



MAPLE LEAF FUNDS

FUNDS YOU CAN BANK ON

A unique way to invest in Real Estate



## Unique: No debt and a solid ROI

- A range of 9 Freehold funds
- Suit any preference in real estate investment
- Properties in the Canadian Market place
- Annual return on your investment
- Obtain capital appreciation
- 100% solvency
- Less cost



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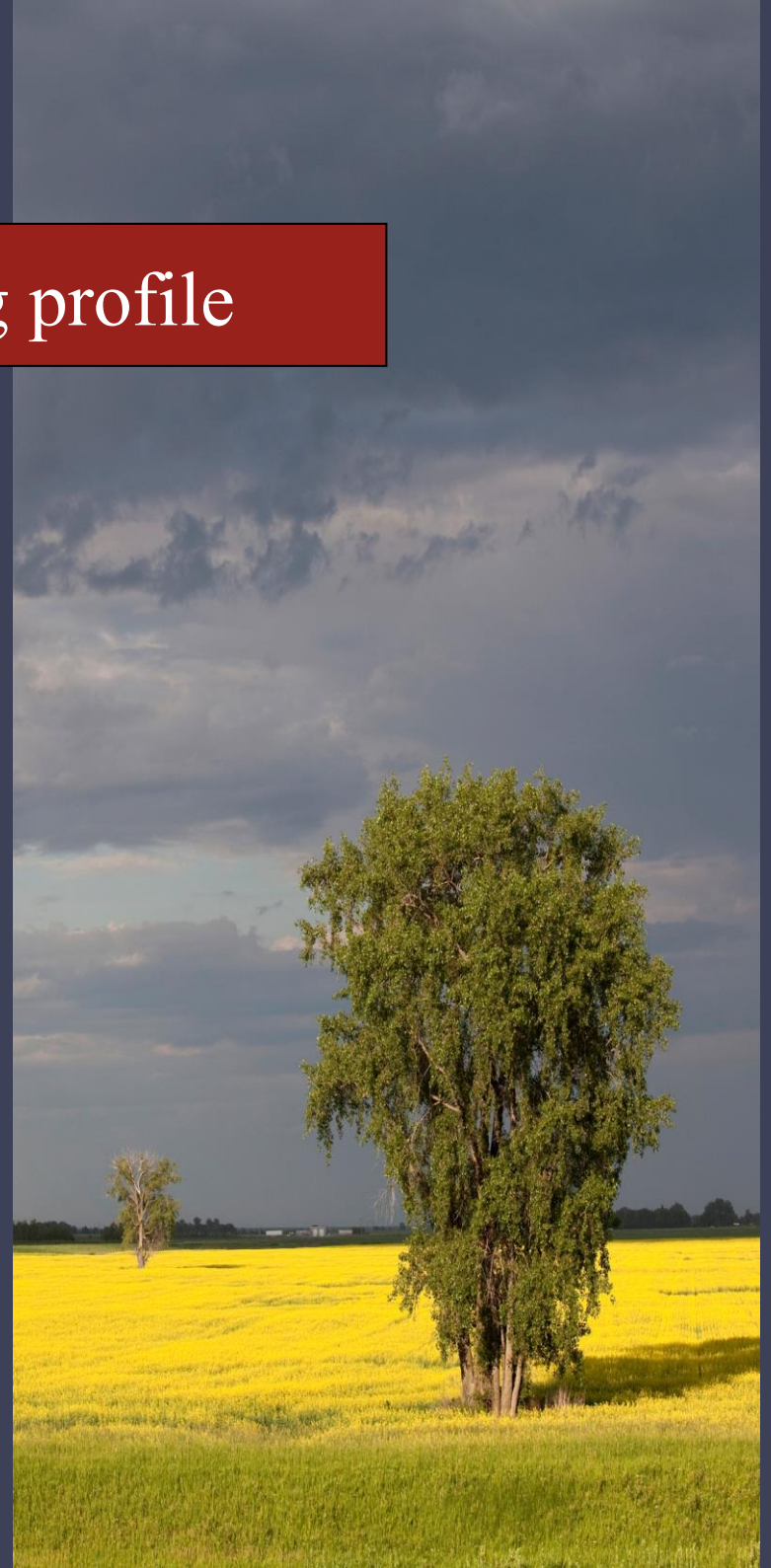


## Nine funds with a unique performing profile

Maple Leaf Freehold Residential Fund LP  
Maple Leaf Freehold Office Fund LP  
Maple Leaf Freehold Retail Fund LP  
Maple Leaf Freehold Development Fund LP  
Maple Leaf Freehold Land Fund LP  
Maple Leaf Freehold Logistics Fund LP  
Maple Leaf Mortgage Fund LP  
Maple Leaf REIT Invest LP  
Maple Leaf Freehold Opportunity Fund



