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Farmland Investment Partnership

Legal Disclaimer

The offering of any securities is only available to persons who have received a copy of the Agcapita Farmland Investment Partnership L.P.'s (the "Partnership") current offering memorandum (the "Offering Memorandum"). The information contained in this Information Brochure is a summary only of the more detailed information appearing in the Offering Memorandum and is intended to be and should be read in conjunction with the Offering Memorandum. Capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Offering Memorandum. Requests for copies of the Offering Memorandum may be made to the Partnership at the contact information provided in this Information Brochure.

No securities regulatory authority has assessed the merits of these securities or reviewed the Offering Memorandum. Any representation to the contrary is an offence. This is a risky investment.

This document is confidential and for general information and interest seeking purposes only. Certain statements in this document, including assessments by management of the general partner of the Partnership of future plans and operations, may constitute forward looking statements within the meaning of applicable securities laws. These forward-looking statements can generally be identified by words such as "expects", "does not expect", "is expected", "anticipates", "does not anticipate", "plans", "estimates", "believes", "does not believe" or "intends".

The forward-looking statements are based on current expectations and are subject to known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Partnership to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, among others: risks associated with the ownership and operation of farmland, including fluctuations in interest rates, rental rates and vacancy rates; the ability to obtain and maintain tenants for rental lands; general economic conditions; local real estate markets; supply and demand for farmland; competition for available farmland that may have greater financial and capital resources than the Partnership; credit and financial stability of the farm operators who lease the properties from the Partnership; weather; crop diseases; the price of grain and other agricultural commodities; changes in legislation and the regulatory environment; and international trade and global political conditions. The impact of any one factor on a particular forward-looking statement is not determinable with certainty as such factors are dependent upon other factors, and management's course of action would depend upon its assessment of the future considering all information then available.

These statements speak only as of the date of such information as the case may be, and may be superseded by subsequent events. Readers are cautioned that the foregoing list of factors is not exhaustive. For further information on risks or any material assumptions utilized in making these forward-looking statements refer to the applicable Offering Memorandum under the heading "Risk Factors". Although the general partner of the Partnership believes that the expectations conveyed by the forward-looking statements are reasonable based on information available to it on the date such forward-looking statements are made, no assurances can be given as to future results, levels of activity and achievements. All forward-looking statements, whether written or oral, attributable to the Partnership or persons acting on its behalf are expressly qualified in their entirety by these cautionary statements. The Partnership assumes no obligation to update forward-looking statements should circumstances or management's estimates or opinions change.

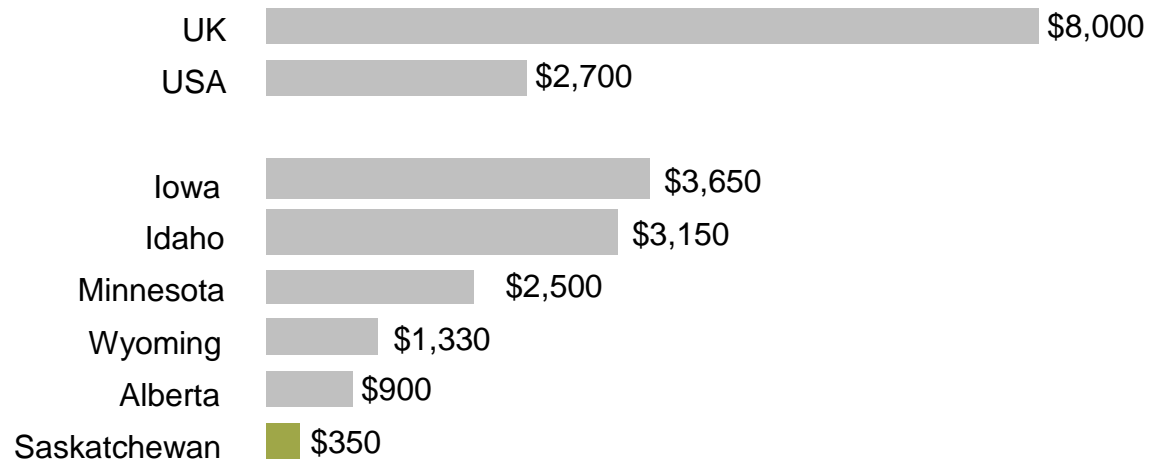
Why Invest in Saskatchewan?

Saskatchewan

Attractive Target Market:

- ❖ 65 million acres comprising about 45% of Canada's arable land
- ❖ Extensive storage, processing and transportation infrastructure
- ❖ Low prices per acre - on Jan 1, 2003 the province lifted the restrictions on non-Saskatchewan residents owning farmland

Average Price Per Acre (C\$)



Why Invest in Saskatchewan?

Saskatchewan

Attractive Target Market:

- ❖ Growing biofuel production
- ❖ Cash-rents are low on average and may have room to increase significantly
- ❖ Active leasing market – 50% of all farmers lease land

Average Cash Rent Per Acre (C\$)



Contact Us

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