

Tribe

Build. Manage. Live.

TSXV: TRBE | OTCQB: TRPTF

Investor Presentation



This presentation does not constitute an offer to sell, or a solicitation of an offer to buy, any securities of, or to engage in any other transaction with Tribe Property Technologies Inc. ("Tribe" or the "Company") or any other person. None of the Company's securities have been registered with or approved or disapproved by the U.S. Securities and Exchange Commission or by any state or foreign securities commission nor has the U.S. Securities and Exchange Commission or any state or foreign securities commission reviewed or passed upon the accuracy or adequacy of this presentation. No independent person has confirmed the accuracy or truthfulness of the information contained in this presentation, nor whether it is complete. Any representation to the contrary is illegal. The information in this document is not targeted at the residents of any particular country or jurisdiction -and is not intended for distribution to, or use by, any person in any jurisdiction or counter-where such distribution or use would be contrary to local law or regulation. Tribe reserves all rights in and to this presentation. Presentation prepared as of January, 2025. Subject to change.

Cautionary Statement Regarding Forward-Looking Information.

This presentation may contain certain "Forward-Looking Statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995 and applicable Canadian securities laws regarding the Company and its business. When or if used in this news release, the words "anticipate", "believe", "estimate", "expect", "target", "plan", "forecast", "may", "schedule" and similar words or expressions identify forward-looking statements or information. Forward-looking statements or information in this presentation may relate to statements with respect to the aims and goals of the Company; financial projections; growth plans including future prospective consolidation in the property management sector; future acquisitions by the Company; beliefs of the Company with respect to the independent owner-investors market; prospective benefits of the Company's platform; and other factors or information. Such statements represent the Company's current views with respect to future events and are necessarily based upon a number of assumptions and estimates that, while considered reasonable by the Company, are inherently subject to significant business, economic, competitive, political and social risks, contingencies and uncertainties. Many factors, both known and unknown, could cause results, performance or achievements to be materially different from the results, performance or achievements that are or may be expressed or implied by such forward- looking statements. The Company does not intend, and do not assume any obligation, to update these forward-looking statements or information to reflect changes in assumptions or changes in circumstances or any other events affecting such statements and information other than as required by applicable laws, rules and regulations.

Cautionary Note On Use of Non-GAAP Measures.

Note that for purposes of this section, GAAP refers to IFRS. The Company believes that investors use certain non-GAAP measures as indicators to assess companies such as ours. They are intended to provide additional information and should not be considered in isolation or as a substitute for measures of performance prepared in accordance with GAAP. Non-GAAP financial measures do not have any standardized meaning prescribed under GAAP and therefore may not be comparable to similar measures presented by other issuers.

In this presentation non-GAAP measures include "Average Digital Cost Per Lead", "Average Cost per Community Acquisition", "Monthly Recurring Revenue (MRR)", "Gross Profit", and "EBITDA". As noted, these non-GAAP measures have been included as indicators to assess companies such as ours. Similarly, the Company has included non-GAAP measures for other comparable companies to assist investors in their relative assessment of our Company. There may be some variation in the method of computation of these metrics as determined by the Company compared with other companies. Investors are therefore cautioned that as these measures do not have any standardized meaning prescribed under GAAP, the comparisons of non-GAAP measures included in this fact sheet should be used with caution.

At Tribe, we offer tech-elevated solutions for Building, Managing, and Living in multifamily residential communities. Our solutions combine human interaction, access and data to support a sustainable future for our multi-family living environments.

Data-led building strategies are the future for multi-family buildings and communities. How we build, manage, maintain and live in our homes and investments impacts their longevity and value.

Over **100 real estate developers** have used Tribe’s solutions to track issues & warranty periods, provide inspections and guide Boards and Corporations through the long-term management of buildings across Canada.

Established service delivery in key urban centres, becoming a **top 5 property management company** in Canada.

Completed more than **13 acquisitions** since becoming Public, securing new regions and services in BC, Alberta and Ontario.

A strategic approach to integration has seen significant improvement to **profitability profile**.

Head Office:
Vancouver, BC

Public since:
2021

CEO:
Joseph Nakhla

Market Cap:
\$18.3M*

2024 (est):
\$28.3M Revenue**

Homes Under Mgmt
55,000+

Real Estate Developers
120+

January 2024

Closed Meritus acquisition, expanding condo footprint in the GTA.

May 2024

Record Revenue and Improvement to Adjusted EBITDA Q1-2024.

June 2024

Completion of Private Placement Led by PROPELR Growth Fund.

August 2024

Tribe consolidates major acquisition divisions, rebranding to DMS, leveraging growth in GTA region.

February 2024

Consolidation of back-office systems relating to multiple previous acquisitions.

June 2024

Completion of DMSI Acquisition, expanding rental services offering and strengthening GTA footprint.

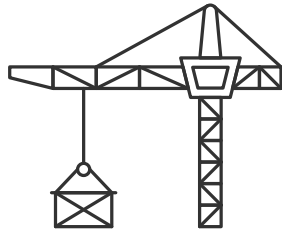
July 2024

Enhancement of Tribe Home condo management platform functionality and tech stack.

October 2024

Tribe reports on increasing efficiencies driven by self serve features on Tribe Home.

As a leading provider of data-led property management solutions, Tribe makes it easy to Build, Manage, and Live in sustainable communities; designed for the future.



Build



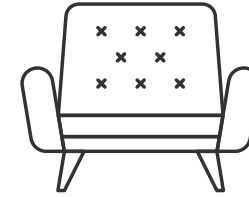
Pre- and post-construction tools for real estate developers. **Track** project deficiencies, **digitize** building data and owners' manuals, and **facilitate** the handover of a completed community to owners and property managers.



