATES

**Z'GAMOK**  
MINING

# Total Annual Income

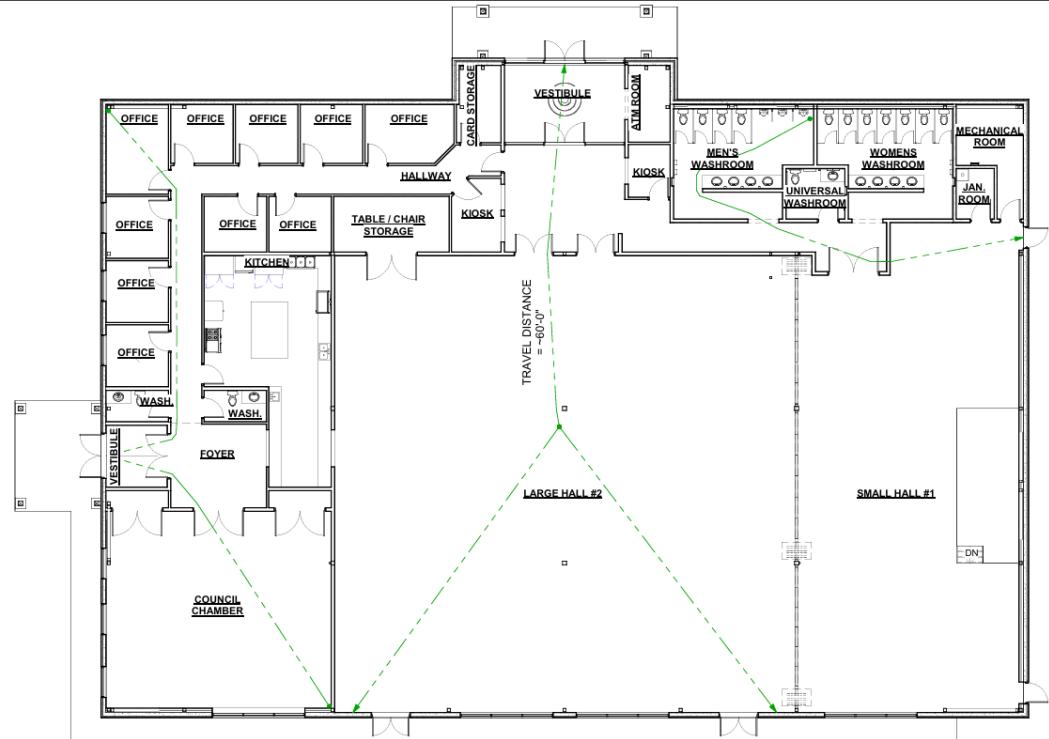
- Total estimated annual income from the investments outlined in this presentation ranges from \$7.1 million to \$12.35 million

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