



GENESIS LAND DEVELOPMENT CORP.

Corporate Update

DECEMBER 31, 2025

GENESIS
Creating tomorrows

ADVISORIES

Forward-looking statements

This presentation may contain certain statements which constitute forward-looking statements or information within the meaning of applicable securities laws concerning the business, operations and financial performance and condition of Genesis. Generally, these forward-looking statements can be identified by the use of forward-looking terminology such as “plans”, “expects”, “estimates”, “forecasts”, “anticipates” or “believes”, or statements that certain actions, events or results “may”, “could”, “would”, “might” or “will be taken”, “occur” or “be achieved”.

In particular, forward-looking statements contained in this presentation may include, but are not limited to, statements relating to our strategic initiatives for 2023 and beyond, future development plans and objectives, targets, future growth, anticipated financial performance, expectations of the real estate, demographic, financing and economic environments, our financial condition, our business strategy (including, without limitation, execution thereof) or the results of or outlook of our operations. Forward-looking statements are based on certain assumptions and analysis made by us about future economic conditions and courses of action. Although Genesis believes that these assumptions and analysis (including as set out in its most recent Management Discussion & Analysis (“MD&A”) under the heading “Advisories – Forward-Looking Statements”) are reasonable, a reader should not place undue reliance on forward-looking statements because they involve assumptions, known and unknown risks, uncertainties and other factors many of which are beyond Genesis’ control and which may cause the actual results, performance or achievements of Genesis to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements. Accordingly, Genesis cannot give any assurance that its expectations will in fact occur and cautions that actual results may differ materially from those in the forward-looking statements.

Factors that could cause actual results to differ materially from those set forth in the forward-looking statements include, but are not limited to: the impact of contractual arrangements and incurred obligations on future operations and liquidity; local real estate conditions, including the development of properties in close proximity to Genesis’ properties; the uncertainties of real estate development and acquisition activity; the requirement for governmental approvals and the timing thereof; fluctuations in interest rates; ability to access and raise capital on favourable terms; not realizing on the anticipated benefits from transactions or not realizing on such anticipated benefits within the expected time frame; labour matters, governmental regulations, stock market volatility and other risks and factors described from time to time in the documents filed by Genesis with the securities regulators in Canada available at www.sedar.com, including Genesis’ MD&A under the heading “Risks and Uncertainties” and its Annual Information Form under the heading “Risk Factors”.

The forward-looking information contained in this presentation is expressly qualified by the foregoing cautionary statements. Furthermore, the forward-looking information contained in this presentation is made as of the date of this presentation and, except as required by applicable law, Genesis does not undertake any obligation to publicly update or to revise any of the forward-looking statements, whether as a result of new information, future events or otherwise.





GENESIS

A proven record of acquiring raw land in the Calgary area and, utilizing an integrated value-added land development and home building approach, transforming it into inspired communities that enrich lives.

Bayview Community



To dream. To design. To build.
To create *Community.*

GENESIS





OVERVIEW

Logan Landing Community

GENESIS

One of Western Canada's preeminent integrated development companies

- Genesis Land Development Corp. (TSX: GDC) has been developing lands and building homes in the Calgary Metropolitan Area (CMA) since 1991
- Significant portfolio of well-located, entitled and unentitled residential, commercial and mixed-use lands
- Increased focus on home building
- Well-positioned to take advantage of all market conditions with a focus on operational excellence and a disciplined acquisition approach
- Experienced management team that delivers
- Strong shareholder support



BAYSIDE
— ESTATES —

A STRONG FOUNDATION

- Proven record of developing raw land into thriving communities
- Focus on Calgary region
- Public company (TSX:GDC) with strong supportive shareholders
- Conservative balance sheet and ready access to financing
- Success through partnerships



GENESIS AT-A-GLANCE



\$488M
in real estate assets
\$202M⁽¹⁾ acquired since 2019

30+
YEARS
of land development experience (1991)

20+
YEARS
of home building experience

10,000+
FAMILIES
over 1,300 acres developed in sixteen residential communities

2,494
ACRES
undeveloped land

\$119M
net debt
\$17M cash
\$136M debt

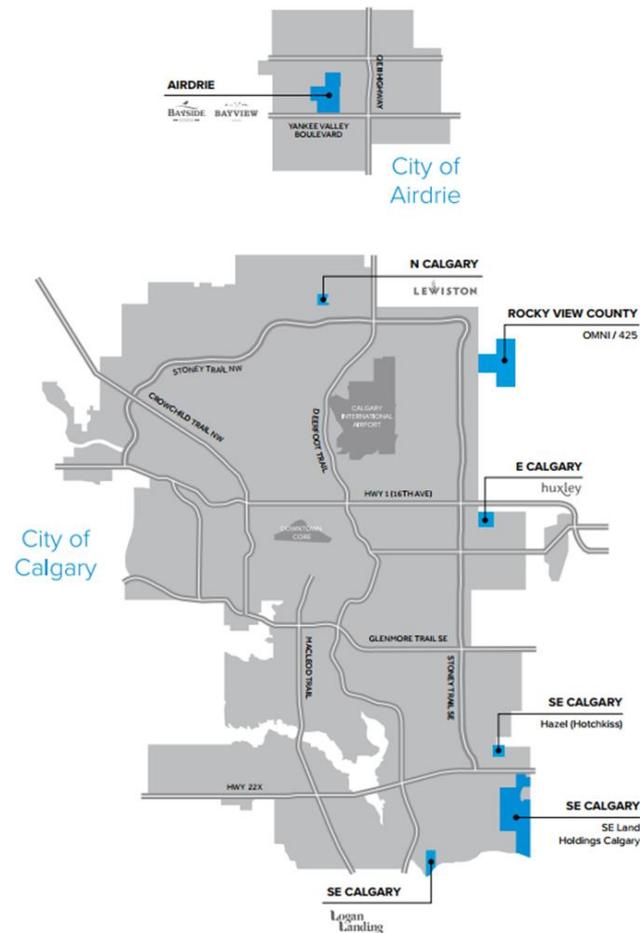
25
YEARS
consecutive positive earnings

\$100M
returned to shareholders since 2014

LAND SUMMARY



	SERVICED SF LOTS	FUTURE SF LOTS	LAND PARCELS (ACRES)	UNDEVELOPED ACREAGE
AIRDRIE				
Bayside, Bayview	218	207	2	31
CALGARY N				
Lewiston	-	467	7	69
CALGARY NE				
Huxley (Belvedere)	13	1,121	-	129
CALGARY SE				
Logan Landing	140	1,174	10	301
Hazel	-	1,184	3	160
SE Calgary Land Holdings	-	TBD	TBD	1,194
ROCKYVIEW COUNTY				
OMNI/425	-	TBD	TBD	610
	371	>4,153	>22	2,494



