

Q1 2024

PARVIS

Investor & Partner Presentation


TSXV: PVIS

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 **New Investment Opportunity!** >

 **New Construction**
Surrey, BC



Modern Real Estate *Investing*

At Parvis, we're more than just a real estate platform, we're innovators transforming the investment landscape. As a regulated, technology-driven entity, our focus is twofold:

**Facilitating capital raising for issuers & granting investors
unprecedented access to high-quality real estate opportunities.**

Our platform simplifies the private investment process, merging technology with a people-first approach. We stand out in democratizing historically inaccessible real estate investments. Our blockchain-enabled Secondary Market is a testament to this, providing enhanced liquidity and making investing a frictionless, empowering journey.



Parvis is the marketplace for Canadian real estate investors, delivering timely capital-raising solutions to our partners (Developers, REITs, and MICs) while provided unprecedented access to premium projects to individuals – shaping the future of real estate investing.

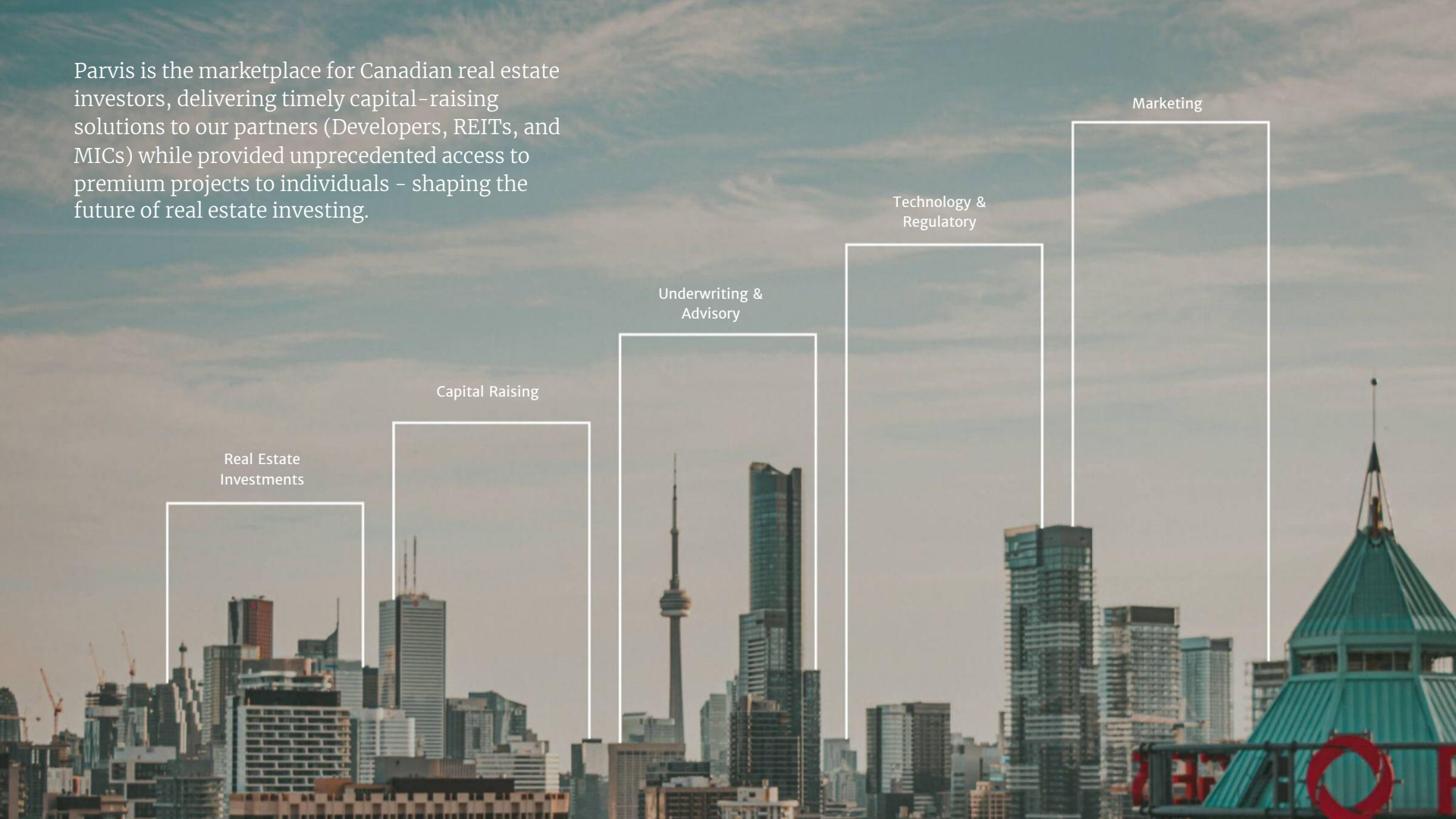
Real Estate
Investments

Capital Raising

Underwriting &
Advisory

Technology &
Regulatory

Marketing