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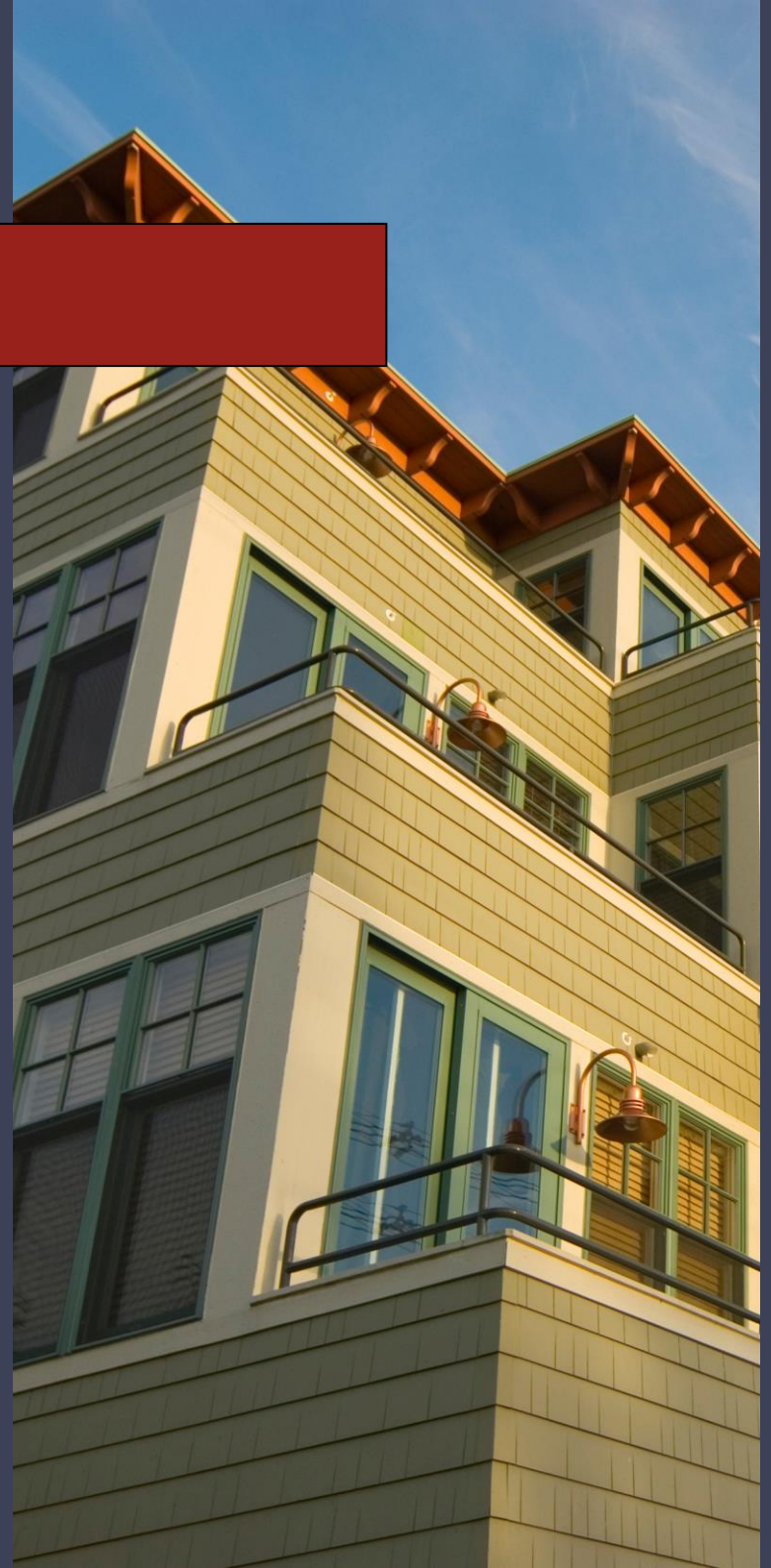


# Investments with unique flexibility

- Semi-open-end Funds
- Floating debenture to securitize the investment with a Canadian chartered Bank
- Maximum of 30% of the Funds value
- Place up to 20% of the Funds value to be indebted for the Buy back program
- Redemption on First come first serve basis
- Redemption on 5% maximum buy back per quarter
- Repurchase on last reported intrinsic value
- Offer buy back units: first to existing Unit holders