HOME BUILDING DIVISION ACTIVE IN 16 COMMUNITIES



Genesis Communities

AIRDRIE

1. Bayside
2. Bayview / Cobalt Bay

CALGARY

3. Lewiston
4. Logan Landing
5. Huxley

Third-Party Communities

CALGARY

6. Keystone
7. Homestead
8. Alpine Park
9. Vermilion Hill
10. Heartwood

AIRDRIE

11. Spring Valley

ROCKY VIEW COUNTY

12. Harmony

CHESTERMERE

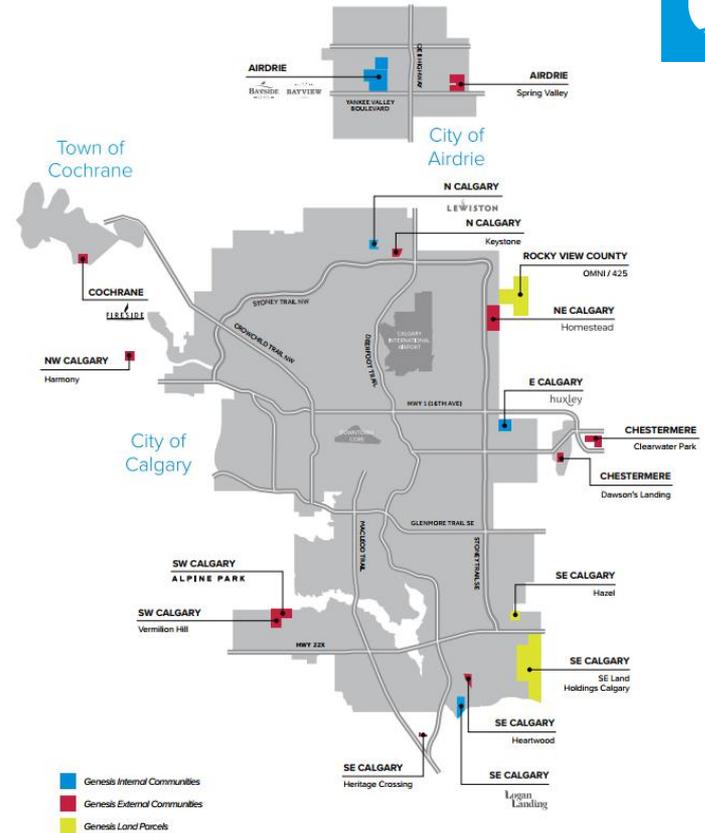
13. Clearwater Park
14. Dawson's Landing

COCHRANE

15. Fireside

FOOTHILLS COUNTY

16. Heritage Crossing





STRATEGY/GROWTH

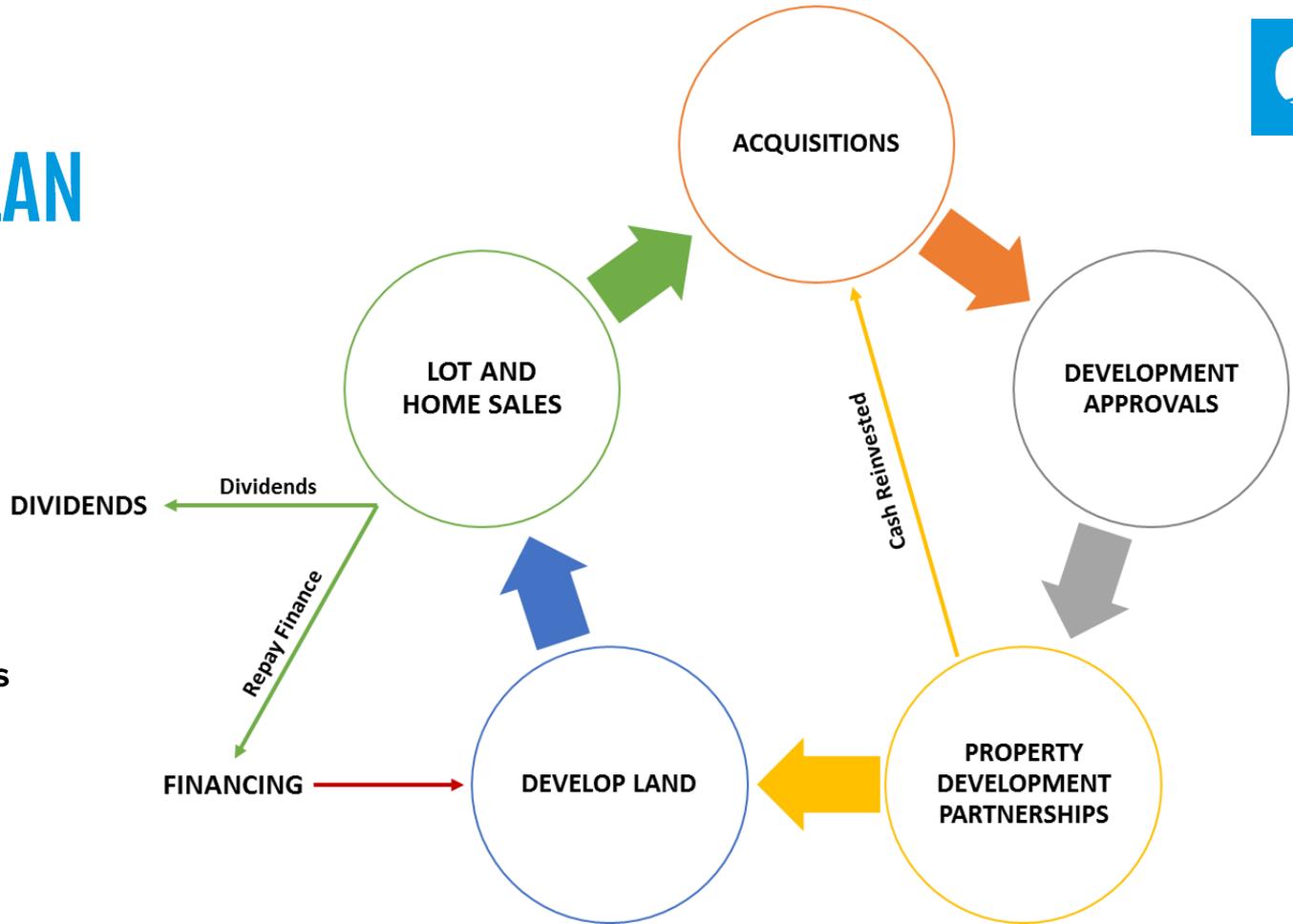
Sage Hill Crest Community

STRATEGY & BUSINESS PLAN



Simple business model – highly focused approach

Genesis' strategy is designed to maximize shareholder value while leveraging opportunities for future growth.



