

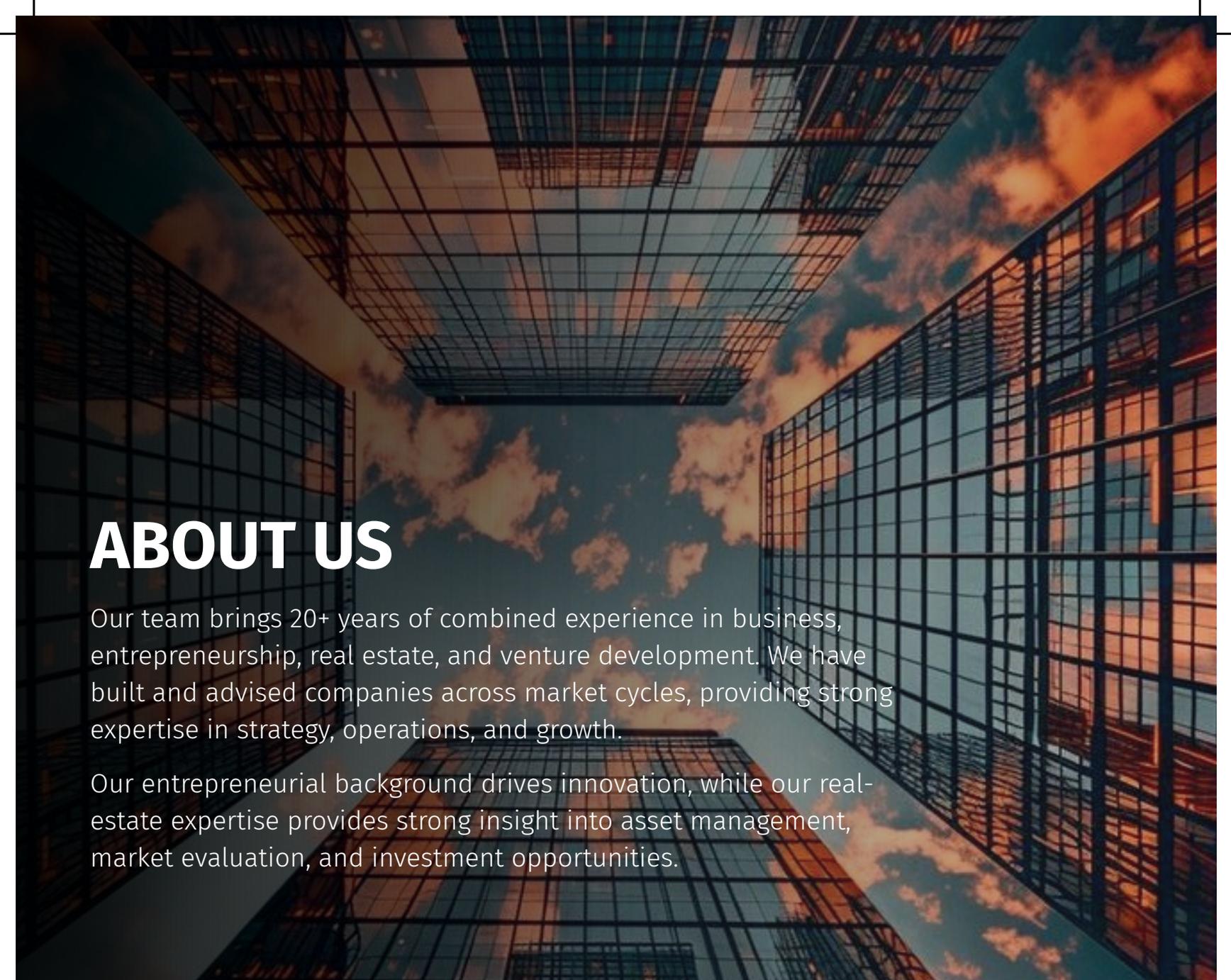


**MELLITE GROUP**  
PRESENTS

**MELLITE CAPITAL FUNDS**

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Your Gateway to Investment in Real Estate



# ABOUT US

Our team brings 20+ years of combined experience in business, entrepreneurship, real estate, and venture development. We have built and advised companies across market cycles, providing strong expertise in strategy, operations, and growth.

Our entrepreneurial background drives innovation, while our real-estate expertise provides strong insight into asset management, market evaluation, and investment opportunities.

## OVERVIEW

Mellite Capital Funds is a private forward-thinking real estate investment firm committed to creating long-term value through strategic, well-managed capital deployment.