Challenges in Real Estate Investment Landscape



1	Limited Quality Investments:	Investors often face a scarcity of high-quality real estate investment opportunities.
2	High Costs & Opacity:	There's a prevalent issue with high entry and redemption costs coupled with a lack of investment transparency.
3	Software Overlap & Confusion:	Multiple, disjointed software platforms (investment, Exempt Market Dealer, Trustee software, etc.) lead to operational inefficiencies and confusion.
4	Administrative & Compliance Burdens:	Significant time and resources are devoted to administrative tasks and compliance requirements.
5	Liquidity Challenges:	Traditional real estate investments are characterized by their illiquidity, limiting investors' flexibility.

Market Opportunity

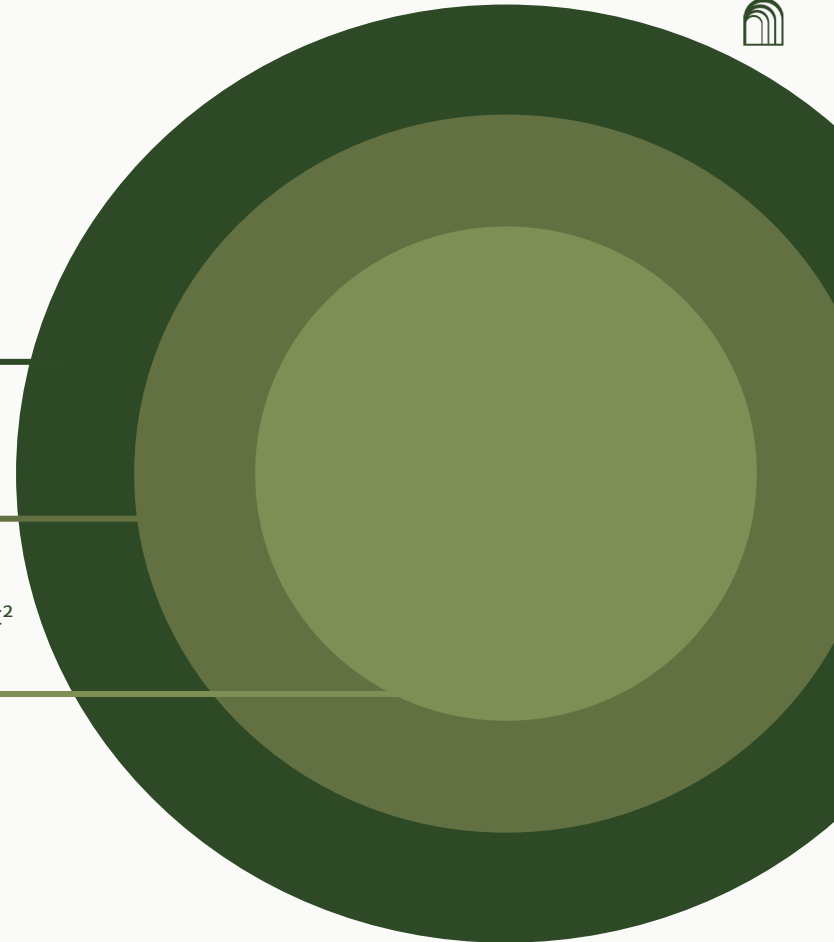


- **Exclusive Investment Arena:**
Bridging the gap to democratize real estate investment for a broader audience.
- **Unique Competitive Position:**
Offering a diverse range of high-quality real estate investments with enhanced liquidity.
- **Surging Housing Demand:**
Addressing Canada's need for 3.5 million new housing units by 2030 amidst significant immigration growth.
- **Filling a Market Gap:**
Pioneering as a regulated tech provider in the real estate investment sector.