THE GENESIS ADVANTAGE

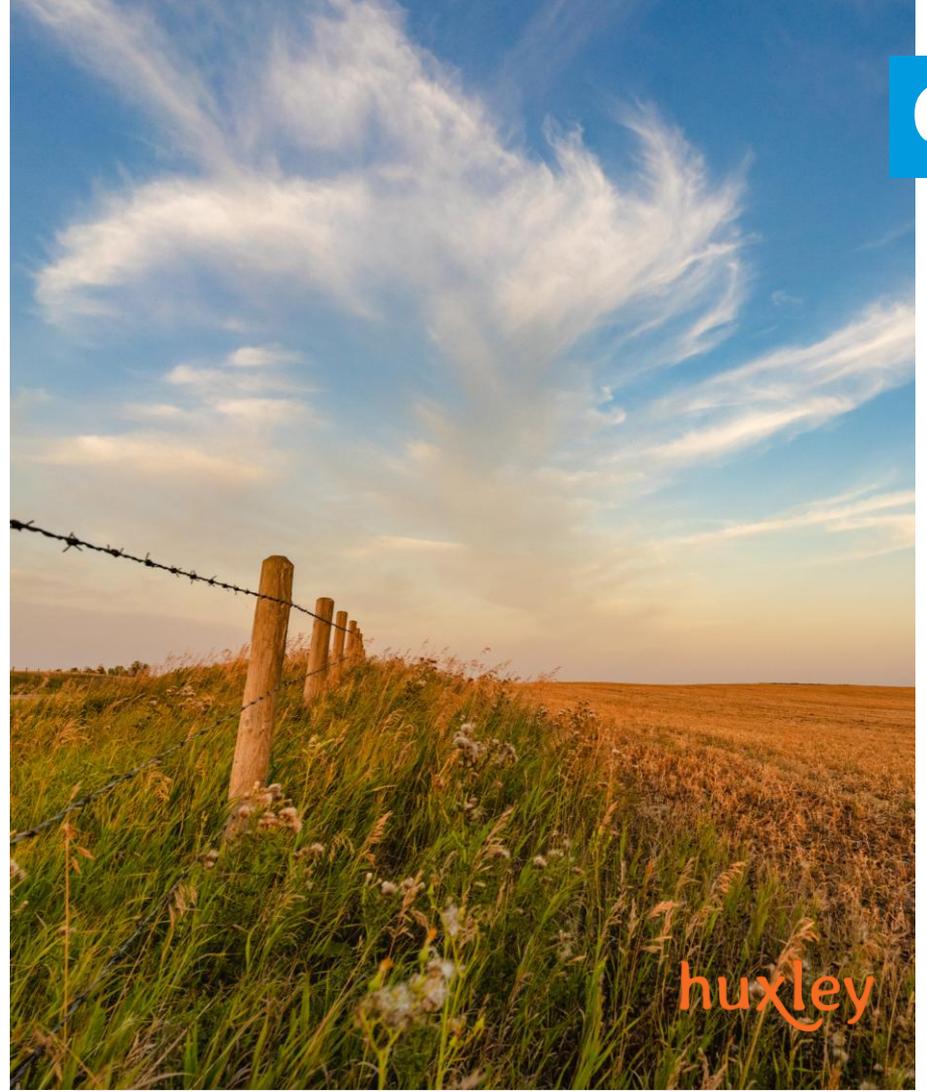
- Premier assets with focus in the Calgary Metropolitan Area
- Homebuilding focus on quality production homes
- Market knowledge and awareness
- First in-the-know about acquisition opportunities
- Experienced in navigating the complex approval process



SAGE
MEADOWS

FOCUSED ON THE CALGARY METROPOLITAN AREA (CMA)

- Epicenter of Canada's Energy industry
- Highest population growth rate among Canada's largest cities
- Affordability advantage
- Strong labor and employment
- Ideal location (proximity to the Rocky Mountains)



GROWTH MODEL

Land

- Acquire well positioned land
 - Strict adherence to predetermined acquisition parameters
 - Preferably with Area Structure Plan in place
- Finalize approvals
- Bring in builder partners
- Develop, sell – realize cash
 - Partner of choice for contractors/consultants
- Reinvest cash surfaced from operations
- Repeat process



GROWTH MODEL

Housing

- Focus as a quality production builder in the CMA
- Participate in all Genesis communities
- Participate in select third party communities
- Continue to increase volumes
- Partner of choice for trades/suppliers



RECENT ACQUISITIONS

2019 – Lewiston and Partnership Interests

- Acquired 134-acre parcel in North Calgary
- Homestead – 5% interest and lot purchase rights
- Vermilion Hill – 8% interest and lot purchase rights

2021 – Huxley (Belvedere)

- Acquired 161-acre parcel in NE Calgary

2022 – Hazel (Hotchkiss)

- Acquired 160-acre parcel in SE Calgary

2022/23/25 – Rocky View County

- Acquired interests in 610 acres in North Conrich (OMNI/425) – bringing ownership to 100%

2023/24 – Calgary SE Land Holdings

- Acquired 460-acre parcel in SE Calgary
- Acquired 734-acre parcel in SE Calgary

2024 – Land Development Entities

- Acquired 16.7% interest in 243-acre development and lot purchase rights in Q3 2024
- Acquired 12.5% interest in 782-acre development and lot purchase rights in Q4 2024
- Acquired 15% interest in 151-acre development and lot purchase rights in Q4 2024