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# Unique advantages of the Maple Leaf Funds

- Fixed rate
- No withholding taxes on a fixed income
- No Cash but Cash Calls Funds on call
- Limited emissions of 200 Units per Fund
- Minimum investment of CAD 500,000
- Minimal emission cost: 1.2%
- Maturity: 5-7 years



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# Homburg: 40 years of Real Estate experience

- Acquiring & developing, building, financing & managing, diversified assets
- A multibillion-dollar portfolio of income properties and development properties
- Canada, the Netherlands, the Baltic countries, Germany and the United States
- Return consistent increases in property & development revenues over the mid/long term
- Culture of Risk mitigation



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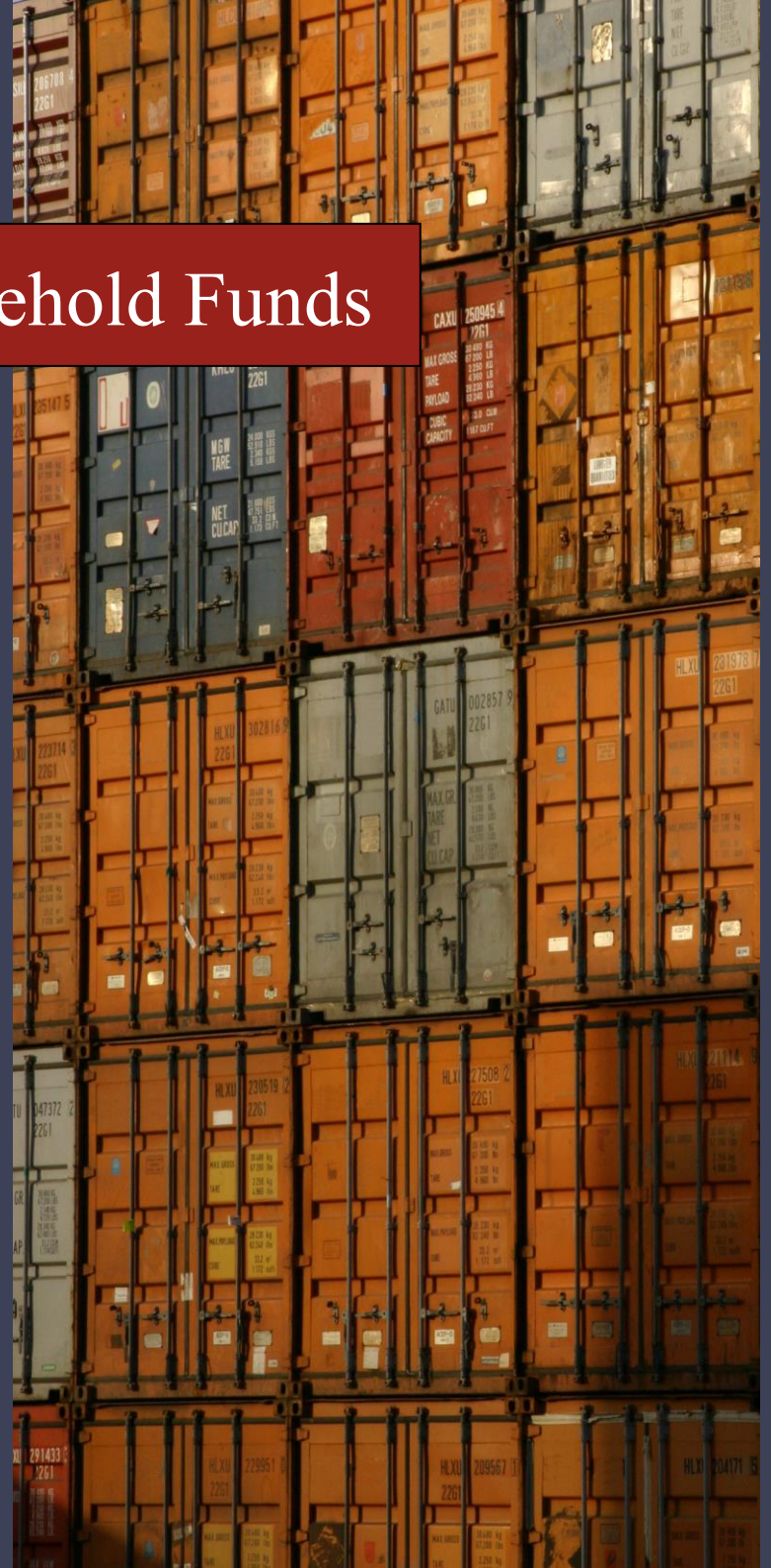