With strong expertise in Development, Construction, and Asset Management, we target opportunities that balance solid financial performance with sustainable growth. Our integrated model covering land acquisition, design, development, and construction gives us full control over quality, timelines, and returns, ensuring investor capital is protected and efficiently utilized



AT  
**MELLITE CAPITAL FUNDS**

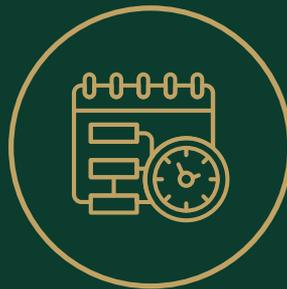
**WITH ONLY \$25K INVESTMENT, LET'S  
ACCESS A HIGH STRATEGIC INVESTMENT  
IN REAL ESTATE AND HIGH-POTENTIAL  
BUSINESS VENTURE**

# OUR CURRENT FOCUS



## REAL ESTATE

Land Development  
and Other High  
Potential Sectors



## PROJECT TIMELINE

*2–3 years from  
acquisition to  
completion*



## POTENTIAL RETURNS

*Significant, subject  
to market conditions  
and project execution*

“ *Every investment is guided by detailed market analysis, transparent financial modeling, and a disciplined risk-management approach. We focus on residential, commercial, industrial, and other projects, focusing on income-generating assets with stable, long-term appreciation.* ”

# INVESTMENT STRATEGY

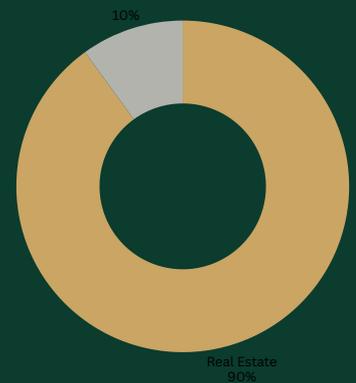
**Up to 40%\***  
Target IRR

**2-3 YR**  
Target Term

**\$25K+**  
Min. Entry

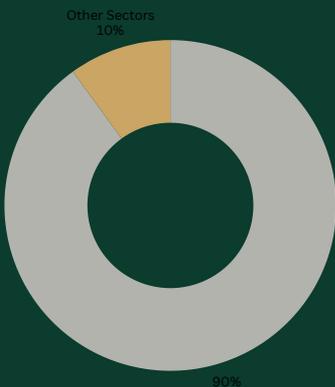
## REAL ESTATE

Mellite Capital Funds links each investment to a specific real estate development project, providing a tangible and transparent foundation for evaluation.



## OTHER SECTORS

With the remaining 10% allocated to other promising sectors such as venture capital, private credit, hospitality, and institutional assets, we are ensuring diverse growth opportunities for our investors.



***Each project is structured to ensure clarity, legal compliance, and accountability for all investors.***

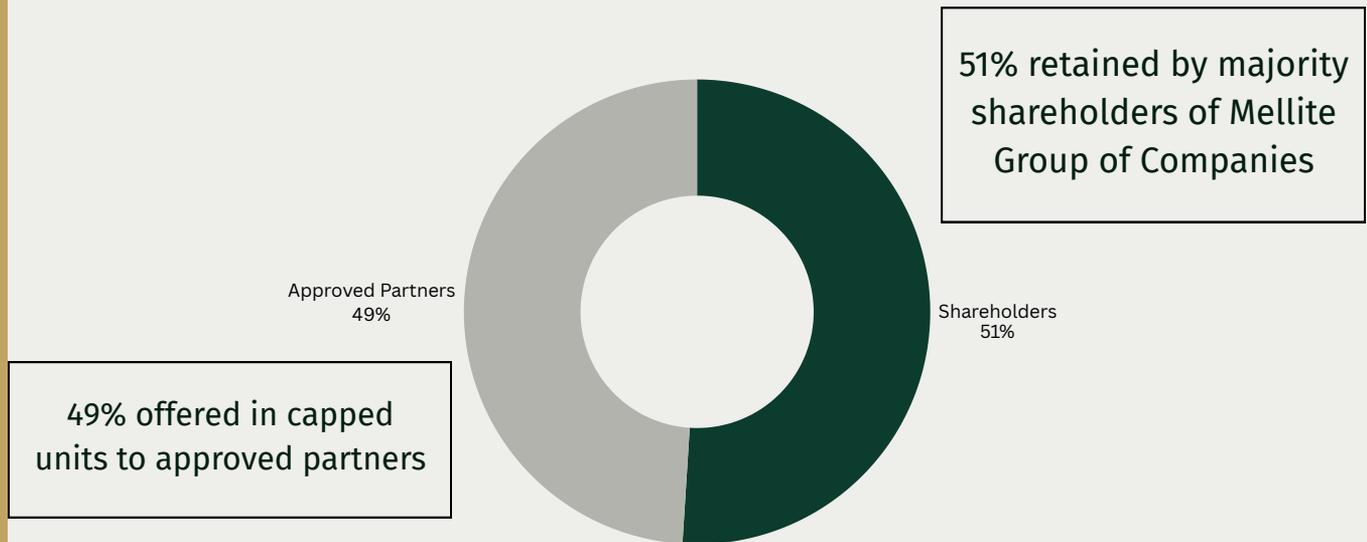
# INVESTMENT STRUCTURE



Investors' participation as Limited Partners in Mellite Capital Funds:

