



Millennium III
GROUP OF COMPANIES

FACT SHEET

MCKAY PROPERTIES LIMITED PARTNERSHIP



THE MILLENNIUM III ADVANTAGE

TO MAXIMIZE INCOME POTENTIAL
WE LOCATE HIGH-QUALITY
UNDERVALUED
COMMERCIAL PROPERTIES
IN GROWTH AREAS



Our Story

For the past 44 years, Millennium III has provided investors with a unique opportunity to participate in the commercial real estate market through collective property ownership.



Our Company

The Millennium III Group is one of the largest commercial landlords in Saskatoon, SK, with a proven track record of investment in 95 projects across Western Canada and currently owns and manages over \$475 million in investment property.



Our Vision

Remove the numerous barriers to individual investors in complex commercial real estate investments to help investors benefit from long-term income, capital gains, and tax advantages available in strategically formed limited partnerships.

\$24,700

INVESTMENT PER UNIT

\$11,670*

INITIAL WRITE-OFF

Initial write-off may be partially offset by any income earned in the first year.



15 Year**

ANTICIPATED MORTGAGE PAYOUT

During the later years of the project, investors may realize capital gains if the property is sold.



LIMITED LIABILITY LIMITED PARTNERSHIPS

Investors' liability is limited to the amount of their equity investment. No recourse to investors by mortgagees.



\$5,000**

TARGETED NET RENTAL REVENUE AFTER DEBT REPAYMENT

Annual operating surpluses will be distributed to investors, as available.

Why Invest?

TAX ADVANTAGES¹

Our projects are structured to deliver significant tax advantages to investors in the first year. In addition, write-offs are available beyond the first year, which may be used within the partnership to offset taxable income.

EQUITY GROWTH POTENTIAL³

Investors could benefit from long-term equity growth as debt is paid down and as both property values and rental income typically appreciate over time, creating value well beyond their initial investment.

INCOME PRODUCING ASSET²

Annual operating surpluses will be distributed to investors, as available. Reduction of debt results in both growth of equity and more surplus cash available to investors in later years.

INTERGENERATIONAL WEALTH¹

Our LP's are a powerful tool for intergenerational wealth transfer. Investors can utilize the tax deductions up front for themselves and later pass down their unit ownership to future generations, creating legacy while preserving and growing family wealth over time.

¹ Investors should seek advice from their tax advisor regarding their own unique investment situation.

² Distribution and targeted returns are not guaranteed.

³ Future events are subject to certain risks, uncertainties, and assumptions.

*See page 2 for additional notes and general disclosure.



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STRONG.
SUSTAINABLE.
SASKATCHEWAN.



ENERGY & MINING

SASKATCHEWAN IS THE WORLD'S LARGEST PRODUCER OF POTASH AND THE 2ND LARGEST PRODUCER OF URANIUM.¹



AGRICULTURE

IN 2024, SASKATCHEWAN ACHIEVED ITS THIRD HIGHEST EXPORT YEAR ON RECORD, WITH A TOTAL EXPORT VALUE OF \$45.4 BILLION TO 161 COUNTRIES.²



GROWTH

WITH MORE THAN 1.23 MILLION PEOPLE NOW CALLING SASKATCHEWAN HOME IN 2024, THE PROVINCE IS WELL ON ITS WAY OF ACHIEVING ITS GOAL OF 1.4 MILLION RESIDENTS BY 2030.³



INVESTMENT

IN 2024, CAPITAL INVESTMENT (PRELIMINARY) IN SASKATCHEWAN TOTALLED \$19.9B, A 16.9% INCREASE FROM \$17.0B IN 2023.⁴

Sources:

- 1. <https://dashboard.saskatchewan.ca/business-economy/business-industry-trade/mineral-sales>
- 2. <https://www.saskatchewan.ca/-/media/news-release-backgrounders/2025/may/state-of-trade-2024>
- 3. <https://www.saskatchewan.ca/government/news-and-media/2024/sepember/16>
- 4. <https://dashboard.saskatchewan.ca/business-economy/key-economic-indicators/capital-investment>



REGINA INDUSTRIAL MARKET



ROSS INDUSTRIAL
Q2 2024
1.33%
VACANCY



ROSS INDUSTRIAL
Q1 2025
2.4%
VACANCY



ROSS INDUSTRIAL
Q1 2025
4.22%
VACANCY

Sources:

- 1. <https://www.avisonyoung.ca/web/regina/industrial-market-report>
- 2. <https://www.collierscanada.com/en-ca/research/regina-industrial-market-report-2025-q1>
- 3. <https://www.icrcommercial.com/wp-content/uploads/2024/09/1Q2025-Regina-Industrial.pdf>

MCKAY PROPERTIES LIMITED PARTNERSHIP



Solomon Industrial Centre is located in the Ross Industrial Park neighbourhood of Regina on Solomon Drive adjacent to Ring Road, the main arterial roadway in the northeast area of the city. According to the Colliers first quarter 2025 Regina Industrial Market Report, Ross Industrial has a vacancy rate of 2.4%.

PROPERTY HIGHLIGHTS

- High demand bay size
- Low vacancy area
- Convenient access
- Grade level bays
- Great tenant diversity

Investment Details

Fund Type:	Limited Partnership
Investment Type:	Tax Advantages and Growth
Asset Class:	Industrial Real Estate
Eligibility:	Accredited/Eligible
Minimum Investment:	\$24,700
Year 1 Tax Deduction:	\$11,670
Targeted Net Rental Revenue:	\$5,000 After Debt Repayment
Firm Inception:	1981
Firm AUM:	\$475 Million As at June 30, 2025

General Disclaimer (Please refer to Item 10 of the Offering Memorandum for Risk Factors)

*The investment is structured to take advantage of the write off of costs associated with acquisition and takeover of the property, new leasing and enhancement of existing leases, distribution of the partnership units, placement of mortgage financing, and the provision of various financial services. As well, a portion of the funds raised through this offering is dedicated to the costs of tenant leasehold improvements and building exterior and site refurbishing, which are subject to immediate, 100% write off. These write-offs are available to investors in accordance with several provisions of the Income Tax Act (Canada) to set off against their income from other sources, as well as from this partnership, in the early years of the project. Partnership income may also be partially offset throughout the life of the investment from Capital Cost Allowance deductions. **Estimate based on the business model of Millennium III Capital Corporation and the operation of similar projects and properties. Certain statements contained in this investment summary constitute forward-looking statements. When used in this document, the words "may", "would", "could", "will", "intend", "plan", "anticipate", "believe", "seek", "propose", "estimate", "target", "expect", and similar expressions are intended to identify forward-looking statements. Such statements are not guarantees of performance, or achievements to vary from those described. Should one or more of these risks or uncertainties materialize, or should assumptions underlying forward-looking statements prove incorrect, actual results may vary materially from those described in this document as intended, planned, anticipated, sought, proposed, believed, estimated, targeted, or expected. McKay Properties Limited Partnership does not intend, and does not assume any obligation, to update these forward-looking statements, except as required by law.