#### WHAT WE DO

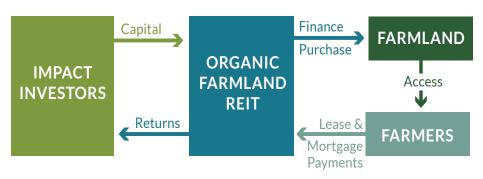
Iroquois Valley addresses one of the biggest barriers to the expansion of organic farming: patient capital. Our innovative leases and mortgages allow organic farmers long-term land security. Our operating lines of credit improve on-farm cash flow so that farmers can invest in their land. Each investment the Company makes represents a direct partnership with an independent organic farm.

#### **OUR INVESTMENT OFFERINGS**

Iroquois Valley raises capital through two unique securities. REIT Equity Shares (stock) offer investors direct ownership in a diversified portfolio of organic farmland. Rooted in Regeneration Notes (unsecured promissory notes) provide exposure to the organic market while generating a fixed-income return. Both of these offerings support us in our mission to expand the amount of organic farmland across the United States.

#### **HOW YOUR INVESTMENT WORKS**

Your investment is used to purchase farmland (that is leased to farmers), finance farmland through mortgages, and provide operating lines of credit to organic farmers. Company revenue is generated through lease, mortgage, and interest payments from organic farmers. The Company's operations are funded by this revenue and reflected in our financial statements, and dividends to equity investors are based on Company net income (as required by REIT rules). The Company shares risk with the farmers working the land, and annual cash returns reflect the general success of the farms in the portfolio.



# POSITIVE IMPACTS

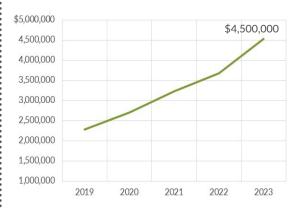
Climate	Land Security	Prosperity	Ecosystem	Nutritious	Environmenta
Change	for an	for	Services	Food for	Sustainability
Solutions	Organic	Rural	& Soil	Human	
	Future	Communities	Health	Health	I

## **INVESTOR BASE**

Iroquois Valley has received investment support from a variety of sources including individuals, trusts, foundations, non-profits, corporations and family offices. The average investment is approximately \$100,000. Iroquois Valley has a broad, diversified capital base from investors holding more than 850 unique investments. Their patient capital is vital in providing long-term support for organic farmers.

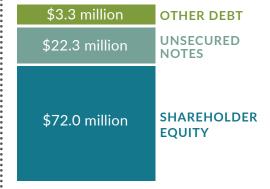
# PORTFOLIO HIGHLIGHTS

#### REVENUE



## PORTFOLIO CAPITALIZATION

#### **TOTAL ASSETS: \$97.6 MILLION**



#### SHARE PRICE



Note: In October 2023, the Company executed an 8-for-1 forward stock split. The graph represents the post-stock split values.

#### BY THE NUMBERS :

#### CROP DIVERSITY

as of 2024 crop year

MULTI-YEAR CROP	
ROTATIONS	76%
Includes grains, legumes, and hay	
DIVERSIFIED	12%
More than one enterprise	
PASTURED LIVESTOCK	8%
PASTURED DAIRY	3%
Fully grass-fed; some grain	
feeding	
PRODUCE	1%

#### CONSERVATION

data represents survey of farmers in the portfolio in 2022

COVER CROPS	100%
MAXIMIZING PLANT	
DIVERSITY	92%
REDUCING NUTRIENT	
INPUTS AND RUNOFF	100%

## OUR FARMERS

WOMEN FARMERS	69%
Women involved in farm decision-making.	
REPEAT INVESTMENTS	53%
Repeat investments within our portfolio.	

YOUNG FARMERS..... 64%

We have invested \$80 million in young farmers, providing land access to 25,400 acres.

#### **GENERATIONAL SUPPORT. 54%**

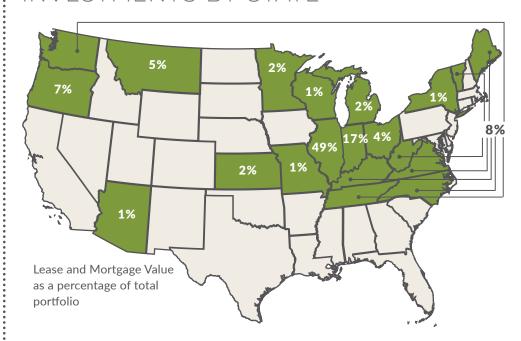
Farmers working with the next generation to directly support farmland transfer.

https://iroquoisvalley.com invest@iroquoisvalleyfarms.com Est. 2007

#### **OUR PORTFOLIO**

Iroquois Valley's portfolio is made up of nearly 130 farmland investments, impacting over 32,000 acres of farmland and representing over \$115 million in assets. We work with 70 organic farmers and farm families rooted in their communities. More than half of our farmers come from 3rd, 4th, 5th+ generation farm families. Their multi-generational experience provides a solid foundation for our business.

#### INVESTMENTS BY STATE



# FUNDS FROM OPERATIONS/SHARE



Funds from operations (FFO) refers to the figure used by real estate investment trusts (REITs) to define the cash flow from their operations. FFO is calculated by adding depreciation and amortization to earnings and then subtracting any gains / adding any losses on sales.

#### **INVESTOR ACCESSIBILITY**

Both securities are available through direct investment or via a retirement account. REIT Equity Shares are available to both accredited and non-accredited investors and can be held in some traditional brokerage firms. Rooted in Regeneration Notes are available to accredited investors only.



PUBLIC BENEFIT CORPORATION