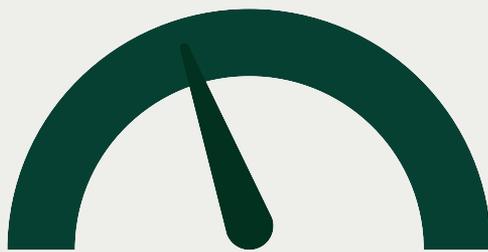
- **Minimum Investment:** \$25,000 per unit/share
- **Ownership:** Formally recorded on the project title
- **Flexibility:** Investors may purchase multiple units (subject to availability)
- **Capped Ownership:** Per project, ensuring diversification and governance

# OWNERSHIP STRUCTURE

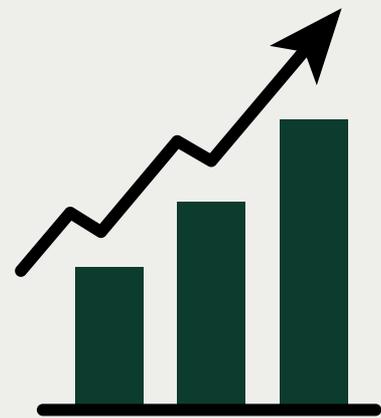


*Legal agreements governing all ownership interests*

## PROFITABILITY POTENTIAL



**Annualized Return:**  
Upto 40% per year



**Total project returns:**  
100% and above, over 2–3 year term

*All returns are projections based on current plans and market conditions. Actual results may vary.*

# WHY INVEST WITH MELLITE

## DIRECT PROJECT OWNERSHIP

*Each investment is linked to a specific real estate project.*

## INTEGRATED DEVELOPMENT MODEL

*Development, construction, and asset management are handled within the Mellite Group, ensuring strict cost control, timelines, and quality assurance.*

## STRUCTURED & TRANSPARENT

*Transparent legal documentation, defined ownership, quarterly reporting, and professional oversight.*

## EXPERIENCED MANAGEMENT

*20+ years of combined experience across real estate, construction, entrepreneurship, and capital deployment.*

## COMING SOON

***Investments will be available through both TFSA and RRSP accounts.***

# SECURITY & GOVERNANCE

- Full legal and financial documentation prepared by licensed professionals
- Certificates of ownership issued for each unit
- Oversight by experienced management under the Mellite Group
- Active involvement of lawyers and Board of Directors in all structures
- Investor and company agreements provided to ensure clarity and compliance
- Full disclosure and adherence to legal and regulatory standards
- Quarterly investor reporting to maintain transparency

# MARKET OUTLOOK

Canada's real estate market is poised for strong and steady growth, with Alberta leading the way.

Calgary shows remarkable resilience, fueled by population growth, increasing rental demand, and balanced housing supply.

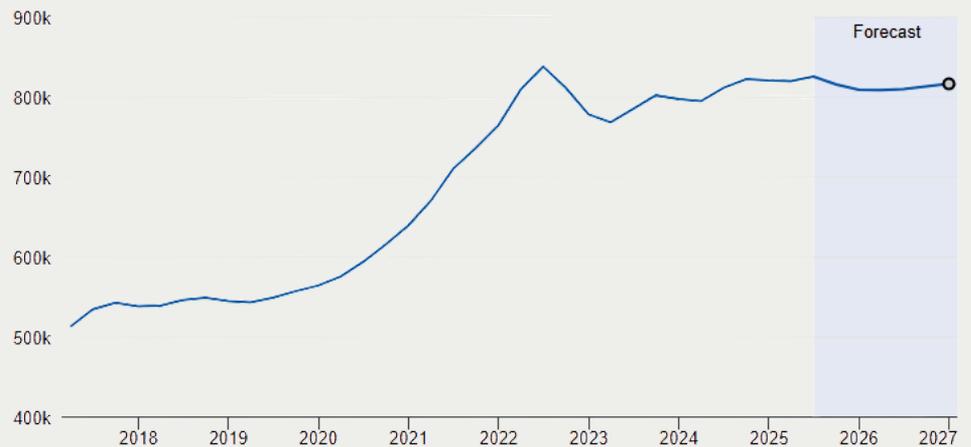
Residential, commercial, and mixed-use developments are expanding, creating diverse investment opportunities.

Regional variations exist, but overall, the market momentum is robust, offering confidence to investors and developers alike in 2027.



# FORECAST

The 2027 outlook for Canadian real estate is highly promising.



Source: RPS, RBC Economics, TD & CMHC



National home prices are projected to rise 5-7%, with sales increasing 7-9%.