Manage



Tech-backed property management services that drive operational **efficiencies**, streamline **service** delivery, and manage for the **future**. Tribe's management solutions support Managers, Councils and Boards for long-term **success**.

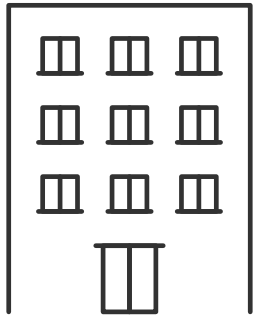


Live



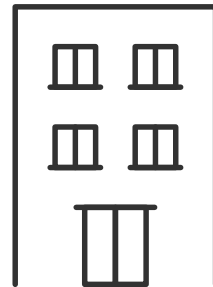
Tools and services to **support** daily living needs. Improved **communication**, bookable building amenities and a digital marketplace for residents; while providing owners **access** to important information about the **health** of their community.

Tribe offers the most comprehensive tech-elevated property management solutions in Canada.



Strata/Condo

Tech-elevated strata and condo management services to communities in BC, Alberta and Ontario.



Multi-Family Rental

Our multi-family rental services include family-owned, institutional clients and REITS



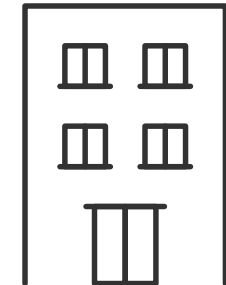
Single Units

Management services for owner-investors, renting condo units or single family homes.



Commercial

A refreshing approach to the management of industrial, retail, commercial properties.



Not-for-Profit

Providing the best of property management services to Investor, Government, private non-profit and co-operative housing organizations.

One-stop-shop for Building, Managing and Living in Multi-Family Communities

Pre and Post Construction Software



AI Community Benchmarking



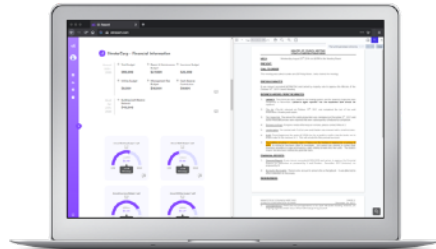
Property Management Services and Software Verticals



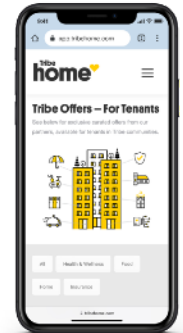
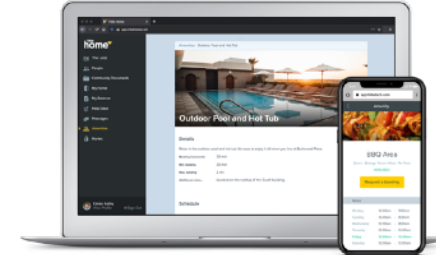
Resident Apps