Global Market¹
US\$325T+

Canadian Market²
C\$363.9B+

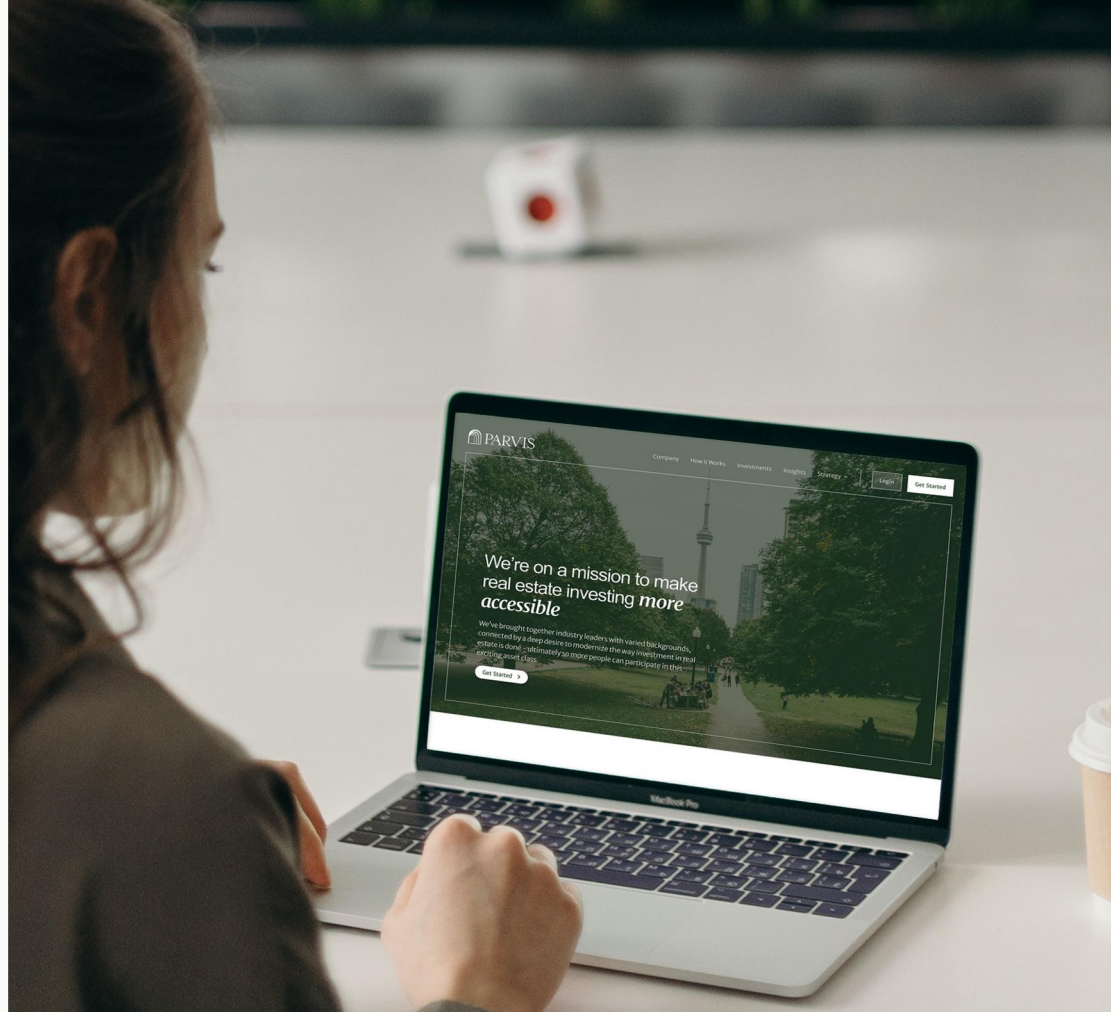
Obtainable Market²
C\$10B+



The Parvis Solution

Our platform transforms how investors and developers engage in real estate investing.

- 1 By streamlining capital raising for issuers
- 2 By offering unparalleled access to premium real estate opportunities for individuals





Priority 01: Facilitating capital raising for issuers

Recognizing a significant gap in the market for comprehensive issuer support, in March 2023, we launched Parvis **EMDsolutions**. Our Exempt Market Dealer platform is a direct response to this need, offering **end-to-end** back office support services.

Early Success: EMDsolutions has been enthusiastically embraced by the market, with rapid onboarding of over 20 issuers within the first 10 months and a robust pipeline showing no signs of slowing down.