Logan
Landing

EXECUTIVE TEAM



PS SIDHU
President &
Chief Executive Officer



ROB SEKHON
Chief Financial Officer



BRIAN WHITWELL
Chief Investment Officer



TRAVIS MCARTHUR
Sr. Vice President &
General Counsel



BRENDAN MCCASHIN
Sr. Vice President,
Land Development



VIRAT REDDY
Vice President,
Finance & Technology



MIKE DEBOER
Vice President,
Homebuilding



BOARD OF DIRECTORS

Stephen J. Griggs
Chair

Steven Glover
Lead Director

Mark W. Mitchell
Director

Iain Stewart
Director

Calvin Younger
Director

PS Sidhu
Director



FINANCIAL



Bayview Community

HIGHLIGHTS

December 31, 2025

- **Total Assets - \$622M**
- **Real Estate Assets - \$488M**
- **Net Debt - \$119M**
- **Net Book Value per Share¹ - \$5.27**

(\$000'S)	YEAR ENDED DEC. 31, 2025	YEAR ENDED DEC. 31, 2024
TOTAL REVENUES	381,159	361,061
EARNINGS	39,243	39,597
(UNITS)		
RESIDENTIAL LOT SALES	760	726
HOME SALES	405	401
NEW HOME ORDERS	302	419
OUTSTANDING NEW HOME ORDERS	162	265
(\$000'S)	AS AT DEC. 31, 2025	AS AT DEC. 31, 2024
CASH AND CASH EQUIVALENTS	17,511	21,414
LOAN AND CREDIT FACILITIES	136,441	133,494

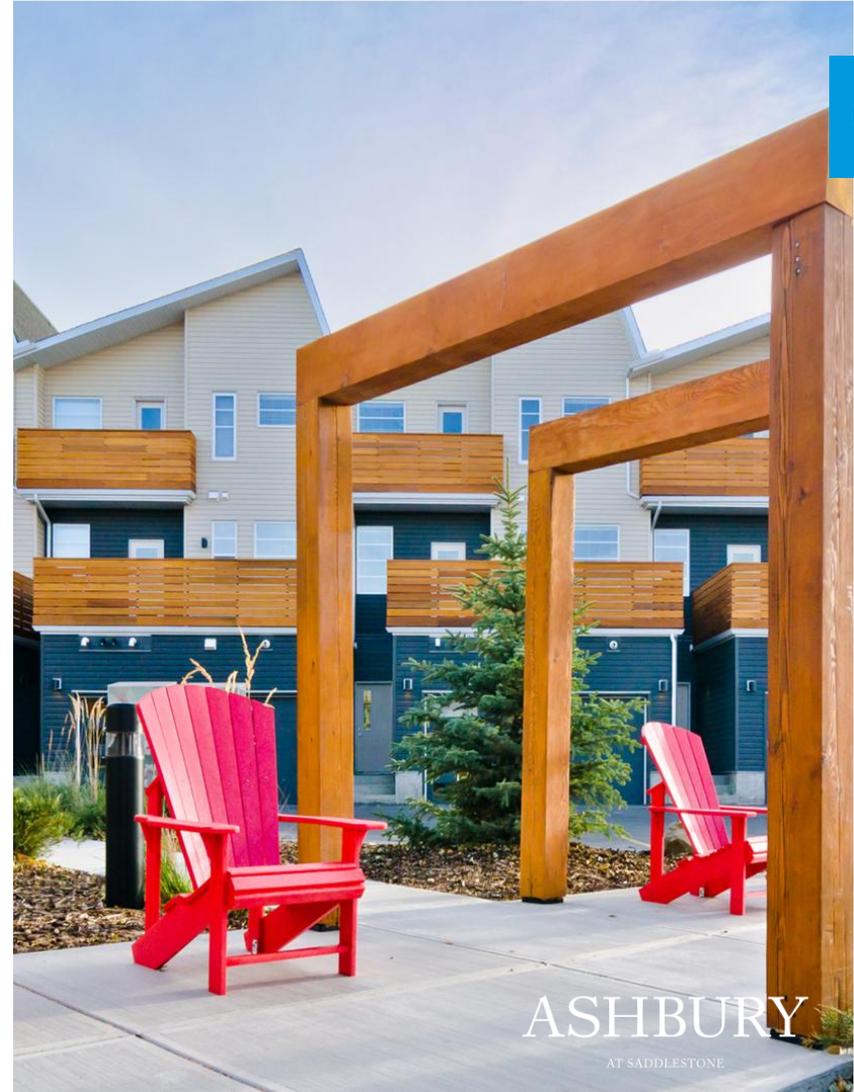
(1) Net Book Value per Share is a non-GAAP measure, calculated as the book value of shareholders' equity divided by the number of common shares outstanding.



POSITIONED TO THRIVE

Building On Our Success

- Proven track record
- Well-located core land holdings
- Highly experienced management team
- An integrated, focused strategy
- Strong financial position
- Able to adapt to market conditions
- Acquisitions/growth



ASHBURY

AT SADDLESTONE

Core Land Holdings

APPENDIX

Lewiston Community

CORE LAND HOLDINGS

December 31, 2025

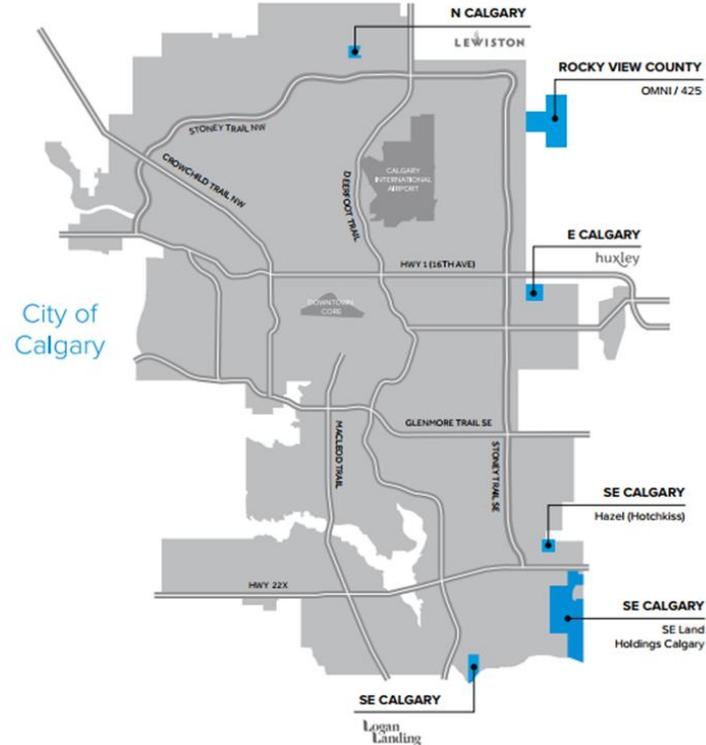
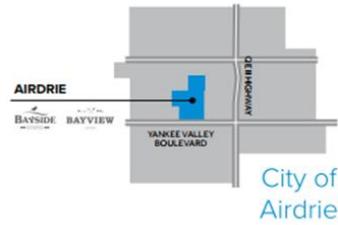
Genesis is well-positioned to build on its successes with an extensive portfolio of core land holdings to be developed in the CMA.