# The unique assets of Maple Leaf Freehold Funds

- A range of 9 Freehold funds
- Fixed interest/rate
- Maturity of 5-7 years
- Freely transferable
- Limited emissions
- Strong collateral
- Dividend/distribution range: once to 4 times a year
- Low emission cost (1.2%)
- Deposit and interest guaranteed



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# Maple Leaf Freehold RESIDENTIAL Fund LP

- Nova Scotia Limited Partnership
- General partner: MLF Residential Fund GP Inc.
- Purchase RESIDENTIAL Rental Properties
- Middle/higher Canadian Market segment
- Important criterion: Quality
- Conversion to Condominiums
- 200 LP units of CAD 500,000
- Semi-open-end
- Quarterly distribution



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# Maple Leaf Freehold RESIDENTIAL Fund LP

Project	Area	Description
Clearview Courts	Edmonton Alberta	226 Apartments
Holland Gardens,	Edmonton Alberta	302 Single Family Homes/Duplex Homes/Condo Units
Wellington Courts	Edmonton Alberta	218 Apartments
McEwen Village	Edmonton Alberta	288 Condo Units
Castello Tower	Calgary Alberta	106 Condo Units
Churchill Estates	Calgary Alberta	44 Premiere Estates
Falcon Crest Lodge	Canmore Alberta	73 Suites
Stoneridge	Canmore Alberta	95 Condo Units
333 Sherbrooke	Montreal	206 Condo Units/Townhouses
Bonnaccord Manor	Moncton-New Brunswick	35 Apartment Units
The Northumberland	Charlotte Town	45 Condo Units
Inverness Estates	Prince Edward Island Grande Pairie Alberta	249 Condo Units



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# Maple Leaf Freehold OFFICE Fund LP

- Nova Scotia Limited Partnership
- General partner: MLF Office Fund GP Inc.
- Purchase OFFICE Rental Properties
- Middle/higher Canadian Market segment
- Important criterion: Quality
- 200 LP units of CAD 500,000
- Semi-open-end
- Quarterly distribution



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# Maple Leaf Freehold OFFICE Fund LP

Project	Completion Date	Area	Building Sq. Ft.	Description
Centron Park	2008 / 2009	Calgary, AB	400.000	Office complex: 7 buildings in a campus setting on 20 acres. 2 Office towers: 10 and 20 story; heart of the financial district, single tenant. Underground 365 parking stalls. Office space, 76 underground parking stalls; single tenant. Large storefront glazing, 4 major tenants. Corporate head office facility, 130 parking stalls. V1 - Office space, beltline area, 77 parking stalls, 8 tenants. V2 - 8 Storey office, 207 underground parking stalls. Redeveloped office building, 3 major tenants. 3 Story office building, premier beltline location. Redeveloped office building, 2 major tenants, 142 parking stalls. 3 Building office complex, 11 tenants, 222 parking stalls. 4 Office buildings, 15 tenants, 187 parking stalls.
Penn West Towers	2008 / 2009	Calgary, AB	235.000	
		Calgary, AB	400.000	
Citadel West	2007	Calgary, AB	78.315	
Blackfoot Corp. Centre	2006	High River, AB	40.000	
Western Financial Place	2006	Calgary, AB	30.000	
Vintage Towers	V1 - 1999		106.200	
	V2 - 2005		124.500	
Manhattan Village	2003	Calgary, AB	30.270	
Flamingo Block	2002	Calgary, AB	17.369	
Vintage on Ninth	2002	Calgary, AB	46.976	
Vintage Park	2001	Calgary, AB	80.000	
Centron Corner	1999	Calgary, AB	60.104	



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# Maple Leaf Freehold RETAIL Fund LP

- Nova Scotia Limited Partnership
- General partner: MLF Retail Fund GP Inc.
- Purchase RETAIL Rental Properties
- Middle/higher Canadian Market segment
- Important criterion: Quality
- 200 LP units of CAD 500,000
- Semi-open-end
- Quarterly distribution