EMDsolutions is not just a tool but a catalyst, empowering issuers with the efficiency and support needed to thrive in today's dynamic real estate environment.

Some of our current partners:



B2B with EMDsolutions

The New Back Office

At its core our platform streamlines the capital-raising process. Delivering an all-encompassing solution that empowers issuers to navigate the complexities of today's real estate environment with ease and efficiency with Parvis.

We take on: 



Compliance

All compliance & investor KYC/AML, CCO and DR support



Marketing

Individual marketplace per listing & launch marketing



Secondary Market

Access to our Secondary Market for added liquidity



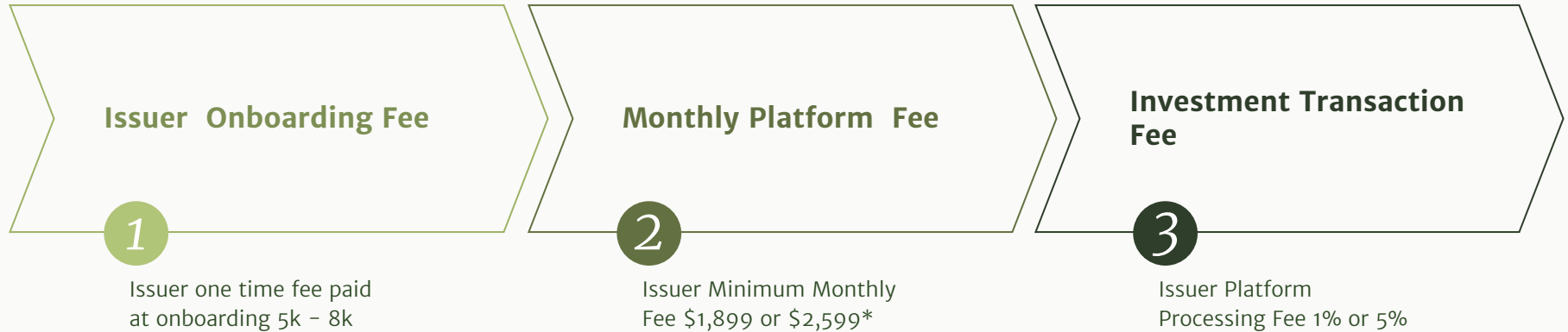
Investor Relations

Customer service support & Investor reporting

EMDsolutions Business Model



We provide the technology and the regulatory oversight to efficiently process capital for issuers



△ For every \$1M investment that Parvis processes, we generate on average \$6,000 in gross revenue

Priority 02:
*Expanding Investor Access
to Premier Real Estate*

We do it *differentl*y:

 **Parvis Platform**

**Broaden
Access:**

Parvis's innovative, user-centric platform has transformed access to premium real estate investments, once exclusive to institutional and high-net-worth investors.

**Legal & Compliance
Adherence:**

Robust legal frameworks and compliance measures in place to safeguard investor interests – added security of blockchain-backed digital assets.

**Investor Profile
& Customized Strategies:**

Tailored profiles that align investor interests and goals with suitable investment opportunities to individual financial objectives.

**Enhanced Liquidity
via Secondary Market:**

Leveraging blockchain technology, Parvis's Secondary Market introduces unprecedented liquidity to real estate investments.

**Cost Efficiency
and Transparency:**

We streamline costs and enhance transparency in the investment process.

COMING SOON Kitchener, ON

Vic Station

Minimum investment	\$150,000
Opportunity	Pro Funds
	26%
	2.5-3.5 years



LIVE ON & QC

HoneyTree REIT

Minimum investment	\$1,000
Investment Strategy	Value Add
Sponsor	HoneyTree REIT
Projected Annual Return	16%
Investment Horizon	Open ended

Unlocking Premium Investment Opportunities.

Expansive access to premium real estate projects, historically reserved for institutional and high-net-worth investors, are now accessible to a broader spectrum of investors through Parvis, democratizing investment in real estate.