COMMUNITY	UNDEVELOPED ACRES	TARGETED DEVELOPMENT TIMEFRAME
AIRDRIE		
BAYSIDE	8	1997 - 2029
BAYVIEW	23	1997 - 2029
	31	
CALGARY		
LEWISTON	69	2020 - 2032
HUXLEY	129	2023 - 2036
LOGAN LANDING	301	2023 - 2034
HAZEL	160	2026 - 2036
SE CALGARY LAND HOLDINGS	1,194	2035 - 2055
	1,853	
ROCKY VIEW COUNTY		
OMNI	185	2026 - 2046
THE 425	425	TBD
	610	
TOTAL	2,494	



MAP OF CORE LAND HOLDINGS

December 31, 2025



BAYSIDE & BAYVIEW

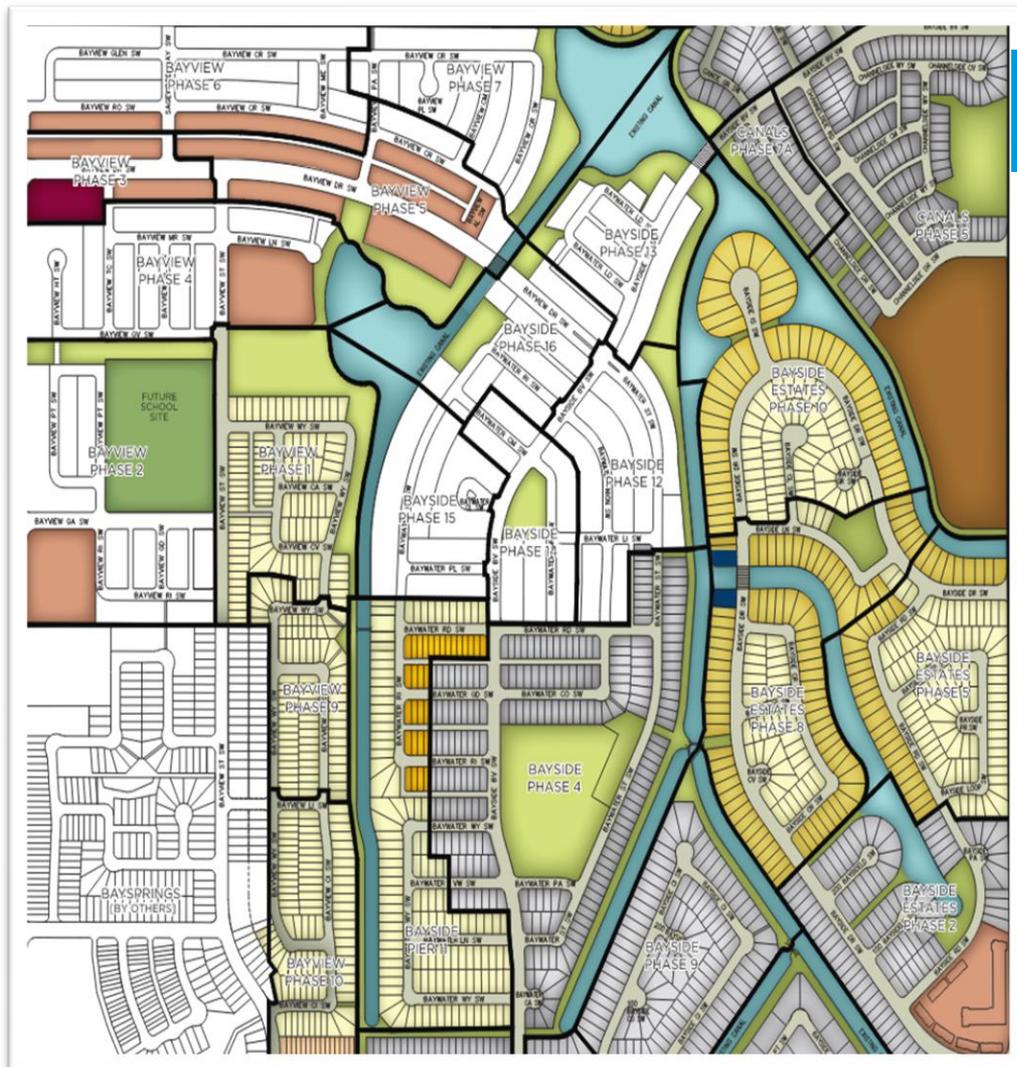
Airdrie

DEVELOPMENT TIMELINE

- Servicing started in 1997
- 689 acres serviced (including Canals)
- Target completion in 2029

CURRENT INVENTORY

- 218 single family lots
- 31 acres of undeveloped land



LEWISTON

N Calgary

DEVELOPMENT TIMELINE

- Acquired in 2019
- Servicing commenced in 2020
- 65 acres serviced
- Target completion in 2032

CURRENT INVENTORY

- 69 acres of undeveloped land
- Will deliver 467 homes and 7 acres of multi-family and commercial parcels when fully developed



HUXLEY (BELVEDERE)

