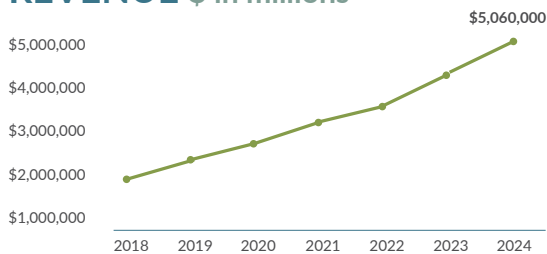


Founded in 2007, Iroquois Valley's vision is to transform agriculture through organic land stewardship within a generation.

REVENUE \$ in millions



SHARE PRICE



PORTFOLIO CAPITALIZATION

Total Assets: \$124.95 million

\$11.2 Million	OTHER DEBT
\$28.75 Million	UNSECURED NOTES
\$85 Million	SHAREHOLDER EQUITY

**Unaudited financials based on Company reports*

OUR IMPACT

Our core portfolio focuses on row-crop farmers in the Midwest, where market potential and impact opportunities are greatest. We are tracking key impact areas with our farmers:



PESTICIDES & HERBICIDES

Eliminated 8.2 million lbs of synthetic chemicals from our food system since 2014.



SOIL EROSION

Avoided 29,000 tons of soil erosion annually.



FARMER ECONOMICS

Converted or preserved 36,600 acres of organic farmland.

WHAT WE DO

As a certified B Corp, Iroquois Valley works with impact-driven investors to provide capital to organic, regenerative and transitioning farmers across the United States through long-term leases, flexible mortgages, and post-investment support. Our \$126.6 million portfolio spans more than 36,600 acres of diversified farmland (including row crops and pastured livestock) across 20 states, with a network of 70+ farmers.

OUR INVESTMENT OFFERINGS

We offer two investment options which provide strong risk-adjusted returns:

REIT Equity Shares offer investors ownership in a diversified portfolio of organic, regenerative farmland. Our 9.2% annualized return rate since inception is generated largely from the land value appreciation. Additionally, the stock may earn a dividend depending on the success of our farmers.

Rooted in Regeneration (RNR) Notes are promissory notes with an impact. With this RNR Note offering, we aim to recognize that, historically, BIPOC farmers have faced significant barriers to acquiring financing while overwhelmingly using organic and regenerative practices. The Notes pay investors a majority of the interest earned on the RNR Note, but a portion of the interest is contributed to an RNR Pool. The RNR Pool is used to provide discounted interest rates for mortgages issued to socially disadvantaged farmers. With these 5-year fixed-rate notes, investors receive a 0.5-1.5% return, and a 1.0-1.5% return is contributed to the RNR Pool.

HOW YOUR INVESTMENT WORKS

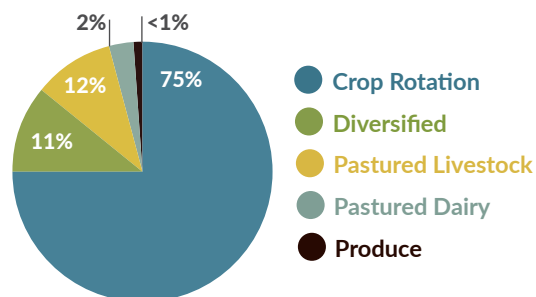
We treat our farmers as partners, not tenants — we don't buy land and hire farmers. We only work with farmers who come to Iroquois Valley in search of capital via a lease or mortgage. Because we know that the farmers' knowledge and land stewardship are the keys to building successful organic, regenerative farms.

Traditional types of financing for agriculture is misaligned with organic practices because it is short-term in nature, with leases typically only one year. In contrast, Iroquois Valley provides long-term access to capital with leases that are structured to be six years with evergreen renewal options.



PRODUCTION MIX

As of 2024 crop year.

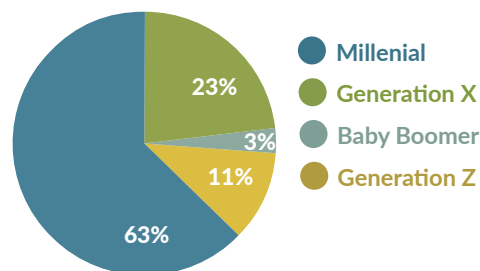


CONSERVATION

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

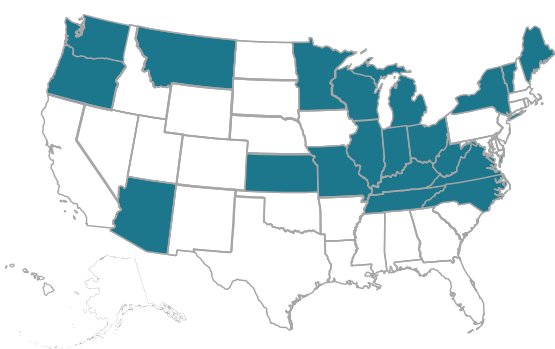


WOMEN FARMERS 65%
Women involved in farm decision-making.

REPEAT INVESTMENTS 64%
Repeat investments within our portfolio.

GENERATIONAL SUPPORT 51%
Farmers working with the next generation to directly support farmland transfer.

INVESTMENTS BY STATE



INVESTOR BASE

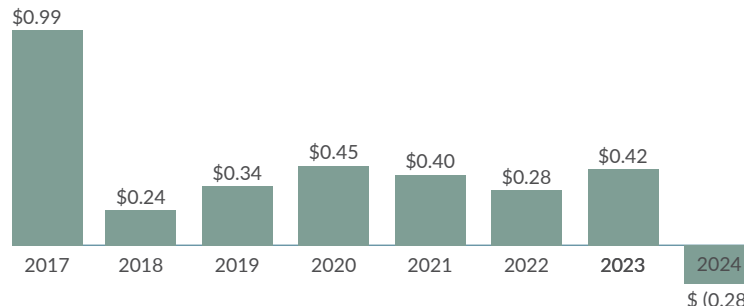
Iroquois Valley receives support from 1,000 impact-driven individual and institutional investors. Our investors are accredited and non-accredited and investments range from \$10,000 to over 9 million. Patient investor capital is the cornerstone of our long-term support for organic, regenerative farmers.

OUR PORTFOLIO

Iroquois Valley's portfolio is made up of 128 investments, impacting over 36,600 acres of farmland and representing over \$126.6 million in assets. We work with organic, regenerative and transitioning farmers 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.

We approach farm investment diversification from three perspectives – production type, impact, and geographic location. While we prioritize partnering with row-crop farmers in the Midwest for the market opportunity and returns on impact, we understand the importance of diversified farmland to widen investment opportunities and mitigate portfolio risk.

FUNDS FROM OPERATIONS/SHARE



Funds from operations (FFO) is used by real estate investment trusts (REITs) to describe the amount of cash that the REIT's operations generate per share.

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 custodied at several traditional brokerage firms. Rooted in Regeneration Notes are available to accredited investors only.



**IROQUOIS
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FARM LAND REIT®

**PUBLIC BENEFIT
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