Sample of what we have to offer:





LIVE US

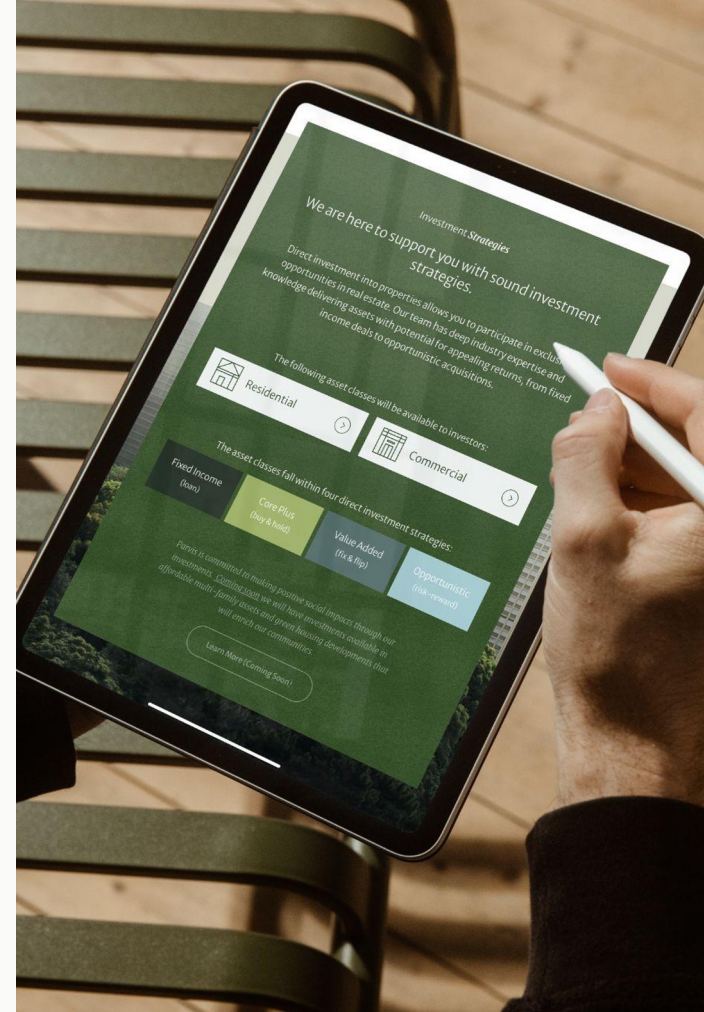
Revesco Properties Trust

Minimum investment	\$15,000
Investment Strategy	Value Add
Sponsor	Revesco Properties Trust
Projected Annual Return	12-15%
Investment Horizon	Open ended



Investor Profile & Customized Strategies

Strategy	Risk Profile	Typical Return	Typical Term
 Fixed Income	Low	5-9%	5-10 years
 Core Plus	Low-Moderate	9-15%	4-8 years
 Value Add	Moderate-High	12-18%	1-6 years
 Opportunistic	High	18-27%	3-8 years



Why a Tokenized Secondary Market?

By tokenizing shares, Parvis allows for the electronic transfer of ownership between buyers and sellers just 90 days after initial issuance. This creates the potential for liquidity where there was none.



Increase your investment liquidity.

- Efficient Transactions
- Smaller investments
- Better Investor Liquidity
- Additional Capital



Why Work with Parvis?

The Power of Growth and the Network Effect

Expanding Network Effect: As Parvis grows, so does the diversity and scale of investors on our platform. This creates a dynamic ecosystem where each new investor adds value, bringing more opportunities for investment across various issuers.

Scalable Platform Advantage: Our scalable platform means enhanced services, superior product features, and more effective marketing. As Parvis expands, these benefits are amplified, offering a richer, more efficient investment experience.

Mutual Growth Potential: A larger client base on Parvis doesn't just grow our platform; it enlarges the overall investment pie. There is legitimacy in having a polished, regulated third-party investment platform handle capital raising. Every new client enhances the network's value, creating a win-win scenario for all partners involved.



Joining Parvis means being part of an evolving, growing network that multiplies opportunities and drives success for everyone involved.



Building Parvis for the long term.

Our strategies are dynamically tailored, consistently fine-tuned based on observed traction and success, ensuring that our efforts are as effective and impactful as possible.

This approach allows us to remain agile and responsive to market trends, driving growth and enhancing value for our clients and stakeholders.

Digital Touchpoints

Robust Project Showcase

Integrated content program featuring key projects and developers, amplified via strong social media campaigns

Paid advertising

B2C: use high value content to increase email subscriptions

B2B: Supports Account Based Marketing strategy

Email Marketing

Nurture, educate and inform our B2B and user audience

Custom Content Programs

Collaborate with publishers to develop custom content that connects with both EMDsolutions clients and direct investors.