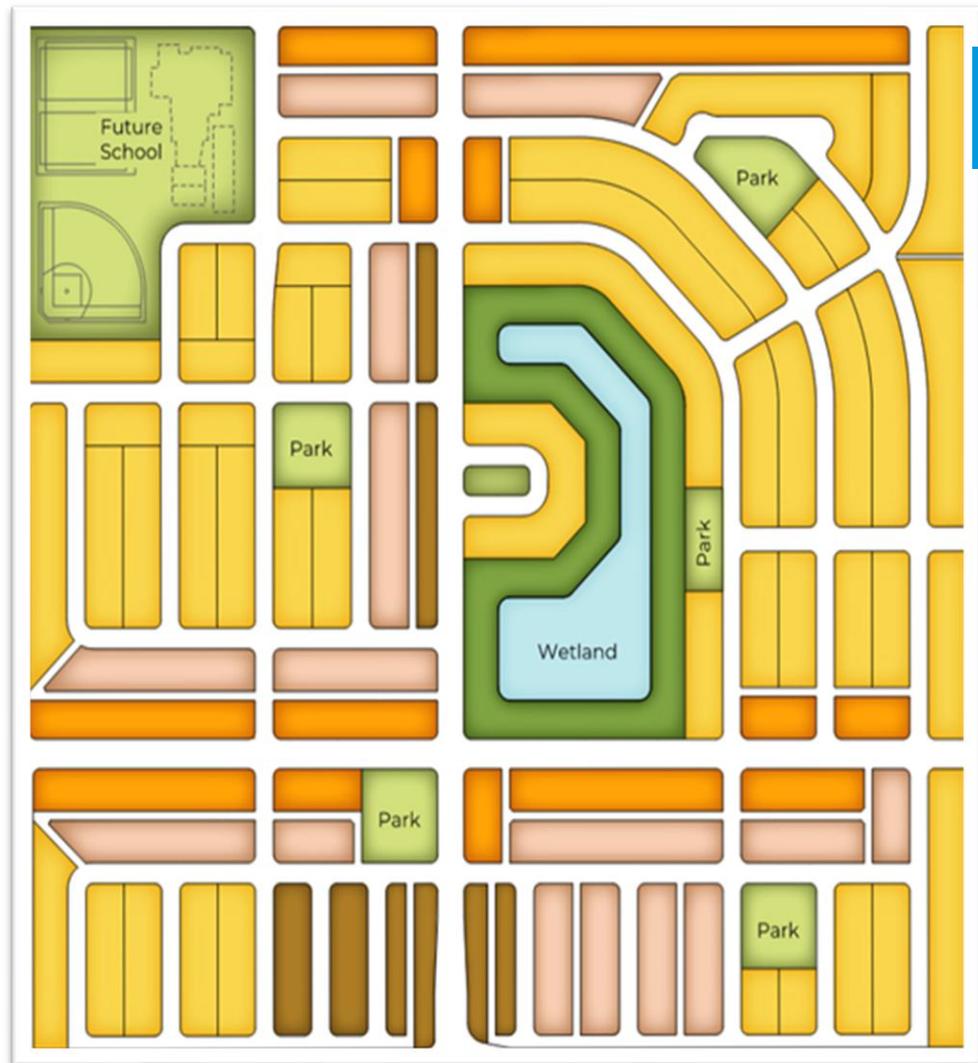
NE Calgary

DEVELOPMENT TIMELINE

- Acquired in 2021
- Servicing commenced in 2023
- 31 acres serviced
- Target completion in 2036

CURRENT INVENTORY

- 13 single family lots
- 129 acres of undeveloped land
- Will deliver 1,121 homes when fully developed



LOGAN LANDING

SE Calgary

DEVELOPMENT TIMELINE

- Acquired in 2014
- Servicing commenced in 2023
- 53 acres serviced
- Target completion in 2034

CURRENT INVENTORY

- 140 single family lots
- 301 acres of undeveloped land
- Will deliver 1,174 homes and 10 acres of multi-family and commercial parcels when completed