*Both residential and commercial sectors are on a steady upward trajectory, providing an attractive environment for investment and capital growth.*



# OUR INVESTMENT PLATFORMS

## REAL ESTATE

Owning assets in high-growth markets diversified by sector and geography, and leverage the operating capabilities of Mellite Group to drive value for our investors.

## VENTURE CAPITAL

This fund was created to invest in a high-growth portfolio of early-stage venture companies that have strong management teams, notable competitive advantages, and significant potential for returns.

## PRIVATE CREDIT

We are lenders to projects that are aligned with strategies where we have historically made equity investments. This allows us to maximize our team's knowledge in asset classes and markets where we have experience.

## HOSPITALITY

We invest in hospitality assets, focusing on stable income and long-term capital growth.

## INSTITUTIONAL

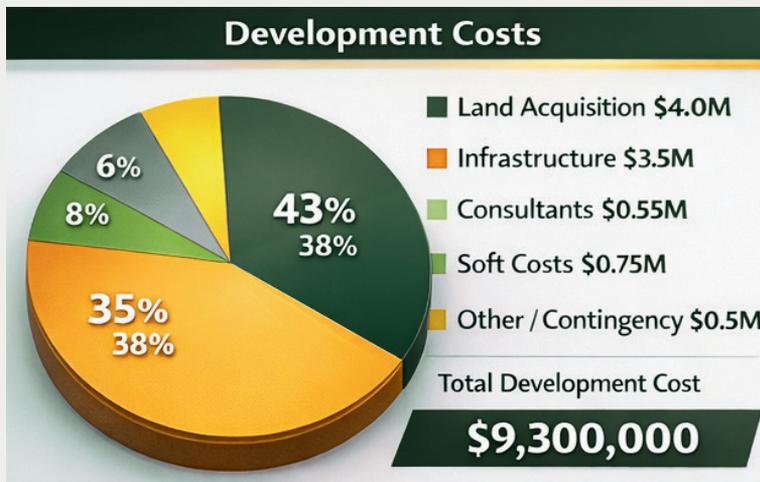
We offer investors the opportunity to participate in the development and growth of educational institutions, providing stable, long-term returns through high-quality, purpose-built facilities.

# CURRENT PROJECT

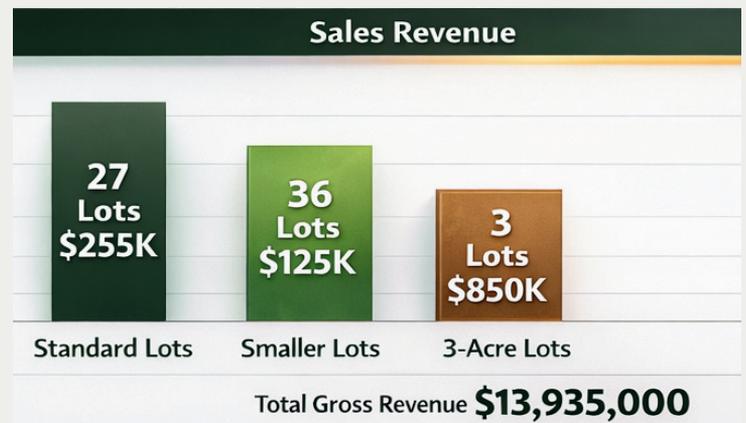
OPEN FOR INVESTORS

## 10-Acre Development Opportunity in Longdon

- Mixed zone
- Fully approved, ready for subdivision and servicing.
- 27 single residential lots, 36 townhouse lots, with a 3-acre DC lot which allows commercial and senior facility.
- Located in a prime area with flexibility.
- Offers strong ROI potential.
- Total funds to raise: 4.55M
- Total number of capped shares available: 183 shares.



*Turnkey development is ideal for investors seeking high-value returns.*



All financial figures are forward-looking projections based on current assumptions and estimates and may differ from actual results

# CONCLUSION

Real estate has remained one of the most reliable and influential investment classes for centuries because it is fundamentally tied to human necessity, economic growth, and wealth preservation. Land and property are finite resources—while populations, urbanization, and demand continue to grow—creating enduring value across economic cycles. Unlike many financial assets, real estate provides tangible ownership, intrinsic utility, and the ability to generate consistent income through leasing and development. Historically, real estate has served as a hedge against inflation, as property values and rental income tend to rise alongside the cost of living, protecting purchasing power over time.

For centuries, real estate has been a cornerstone of economic development, job creation, enabling trade, housing, industry, and infrastructure.

Today, real estate continues to thrive as a preferred investment due to its ability to combine capital appreciation, income generation, tax efficiency, and portfolio diversification. Its proven resilience, historical performance, and essential role in economic systems make real estate a compelling and time-tested foundation for long-term wealth creation.



**LET'S GROW TOGETHER**

– Melliete Group

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