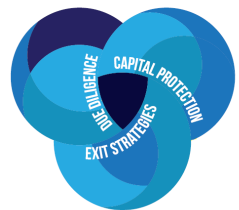




**SG REAL ESTATE
DEVELOPMENTS TRUST**

Strategic Land Acquisitions in Ontario



**SG REAL ESTATE
DEVELOPMENTS TRUST**

A Solid Investment from the Ground Up

Our Investment Terms

The Investment Opportunity

This PRIVATE REAL ESTATE investment will be in units of a newly established Mutual Fund Trust and will be available to all classes of Investors looking to complement or diversify an existing Investment Portfolio using CASH, RRSP, RRIF, or TFSA assets and Corporate CASH accounts.

SG RED Trust Abbreviated Terms:

Maximum Capital Raise	\$ 25,000,000, (Trust to Close by September 30, 2022)
Targeted Capital Raise	\$10,000,000 (Monthly closes by Aug 31, 2021)
Maturity	3 to 5 Year Holding Period
Diversification	12 Property Maximum
Targeted ROI	18% (Investor Preferred Hurdle Rate 12%)
Account Minimum	\$25,000.00 (RRSP, LIRA, TFSA, CASH & Corporate Accounts)

Initial Capital Raise

SG RED Trust will be closing on each investment property one at a time. Each investor will systematically be diversified into each property by way of investment into SG RED Trust.

Our offering will only complete a closing when the current property is ready to be developed and the General Partner has confirmed full entitlement of the property.

Each property will be secured by creating a new Limited Partnership and all properties will be controlled by SG Real Estate Opportunities GP Inc.

In addition to the diversification, each property is acquired from the General Partner at the cost it was contracted or acquired at by the beneficial owners of the partnership.

Disclosure Statement: This material is for information purposes only and does not constitute an offer to sell securities. An offer can only be made through the Subscription Documents and the appropriate exemption documents provided to prospective purchasers. This information is inherently limited in scope and does not contain all the applicable terms, conditions, limitations, risks and exclusions of the investments described herein. Prospective purchasers should read all Offering Documents before considering investing. This material is in no way a complete description of the proposed investment and is in all respects subject to the provisions of the Offering Documents. This Offering may be subject to potential risks associated with the investment, including market liquidity and investment return risk. Please consult all Offering Documents for further information regarding these potential risks. This offering is for Qualified Investors. Individuals must satisfy the criteria required for suitability mandated by the appropriate securities laws in their jurisdiction of residence.



Our Investment Thesis

Our Approach

The General Partners behind the SG Real Estate Development Trust has been sourcing properties over the last 2 years and currently have several parcels of land, located in Ontario, that will fit the profile required by the Board of Trustees. During the past 18 months, the migration patterns for real estate equity have been re-defined and very complementary to our target markets.

This Trust will execute investments in parcels of land that have strong metrics for low-rise residential development.

The SG Real Estate Developments Trust is built on three core principles and will be guided by an experienced team of professionals:

Capital Protection – is paramount and always the first consideration of any investment.

Due Diligence – must be continuous and aggressive.

Exit Strategies – need to accommodate every possible scenario.



Strategic Land Acquisitions in Ontario

#4 Employment - Work from home just became the new norm for many mid-size companies. Communities with fiber internet and lifestyle amenities are benefiting throughout Southern and Eastern Ontario.

#1. Immigration - The GTA is a common landing spot for new immigrants and COVID restrictions have slowed the process down. Yet, housing prices continue to rise and once the restrictions are lifted it is possible to see additional increases in housing demand.

#2. Migration - Housing prices in the GTA have been pushing home buyers to many small and medium sized towns. These markets are attractive far beyond home prices - they can offer early retirement with additional safe open spaces that may also satisfy "cottage living".

#3. Home Equity - Real Estate investors and home equity are moving laterally from market to market. This is a direct correlation to mobility, one of the dominant traits of the latest generation.



SG REAL ESTATE DEVELOPMENTS TRUST

SZAM CAPITAL PARTNERS

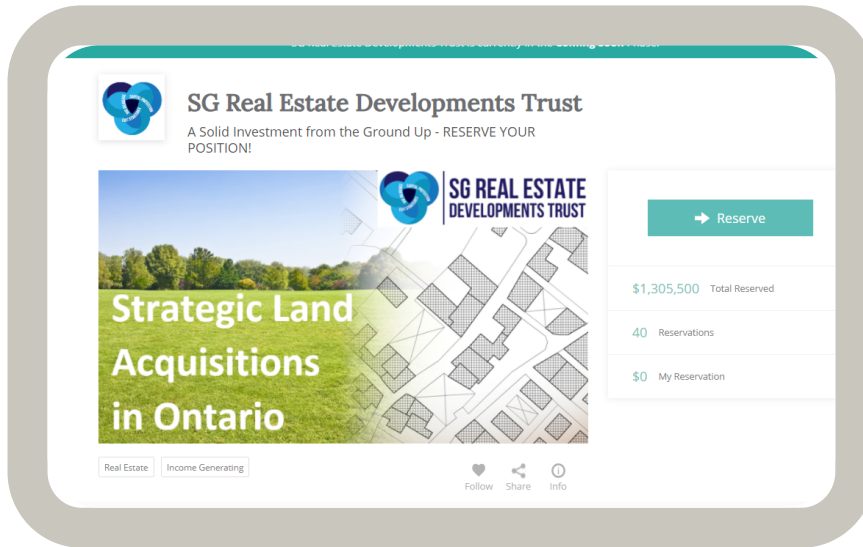
 Current and Target Market Properties - as of June 2021.



Online Investment Portal Process

STEP 1

*Set up a Profile
& Reserve Your Investment*



STEP 2

*Suitability & Funding
Working with Licensed Reps*

REGISTERED
ACCOUNTS
(RRSP, TFSA, LIRA)

Individual or
Corporate CASH
ACCOUNTS

STEP 3

*Completing Your
Transaction*

Funding will sit in the
TRUST Accounts until
a project is approved
by the Trustees for
purchase