Digital Marketplace for Owners & Residents

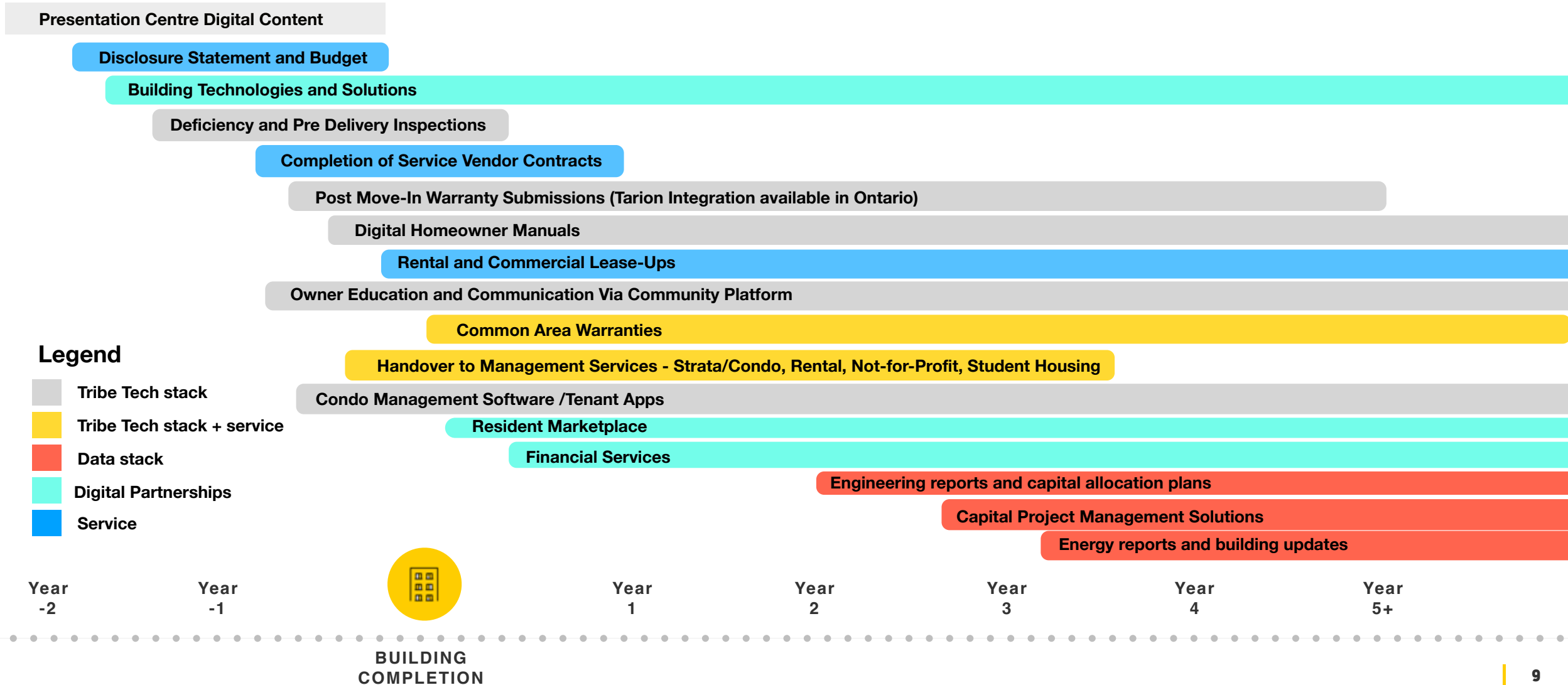


**Strata/Condo
Multi-family residential
REIT management
Commercial property
Government contracts
New construction**



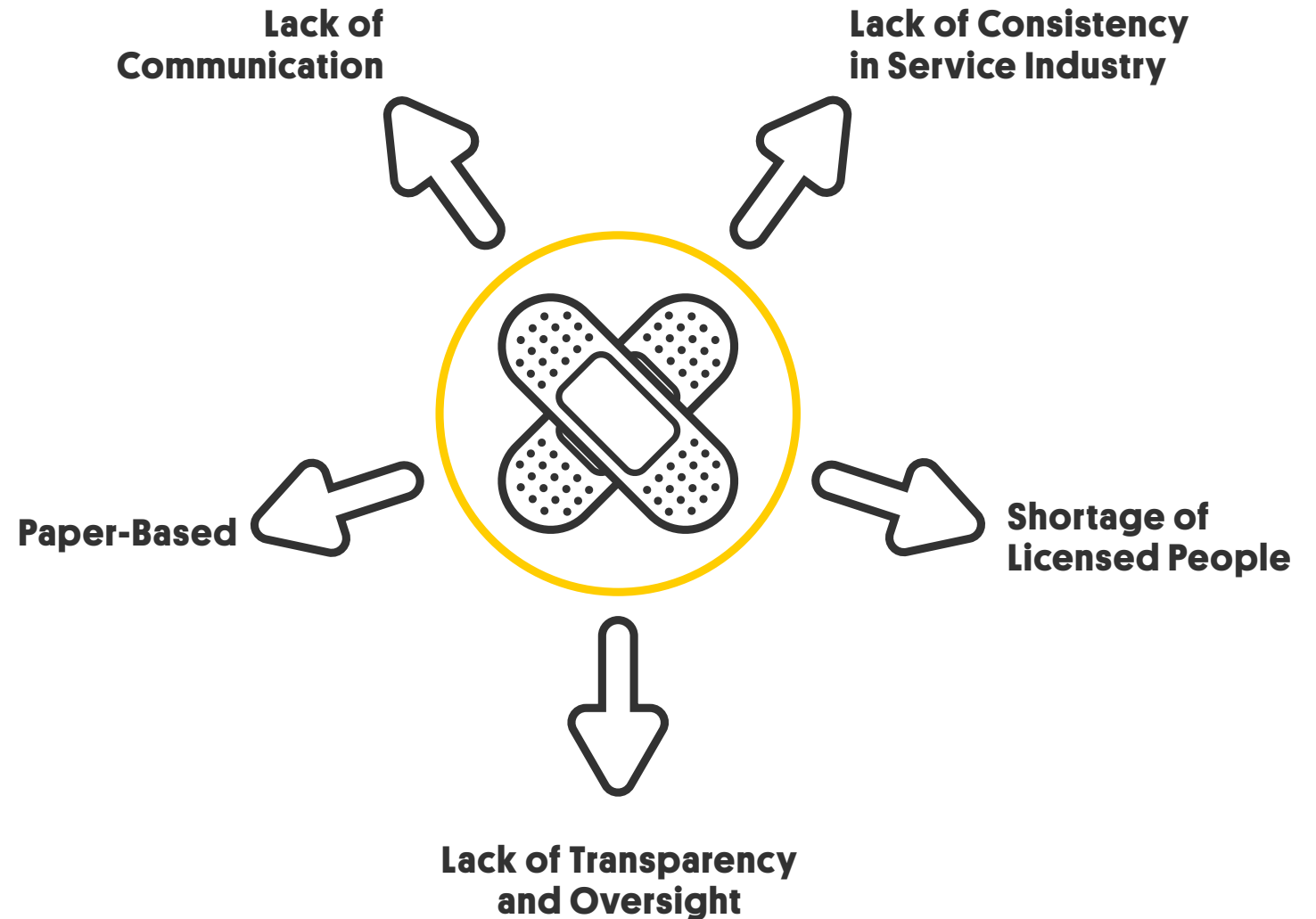
We're simplifying the complexities around residential community living with tech-enabled solutions like nothing else in the market.

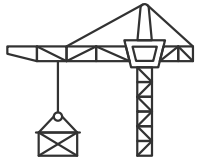
A suite of products and services that support a buildings needs throughout its lifecycle.



Communities are becoming more complex and inter-connected than ever before.

Lack of digitization in the Property management industry.

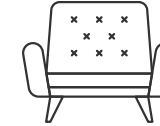




BUILD



MANAGE



LIVE

78%

of new housing built for sale is community associations

\$110B

Property Management Services Market (Condo & Rental)

95M

Residents living in community associations (HOAs/Condos)

97%

of multifamily construction starts are rental

\$2.9B

Property Management Software Market Worth

\$5.5T

Global e-commerce market in 2023

\$10B

Projected 2023 revenue for US construction software market

358,000

Managed Communities (HOAs, Condos)

Buildings (Strata & Condo Corps)



**West Harbour
Village II**



**Portland Park
Village**



Shangri-La



**Grosvenor
-Ambleside**



**Fairmont
Pacific Rim**



Woodwards

Real Estate Developers (100+)



CITYZEN

solterra

Peterson

EMBLEM



REITS & Real Estate Investors



Tribe manages now, for the future. We are leveraging scale, operational efficiencies, green partnerships and data to pass on cost-savings to the ownership, while readying buildings for the road ahead.