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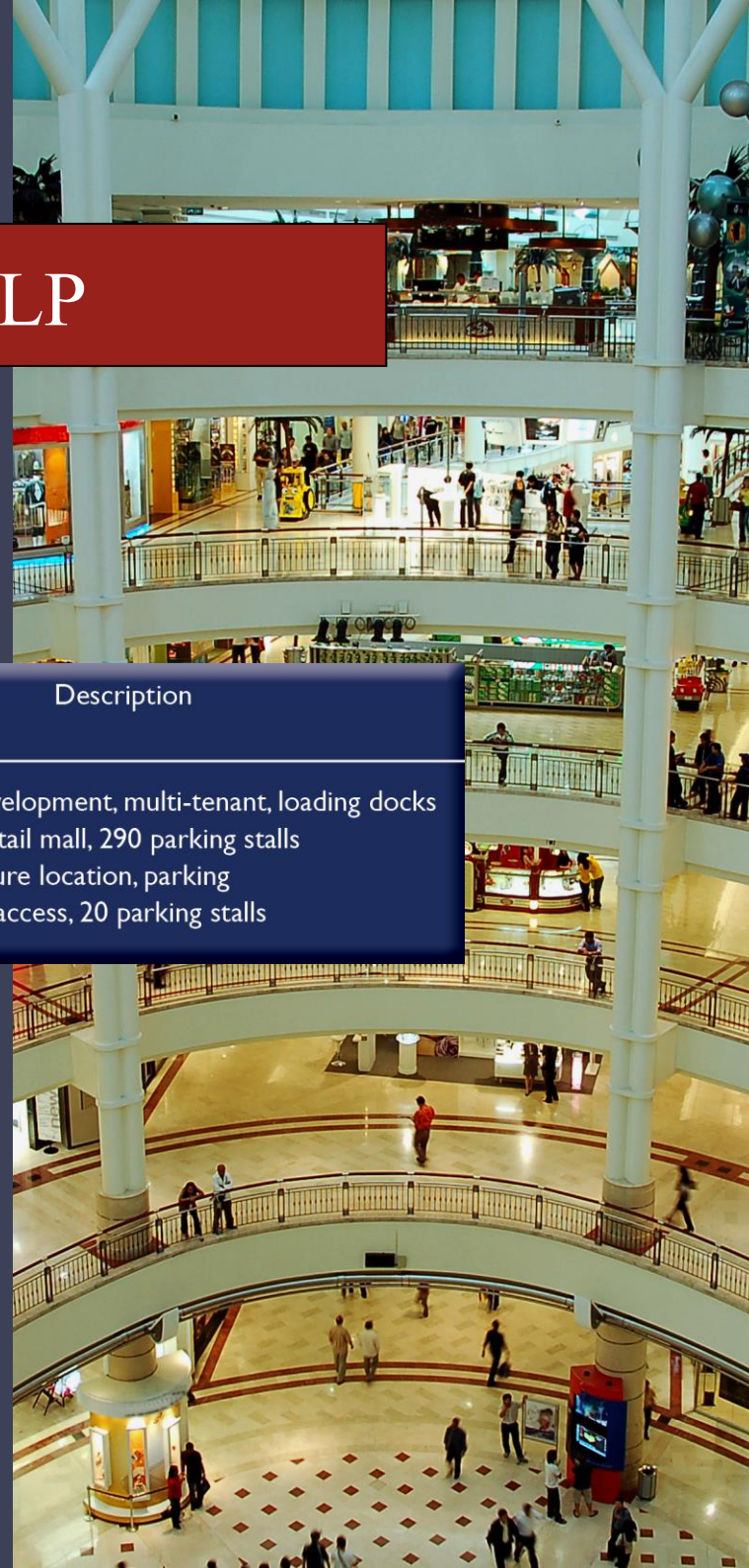


# Maple Leaf Freehold RETAIL Fund LP

Project	Completion Date	Area	Building Sq. Ft.	Description
Fairmont Retail Center	2002	Edmonton, AB	36.032	Office/retail redevelopment, multi-tenant, loading docks
Bonavista Square	1999	Calgary, AB	60.661	Seven buildings retail mall, 290 parking stalls
Red Deer Retail Center	1992	Red Deer, AB	13.751	Retail, high exposure location, parking
Bow Trail	1992	Calgary, AB	9.310	Retail store, easy access, 20 parking stalls



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# Maple Leaf Freehold DEVELOPMENT Fund LP

- Nova Scotia Limited Partnership
- General partner: MLF Development Fund GP Inc.
- Purchase DEVELOPMENT Properties
- Middle/higher Canadian Market segment
- Important criterion: Quality
- 200 LP units of CAD 500,000
- Semi-open-end
- Distribution by sales