Traditional Touchpoints

Conferences

Attendance only – create high value content for advertising and email marketing

Booth – build brand and network, convert to email addresses

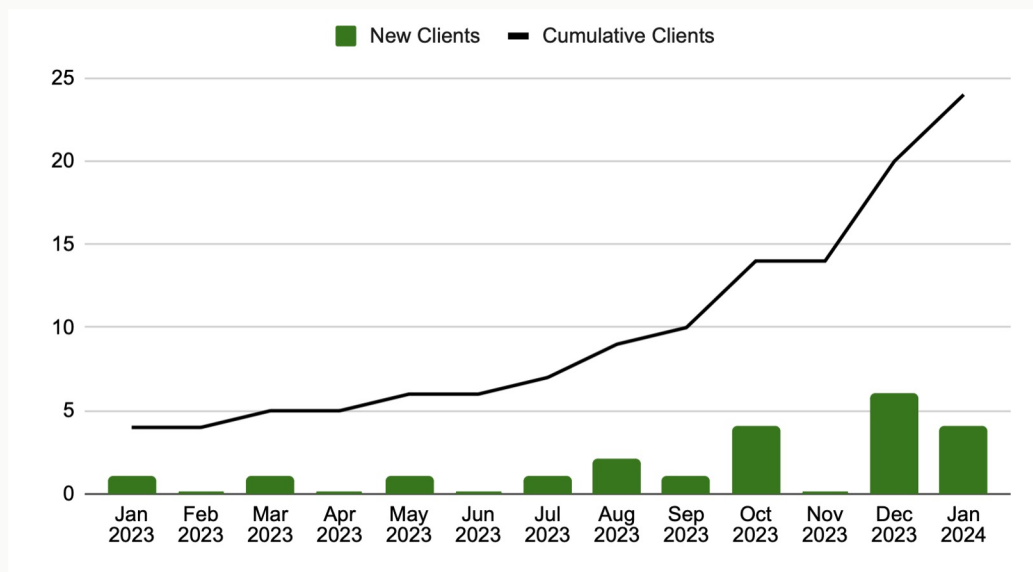
Sponsorship – only for specific audiences

Referral Network

Building a referral program and network amongst mortgage brokers, RE agents



Our Growth in 2023



Parvis has successfully found a product-market fit and continues to successfully onboard new issuer clients.

Recent News

- [Parvis Announces New Investor Referral Program and Additional Platform Updates to Enhance Capital Raising Efficiency](#)
- [Parvis Announces Five New Issuer Service Agreements, Significantly Expanding Market Share](#)
- [Parvis Announces New Investor Agreements with Pier 4 REIT and HoneyTree REIT](#)
- [Parvis Enters into Agreements with Collard Properties and Sagewise MIC](#)
- [Parvis Enters into MOU With Dolphin Enterprises](#)
- [Parvis Announces New Investor Agreement with Nearctic Industrial Real Estate Trust](#)



Levers for Growth: *Expanding Horizons with Parvis*

1 B2B Growth

Expanding Through Strategic Partnerships

Parvis Direct Access Fund Launch: A pivotal step to broaden product distribution and enhance investor reach.

CIRO & Fundserv Distribution: Leveraging these platforms for wider access / enhanced distribution capabilities.

Financial Institution Partnerships: Collaborating with financial giants to tap into new customer bases and markets.

Referral Agreements: Increasing our network of referral agreements to fuel client growth and market penetration.

B2B Issuer Client Expansion: Continuously growing our issuer client base, enriching the investment ecosystem.

2 Higher Revenue Verticals

Adding Value Beyond the Basics

Comprehensive Capital Raising Services: Offering end-to-end solutions that extend beyond the completion of offerings, adding significant value for clients.

Tailored Level 1 Services: Customized solutions to meet diverse client needs, driving higher revenue potential.

3 Technology Development

Innovating For Efficiency & Scale

Enhanced Platform Automation: Focusing on automation to boost efficiency and scalability, ensuring a seamless user experience.

Secondary Market for Liquidity: Introducing liquidity as a service enhancing investment attractiveness.

Comprehensive Financial & Legal Reporting: Offering full-term reporting services for offerings, adding layers of trust and reliability.