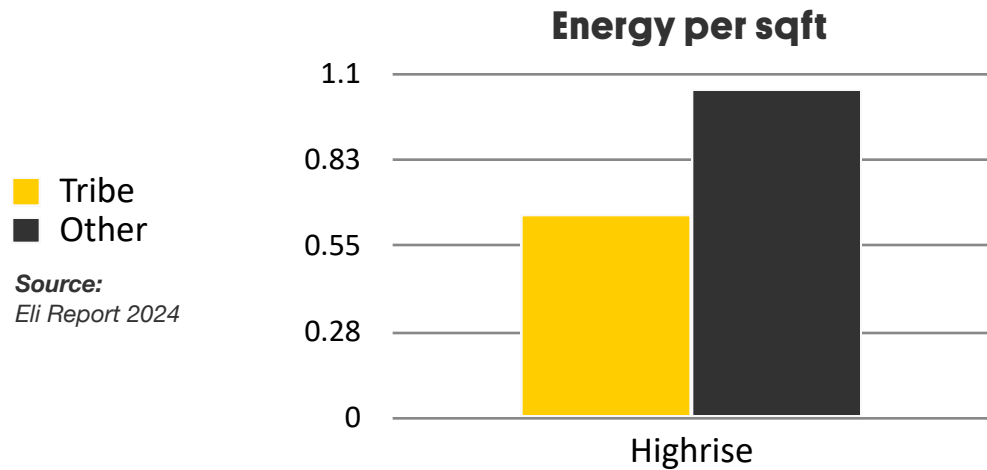
The Building/Corporation

Data-led healthy building strategy.

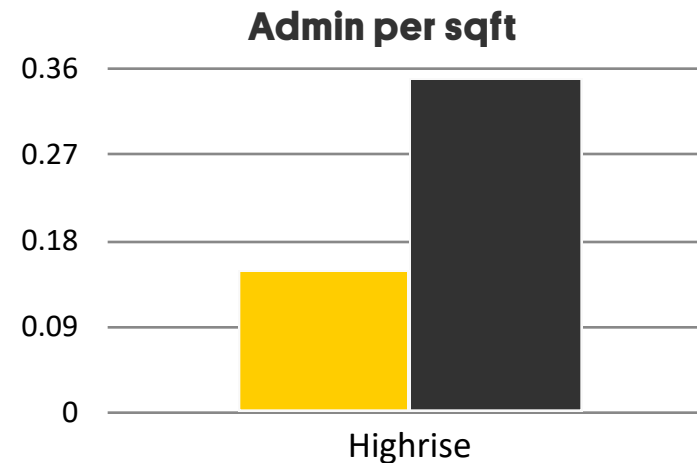
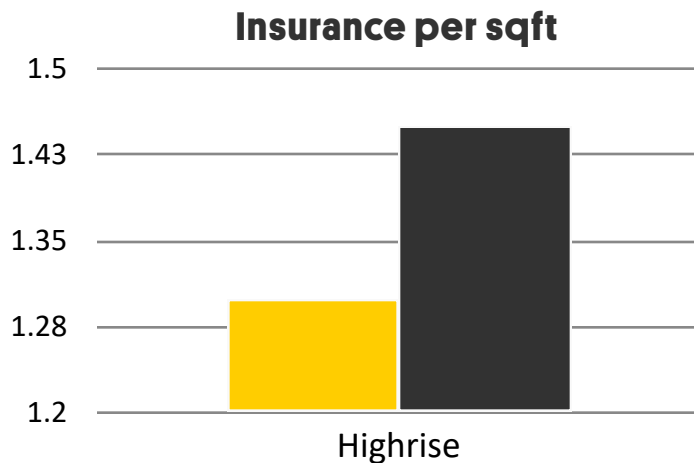
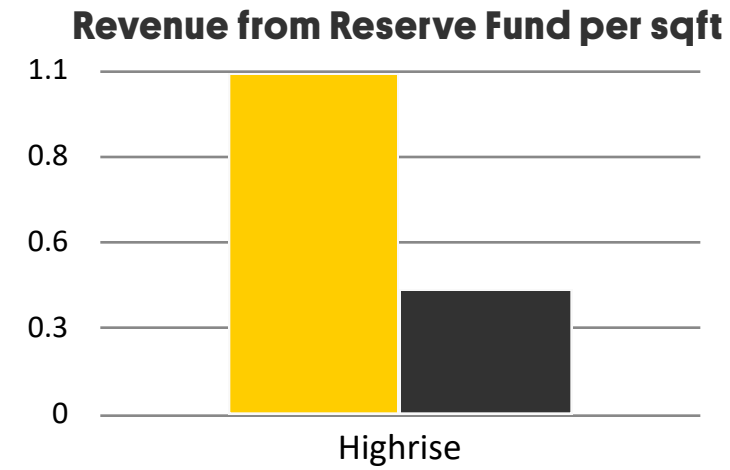
- 150% reduction in building admin costs*
- 40% reduction in energy costs per sq foot*
- 10% reduction in client insurance costs*
- 50% reduction in routine queries for Council/Board**
- 40% above industry average NPS**



Tribe manages for the future, leveraging scale, operational efficiencies, green partnerships and data to pass on cost-savings to the ownership, while readying the building for the road ahead.