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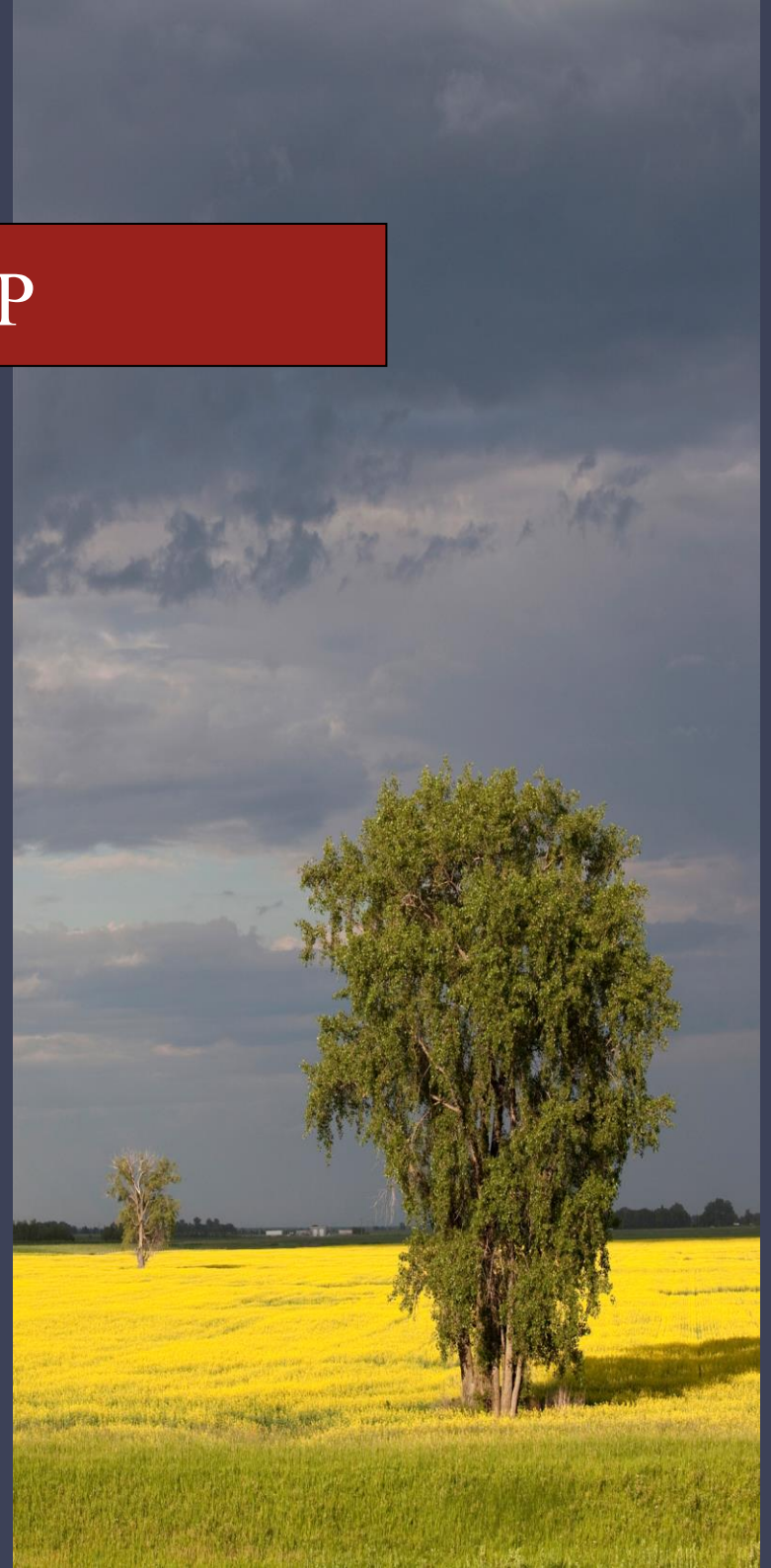


# Maple Leaf Freehold LAND Fund LP

- Nova Scotia Limited Partnership
- General partner: MLF Land Fund GP Inc.
- Purchase DEVELOPMENT LAND
- Middle/higher Canadian Market segment in metropolitan area
- Important criterion: Quality
- 200 LP units of CAD 500,000
- Semi-open-end
- Distribution by sales