HAZEL

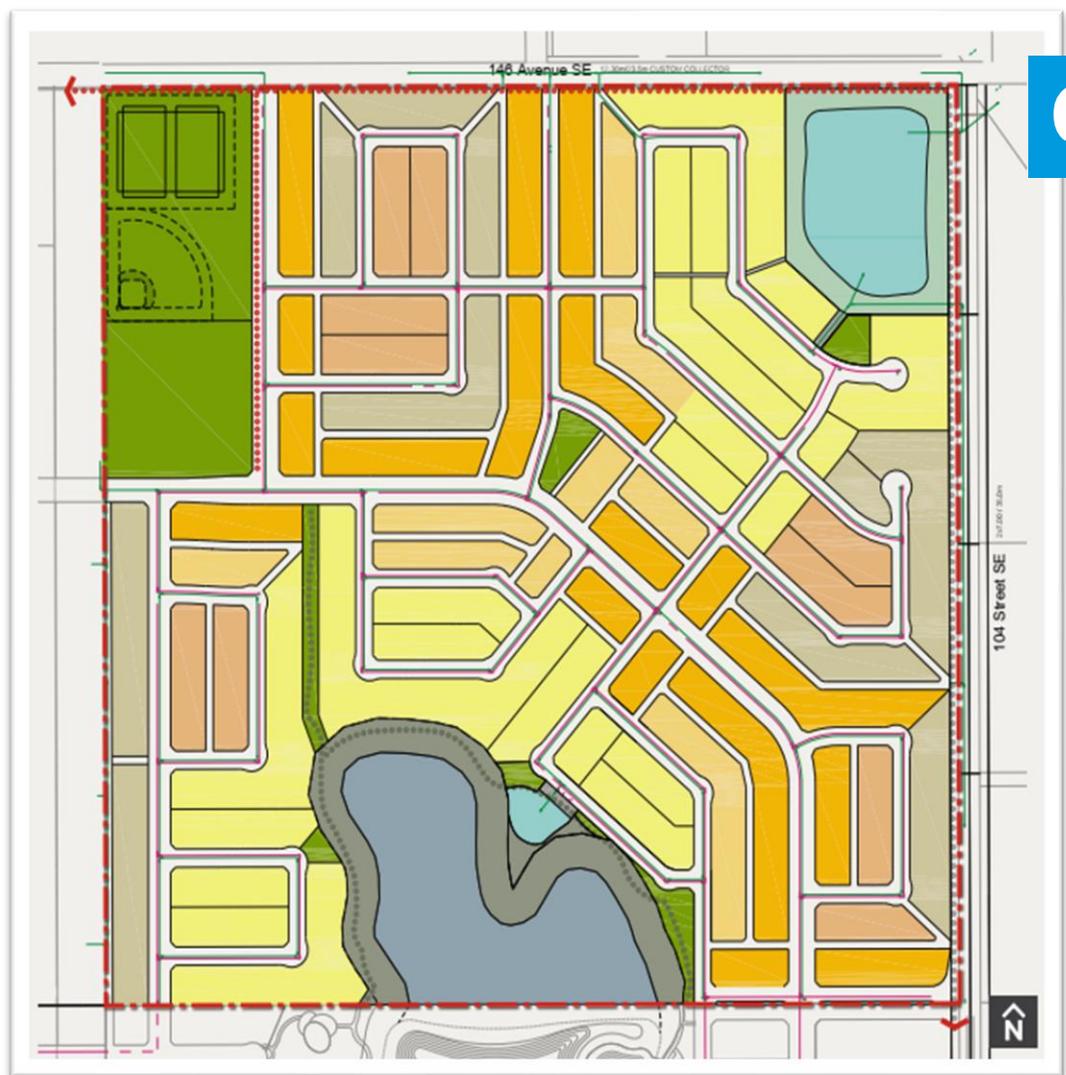
SE Calgary

DEVELOPMENT TIMELINE

- Acquired in 2022
- Target start year for servicing of 2025
- Target completion in 2036

CURRENT INVENTORY

- 160 acres of undeveloped land
- Will deliver 1,184 homes and 3 acres of multi-family when completed



SE CALGARY LAND HOLDINGS

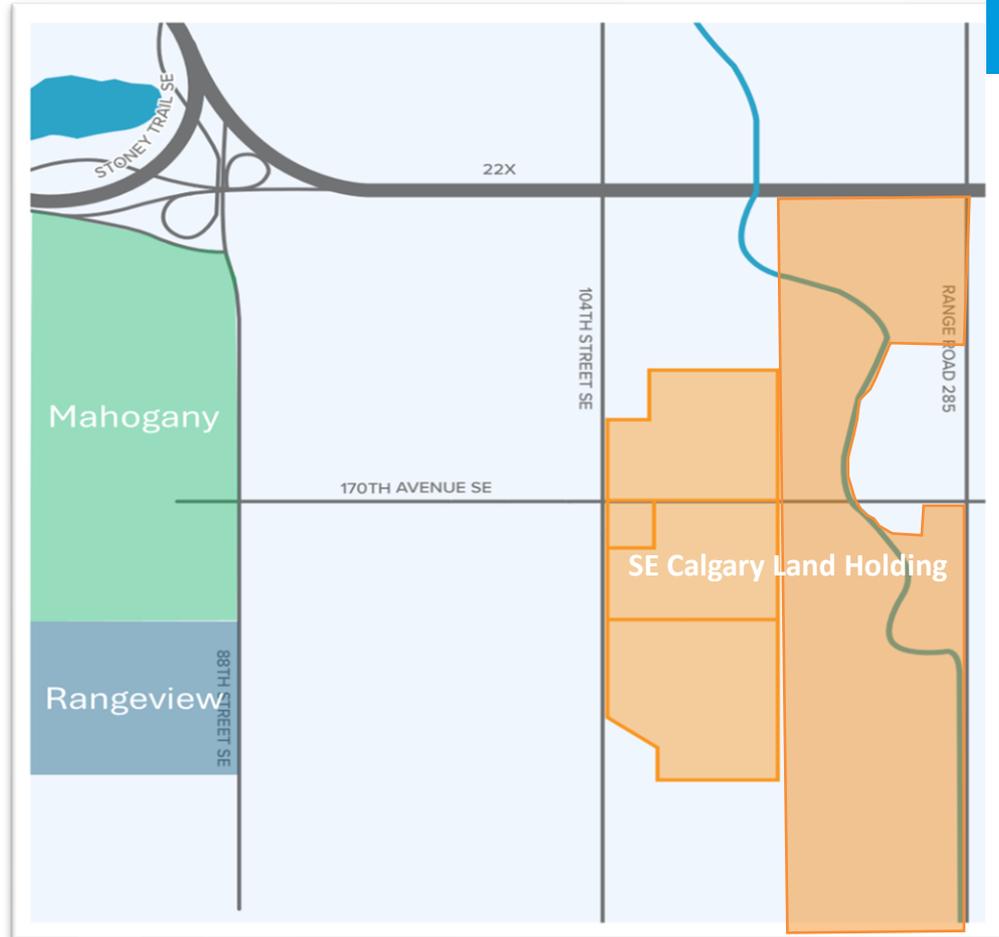
SE Calgary

DEVELOPMENT TIMELINE

- **460-acre acquisition closed in Q4 2023**
- **734-acre acquisition closed in Q2 2024 (option to purchase additional 106 acres)**
- **Target start year for servicing of 2035**
- **Target completion in 2055**

CURRENT INVENTORY

- **1,194 acres of undeveloped land**
- **Will deliver numerous homes, multi-family and commercial parcels when completed**