Source:
Eli Report 2024

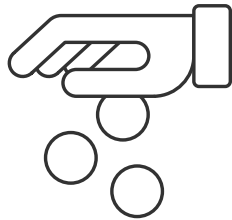




Recurring Revenue

MRR from Tech-elevated Management Services fees for:

- Strata/Condo
- Rental
- Commercial
- New construction projects



Transactional Revenue

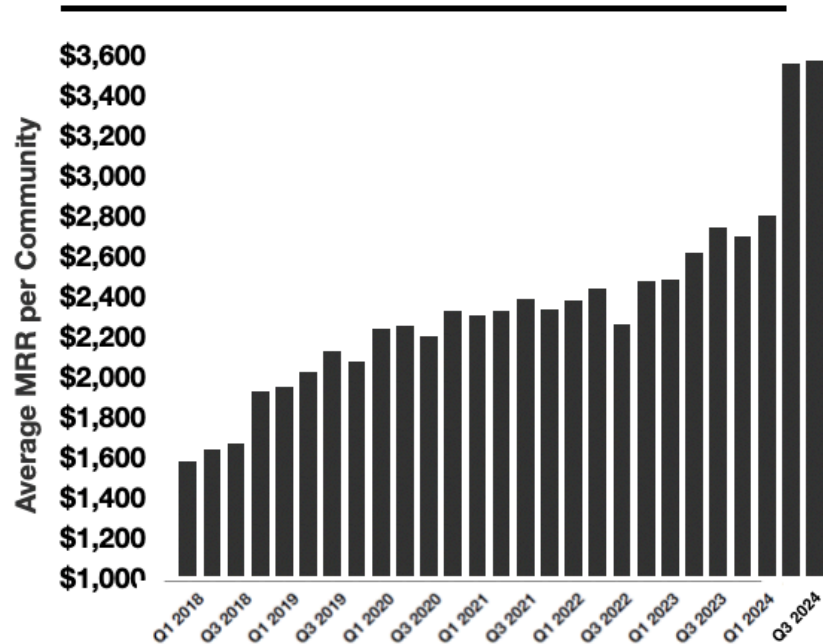
One-off fees from the following types of transactions:

- Software Licensing
- Data Reporting and Access
- Banking Services
- Rental/Lease-Up Services
- Special Projects
- 30+ offers in Tribe's digital marketplace for homeowners
- Smart-building product installations such as digital parcel delivery systems
- Financial & insurance services

Traditional Property Management:

\$20/Home and \$2 Transactions
30-35% Gross Margin*

Average MRR per Community



Tribe-Digitized Property Management*:

\$39/Home and \$9 Transactions
41.5% Gross Margin*

\$39	Revenue Per Home
\$9	Ops Transactions
\$1.1**	Insurance Sales**
\$2.25**	Sub-Metering**
\$2**	Grocery Delivery**
\$1.50**	Telecomm**
++	Other**
\$48++	Potential Total

** Examples of Digital Partnerships Program Revenue

*June 30, 2024

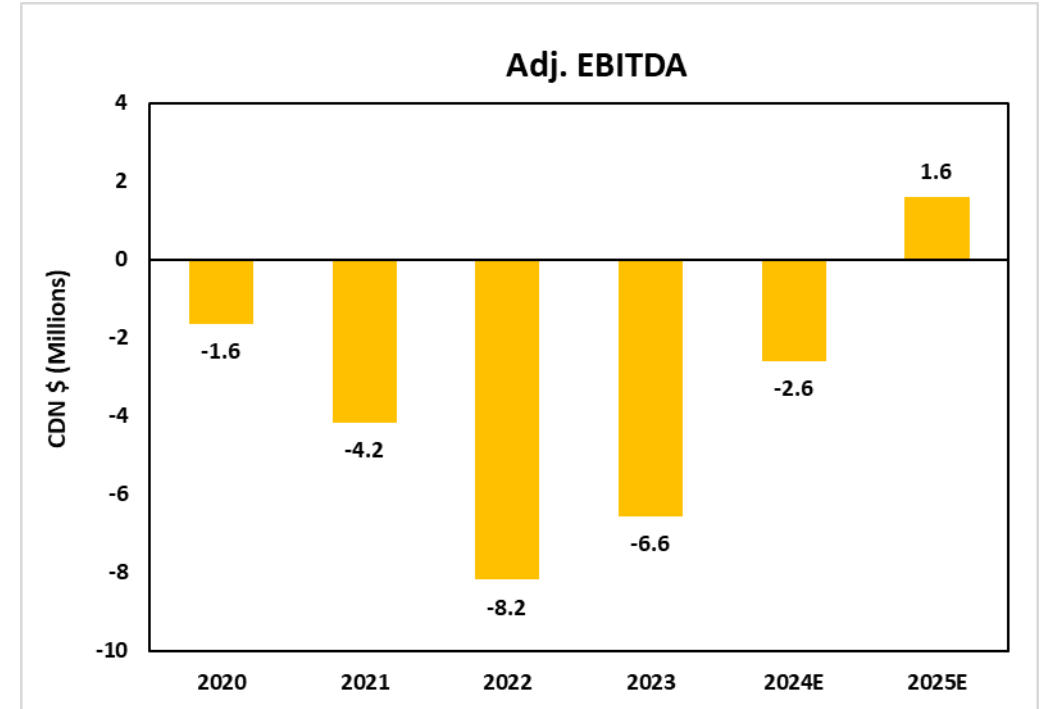
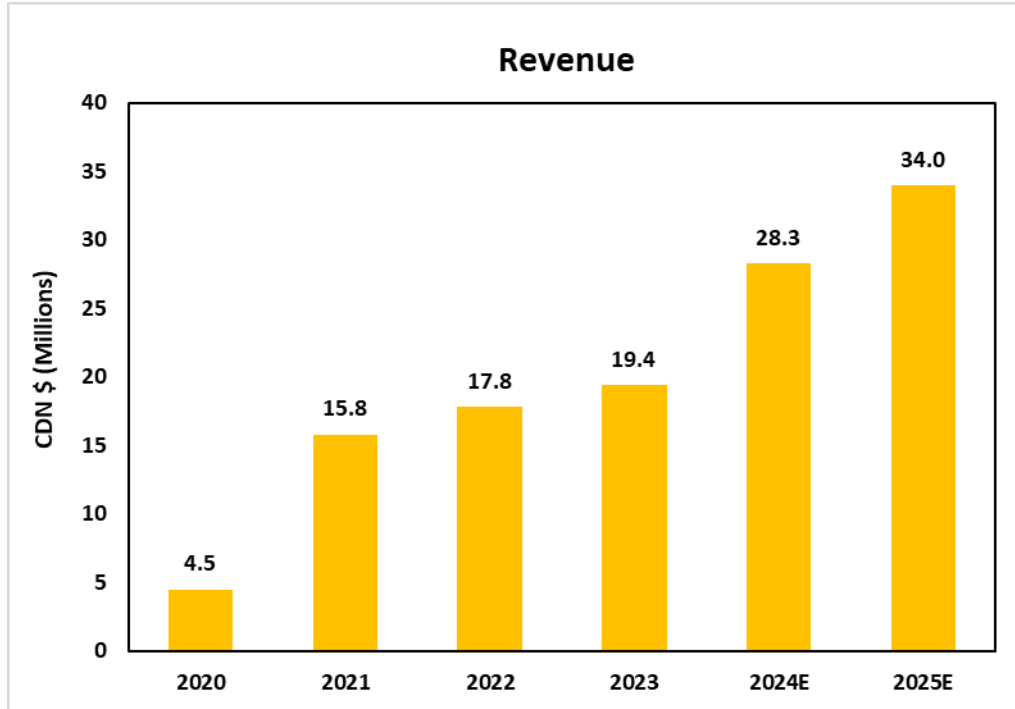
(1)Not normalized for acquired contracts.