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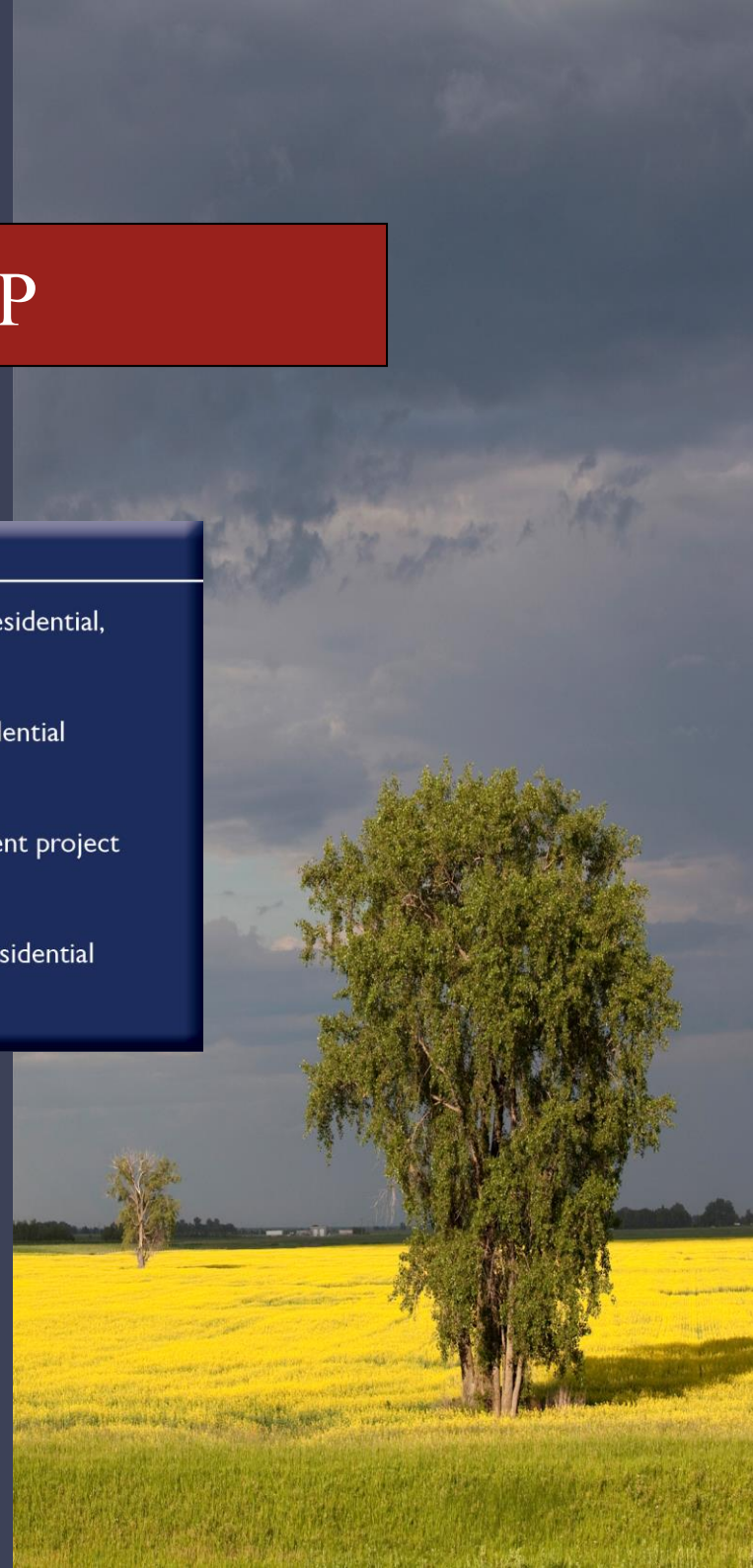


# Maple Leaf Freehold LAND Fund LP

Project	Area	Description
Chestermere Land Development	Town of Chestermere, Alberta	750 acres of development land for residential, commercial, and industrial use
Henderson Farms	North Calgary (Balzac), Alberta	35 acres (approx. 600 units) for residential development
Points North Business Park	Northwest of Calgary, Alberta	220 acres for commercial development project
Homburg Springs	Northwest of Calgary, Alberta	280 acres (approx. 3700 units) for residential development