Competitive Landscape



PARVIS

FUNDSCRAPER[®]

Finhaven[™]

Atlas One
DIGITAL SECURITIES

EXEMPTEDGE

Access Capital
ADVISORS

PINNACLE
WEALTH BROKERS

addy[™]

FrontFundr

Real Estate Exclusive	✓	✓	—	—	—	✓	—	✓	—
Licensed EMD in all Provinces	✓	—	—	—	—	—	✓	—	✓
Secondary Market	✓	—	✓	—	—	—	—	—	—
Reporting Tools for Issuers	✓	✓	✓	✓	✓	—	—	—	—
Proprietary Fund	Coming Soon	—	—	—	—	—	—	—	—

Our Leadership Team



David Michaud
Founder & CEO

J.D. / LL.M. / B.A.

David has over 15 years of experience in Finance, Corporate Law, Banking Law, and Securities Law, representing businesses and financial institutions on a wide range of investment activities and operations, including mergers & acquisitions, secured transactions, trusts & private wealth matters. He is a member of the Law Society of Ontario.

Formerly of

Fiera Capital (TSX: FSZ), National Bank of Canada (TSX: NA), and Central 1 Credit Union



Jas Bagry
Founder & CFO

MBA / B.Com / CFA

Jas is a seasoned finance professional, entrepreneur, and CFA Charterholder with over 15 years of experience in fund management, real estate investment, and financial advisory services. He worked as a VC in New York City and an early stage advisor to tech companies. Jas holds a MBA from Columbia Business School and graduated from UBC's Sauder School of Business.

Formerly of

InnoVenture Financial, New Market Funds, Veronis Ventures, EY



Scott Spence
Head of Growth

MBA / B.SocSci

Scott is a marketing a growth expert, with more than 18 years experience across corporate, education and financial sectors. A MBA holder, Scott brings a track record of growing companies and businesses, finding product-market fit, and scaling revenue & marketing operations.

Formerly of

Fundsquire, Select Vantage, Environmental Education Ontario

Board Members



Directors



Drew Green
Founder & Chairman

B.A.

Drew is President and Chief Executive Officer of INDOCHINO, growing the brand by over 600% from 2015 to 2022 and delivering nine figures in revenue in 2018. He was recognized as Entrepreneur of the Year by Ernst & Young, US Retailer of the Year, Innovator of the Year, along with other awards during his career.

Co-Founder and/or Chairman of
Gravitas II Capital Corp. (TSXV: GII.P),
EMERGE Commerce (TSXV: ECOM), Real
Luck Group Ltd. (TSXV: LUCK), Gravitas III
Capital Corp. (TSXV: TRIG.P), Pineapple
Financial, and Apollo Insurance



Blair McCreadie
Director

AACI

Blair has over 30 years of experience in all facets of real estate including Fund management, investments, asset management, financing and valuations. Blair has leadership experience with a Canadian Real Estate Fund where he was responsible for a \$6.5B platform comprised of a full spectrum of real estate investment solutions from core to value-add and development through to real estate debt strategies. Blair holds an Accredited Appraiser Canadian Institute (AACI) designation.

Formerly of
Fiera Real Estate, a subsidiary of Fiera Capital (TSX: FSZ),
Standard Life Investments (now abrdn Canada Limited), a subsidiary of Abrdn plc (LSE: ABDN)



Tirta Liu
Director

B.A.

Tirta has over two decades of real estate developer expertise with a portfolio of assets exceeding a half billion dollars throughout Canada & the US. Along with capital investments in ventures from Biopharmaceutical and Education, his diversified business holdings span several other companies including owner and director of Bank Communications Inc., a management firm focussed on leasing & financial services, director at VCBC Leasing, a company focusing on leasing & mortgage lending in real estate, and strategic investor and director of CheckSammy Technologies, where 5000+ operators provide multi-sector sustainability services in recycling in North America.

Formerly of
China Trust Bank of Taiwan



Jeff McCann
Director

B.A.

Jeff McCann is the Founder and Chief Executive of APOLLO, one of Canada's fastest growing insurance technology companies. Over the past few years, APOLLO has created, launched, and expanded over 2000 digital insurance products and Jeff he has successfully raised over \$40 million in investment capital including from Liberty Mutual Group, Trisura Group (TSX:TSU), and Definity Financial (TSX:DFY). Jeff regularly speaks at industry events and conferences, and serves on the Board of Directors of the Arthritis Society of Canada. He graduated from the Beedie School of Business at Simon Fraser University.

Formerly of
Axis Insurance Group

Thank You

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