	Q3-2024	Q3-2023
Revenue	\$8.33 million	\$4.80 million
Gross Profit (1)	\$3.03 million	\$1.52 million
Gross Margin%	38.8%	38.8%
Adjusted EBITDA (2)	(\$0.11 million)	(\$1.44 million)

- *Record Revenue of \$8.33M in Q3-2024, increase of 74% YoY*
- *93% YoY improvement in Adjusted EBITDA*
- *Successful rebranding and unification of DMSI's various service divisions under the name DMS and expansion of DMS's service offerings to Tribe's current customer base*
- *On track to achieve positive Adjusted EBITDA by end of 2024 and positive cash flow generation from operating activities in 2025.*
- *Outlook looks strong for remainder of 2024*

1) The Company defines Gross Profit as revenue less cost of software and services and software licensing fees, and Gross Profit Percentage as Gross Profit calculated as a percentage of revenue.

2) The Company defines Adjusted EBITDA as net income or loss excluding depreciation and amortization, stock-based compensation, interest expense, income tax expense, impairment charges and other expenses.



*2024, 2025 estimates based on Stifel analyst projections

Tribe is positioned to execute on an aggressive M&A opportunity of Property Management and Prop-Tech companies in North America.

Acquisition Criteria

- ✓ EBITDA + Multiple Accretive
- ✓ Expand Addressable Market (self-managed)
- ✓ Geographic Expansion
- ✓ Tech Expansion
- ✓ New Verticals

Peterson

Pendo

GATEWAY
PROPERTY MANAGEMENT

False Creek Management
(2006) Ltd
PROPERTY MANAGEMENT SERVICES IN GREATER VANCOUVER

NAI Commercial
Okanagan

SOUTHVIEW
PROPERTY MANAGEMENT

KEY
MARKETING

powder highway
MANAGEMENT GROUP LTD

Martello
Group

wpm WARRINGTON PCI
MANAGEMENT

MERITUS
Group Management Inc.