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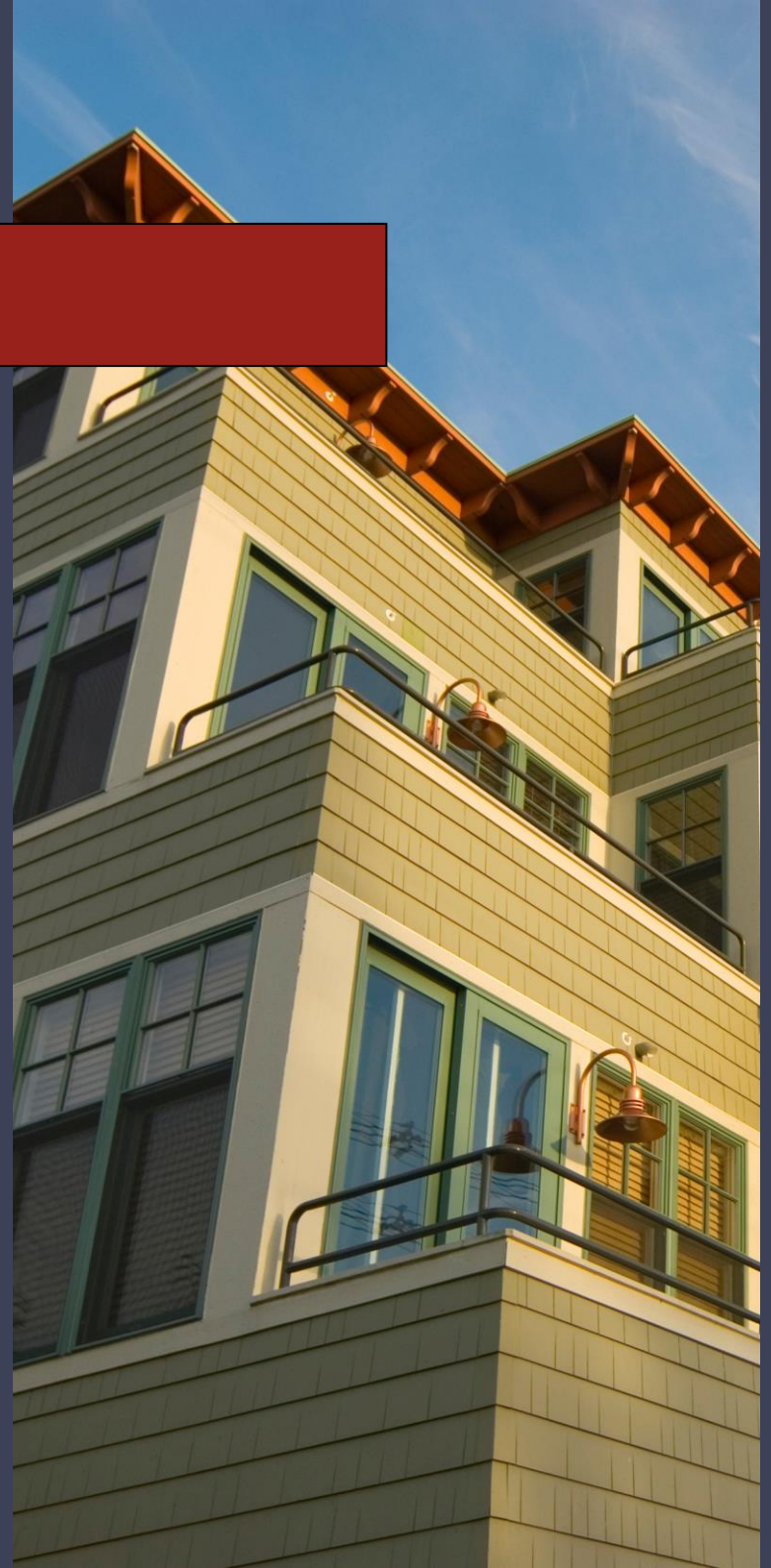


# Maple Leaf MORTGAGE Fund LP

- Nova Scotia Limited Partnership
- General partner: MLF Mortgage Fund GP Inc.
- Purchase existing MORTGAGE portfolio's and new advances of first & second mortgages
- Middle/higher Canadian Market segment
- Important criterion: Quality
- 200 LP units of CAD 500,000
- Semi-open-end
- Quarterly distribution



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# Maple Leaf REIT INVEST LP

- Nova Scotia Inc. Limited Partnership
- General partner: MLF REIT Invest GP Inc.
- Fund of Funds
- CAD 100,000/Unit; min. 5 units = CAD 500,000
- Carrying coupon of 6% per annum
- Interest on REIT bonds payable 4x per year
- Total size 1st offering: CAD 100,000,000
- Open-end Investment Fund
- Securitized back to back, Dollar for Dollar
- TSX listed Canadian Real Estate: < 30%



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# Maple Leaf Freehold OPPORTUNITY Fund LP

- Nova Scotia Inc. Limited Partnership
- General partner: MLF Opportunity Fund GP Inc.
- Purchase Properties
- Middle/higher Canadian Market segment
- Important criterion: Quality
- 200 LP units of CAD 500,000
- Distribution by resale and/or periodically based on revenue streams 90% of net cash flow quarterly



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## Parties involved

- |                            |           |
|----------------------------|-----------|
| • Grant Thornton           | Audit     |
| • McInnes Cooper           | Legal     |
| • CBRE Canada              | Appraiser |
| • Homburg Prime Capital LP | Promoter  |
| • Homburg Canada Inc.      | Initiator |



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