OMNI

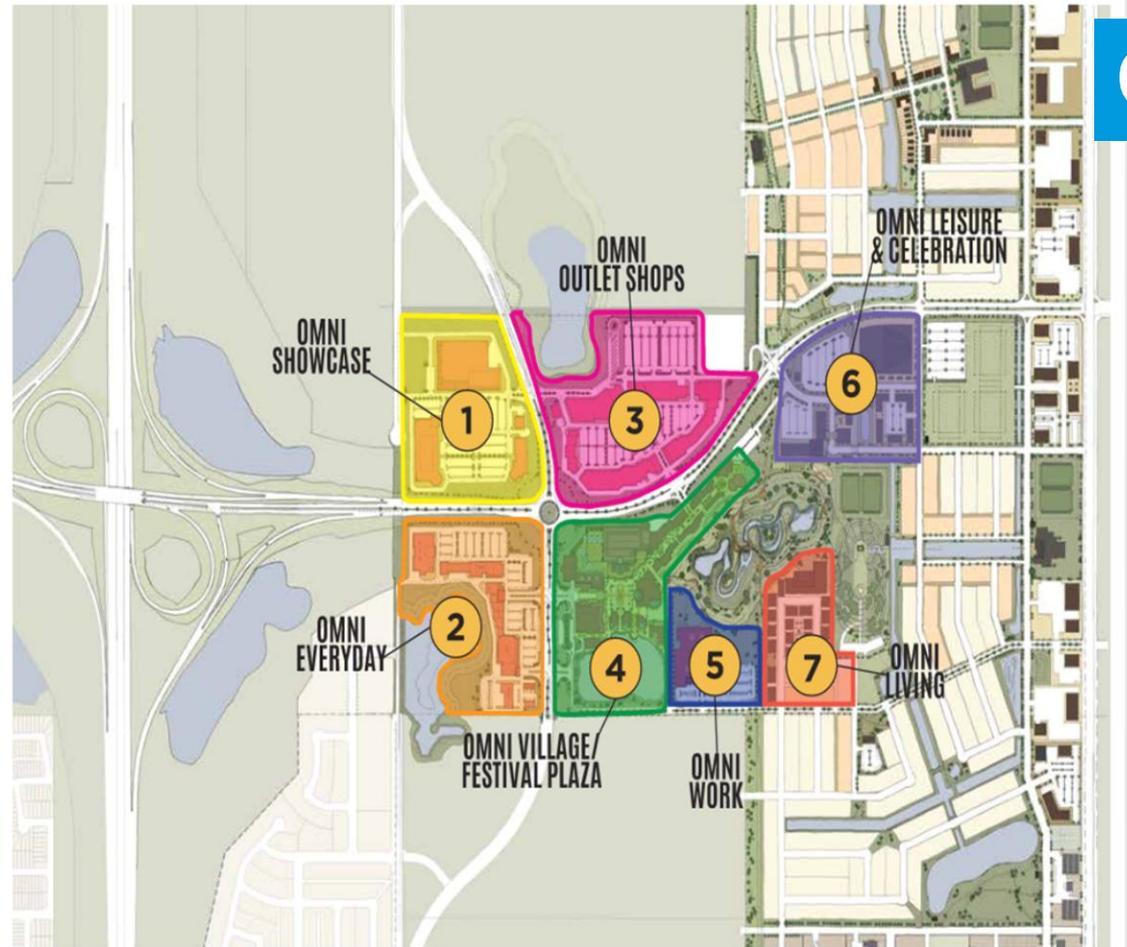
Rocky View County

DEVELOPMENT TIMELINE

- Land use in place
- Assessing servicing option

CURRENT INVENTORY

- 185 acres future commercial site
- Effective June 2025, Genesis owns a 100% undivided interest in the land



ONE DESTINATION FOR ALL

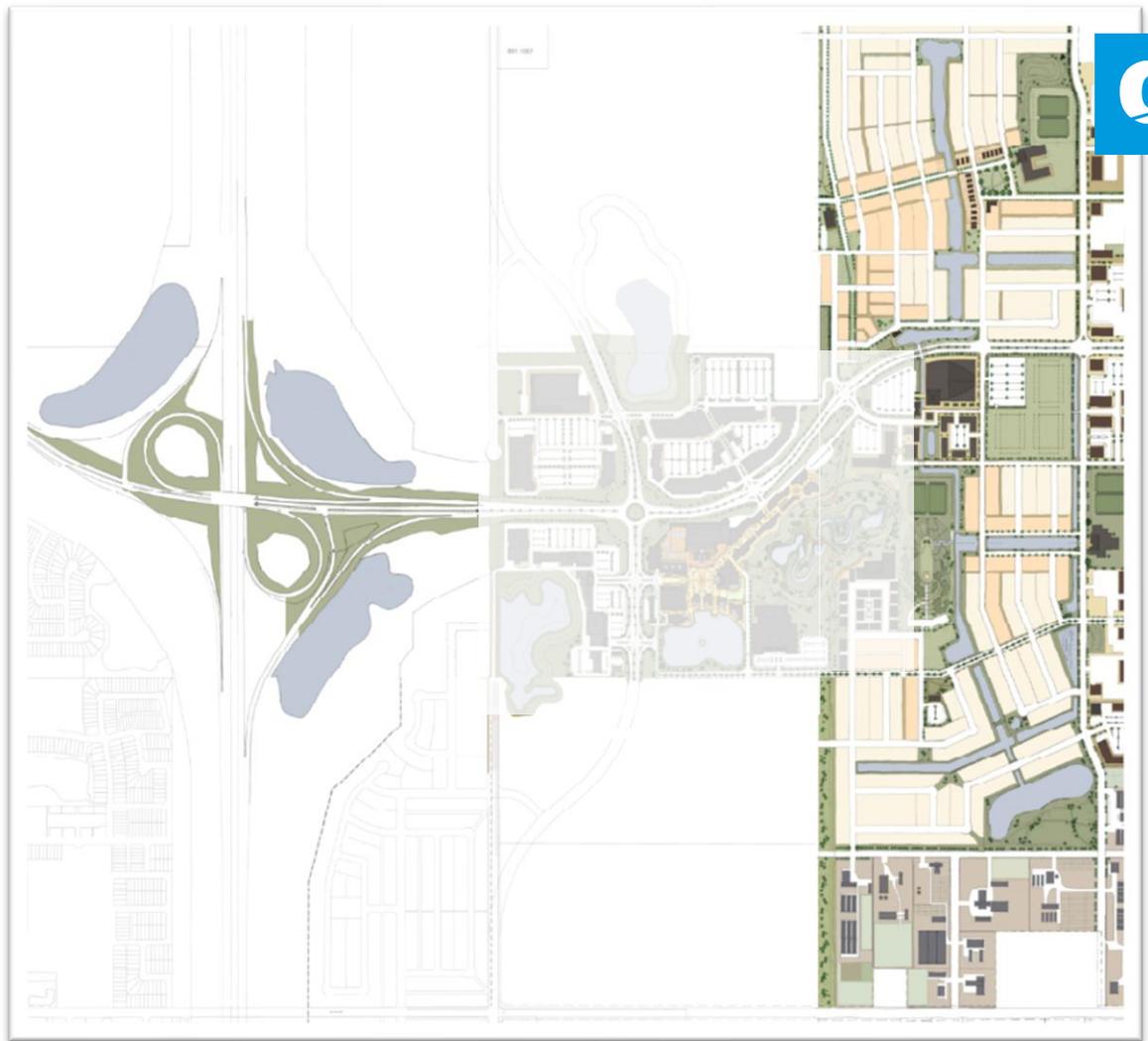


THE 425

Rocky View County

CURRENT INVENTORY

- Currently revising the Area Structure Plan for 425 acres of future development land to accommodate residential/commercial uses
- Genesis owns 100% of the property





CONTACT INFORMATION

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Bayside Community