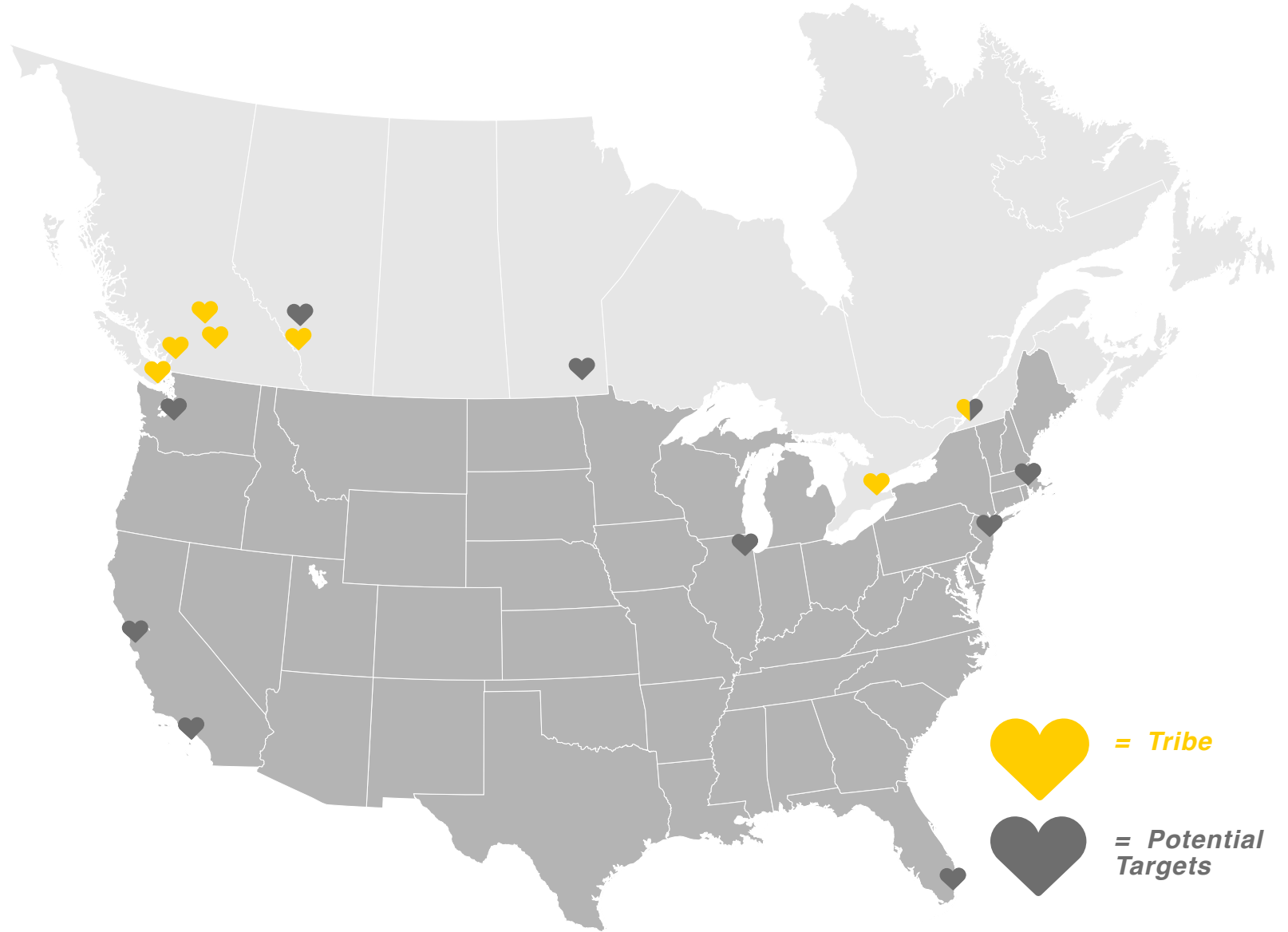
The DMS Group

Canadian Footprint

- Over 55,000 homes under management
- Top 10 Condo Management Company Nationally*
- Top 10 Rental Management Company Nationally*
- One of the largest Residential Rental Managers in BC
- Developer Relationships across the Country
- Big Institutional Footprint
- Primary Targets: Toronto, Montreal
- Secondary Targets: Edmonton, Winnipeg

US Target Markets

- Seattle
- Los Angeles
- San Francisco
- Boston
- Chicago
- New York
- Miami

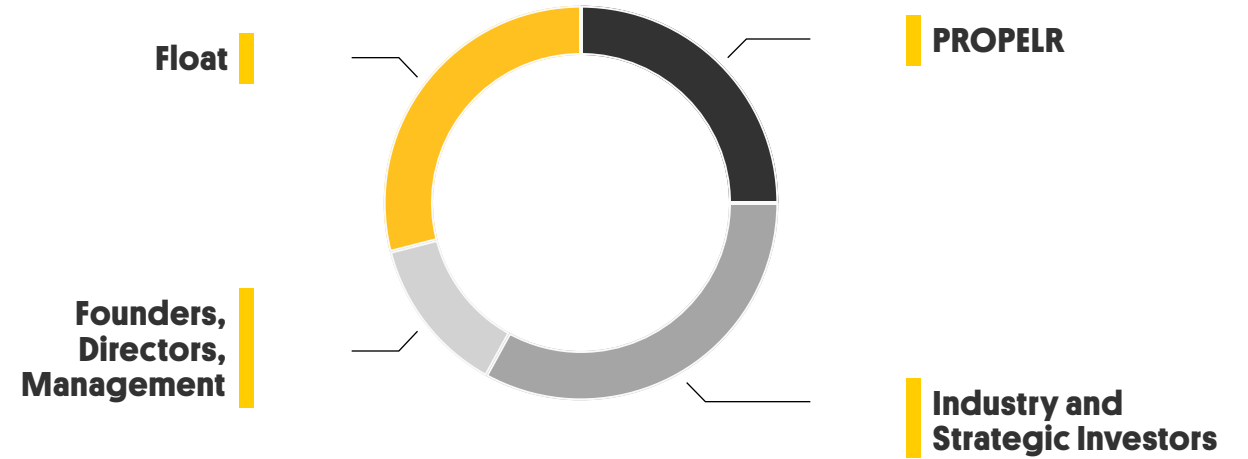


= Tribe

= Potential Targets

*Sources: https://issuu.com/riccardo11/docs/cpm_april_2022

	millions#
Basic Shares Outstanding	33.20
Share Warrants	11.19
Options / Comp Options	1.32
Broker warrants	0.43
Fully Diluted	46.17*



Top 5 Shareholders

Name	%
PROPELR	25
Aquilini Investor Group	13
Ty & Sons	10
Joseph Nakhla (Tribe CEO)	7
Peterson	5

Analyst Coverage

Firm	Analyst
Stifel GMP	Suthan Sukumar

*September 2024, includes shares issued from recent private placement and LIFE at \$0.52



Joseph Nakhla
CEO

Joseph founded Tribe in 2011. Prior to this, he was Chief Operating Officer of TIO Networks, a former TSX listed company that was acquired by Paypal. Joseph currently serves on the Policy Advisory Council of the Downtown Vancouver Business Improvement Association. He is also a board member of OctoAI Technologies Corp. and Minehub Technologies Inc.



Angelo Bartolini
President & CFO

Angelo is an accomplished executive leader with over 30 years of experience in a public company setting, where he recently led as CFO of Altus Group for more than 12 years. During his tenure at Altus Group, Angelo helped drive transformative growth and significant shareholder value. He also held senior financial roles with the Canadian division of The Home Depot and Canadian Tire Corp.



Scott Ullrich
Executive VP
Management Services

Scott has spent his career in property management. Previously as CEO of Gateway Property Management (now a Tribe company) he oversaw its operations for decades. As Executive VP of Management Services, he continues to oversee management across the country and work in a strategic capacity.



Danielle Fiddick
VP, Strategic Initiatives
& Governance Officer

Danielle has over 15 years of experience in strategic management, M&A, operational excellence, corporate growth and continuous improvement. She has gained a verifiable track record in steering strategic outcomes, mitigating risk, and ensuring compliance.



Jennifer Laidlaw
VP Marketing and
Communications

Jennifer brings over 20 years of global experience to her role as VP Marketing & Communications. In her role, Jennifer protects and strengthens Tribe's corporate reputation by guiding external and internal communications, strategic marketing, public relations and branding. She majored in Communications at Simon Fraser University.



Mike Willis

Tribe Board Chair & Audit Committee Chair, CFO Group14 Technologies

Mr. Willis is currently the Chief Financial Officer of Group14 Technologies Inc., a leading manufacturer and supplier of advanced silicon battery materials for electric vehicles, consumer electronics and other applications. Previously, Mr. Willis was the CFO of Westport Fuel Systems Inc., a TSX and Nasdaq-listed manufacturer of alternative fuel systems and components for the transportation industry, and CFO of Gevo, Inc, a Nasdaq-listed industrial biotechnology company.



Charmaine Crooks

Tribe Compensation Committee Chair, President and Director of NGU Consultants Inc.

Ms. Crooks is a Corporate Director and President of NGU Consultants Inc., a global consultancy providing strategic advisory to a variety of sectors including technology, media, e- sports, health, and major events. Ms. Crooks is a Member of the Order of Canada, five-time Olympian, entrepreneur and community leader with over 20 years of corporate governance experience on several national and international non-profit and public boards.



Raymond Choy

Tribe Board Member, President, and CEO & Board Member of Peterson Group

Mr. Choy is President & CEO and Board Member of Peterson Group, a real estate investment, development, and property management company. Mr. Choy was formerly the Chief Investment Officer of Peterson Group, responsible for acquisitions and dispositions, capital lending, private equity, and partnerships.



Andrew Kiguel

Tribe Governance Committee Chair, Chief Executive Officer & Executive Chairman of Realbotix Corp.

Andrew Kiguel is an accomplished executive and entrepreneur. In the last 6 years, Andrew has co-founded and provided leadership to several web3 companies including Hut 8 Mining, Tokens.com, Metaverse Group, and Hulk Labs. Prior to 2018, Andrew spent over 20 years as an investment banker raising over \$5 billion for clients throughout his career. He currently acts as the CEO and Executive Chairman of Realbotix Corp.

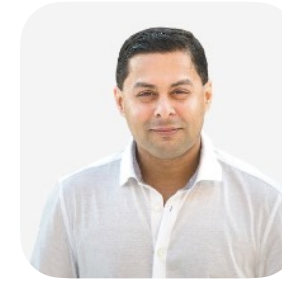


Joseph Nakhla

CEO and Tribe Board Member

Mr. Nakhla founded Tribe in 2011 and has been overseeing its operations and expansion since. Prior to this, Mr. Nakhla was the Chief Operating Officer of TIO Networks, a former TSX- listed company that was acquired by PayPal.

Mr. Nakhla currently serves on the Policy Advisory Council of the Downtown Vancouver Business Improvement Association. Joseph is also a board member of OctoAI Technologies Corp. and Minehub Technologies Inc.



Sanjiv Samant

Tribe Board Member, Managing Partner, PROPELR Growth

Sanjiv Samant established PROPELR Growth (formerly Round13) in 2020, as a Founder and Managing Partner. Sanjiv has spent 20+ years in the technology & healthcare sectors, and is one of Canada's most experienced and widely respected growth company advisors and financiers.

Prior to establishing PROPELR Growth, Sanjiv headed the Technology, Media, Telecommunication ("TMT"), Sustainability and Healthcare investment banking group at a Canadian bank owned dealer.



Alex Yanitsky

Tribe Board Member, General Partner, PROPELR Growth

Alex currently serves as General Partner at PROPELR Growth (formerly Round13), where he is an original member of the investment team. He has over 12 years' experience in growth equity, private equity and corporate finance in the Canadian and European markets. Prior to joining PROPELR Growth, Alex was an Executive Director at Goldman Sachs in the Principal Investment Area, the equity investing arm of Goldman Sachs Merchant Banking Division, based in London, UK.

01

Positive cash flow generation from operating activities in 2025.

Achieve record revenue in 2025 through combination of organic and inorganic growth opportunities.

Achieve positive Adj. EBITDA and generate positive cash flow from operating activities in 2025.

02

Execute on M&A strategy

Execute on aggressive M&A strategy to accelerate growth, expand services offering, and expand geographically.

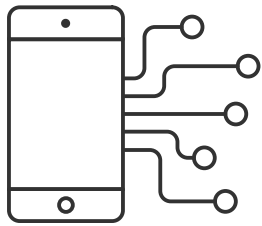
03

Increase organic growth

Continue to leverage building data to deliver high-margin accretive solutions to buildings and residents.

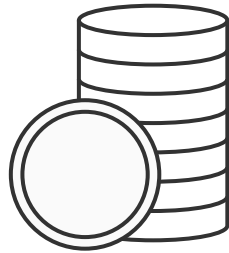
Entering 2025 with improving housing market environment with lower interest rates and reduced inflation.

01



Disrupting outdated and rapidly-growing property management industry with **revolutionary** tech

02



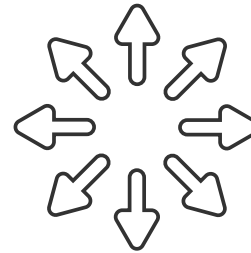
Multiple revenue streams thanks to end-to-end approach servicing all community living stakeholders

03



Market penetration already underway, with **rapid revenue growth** established and leading market position achieved

04



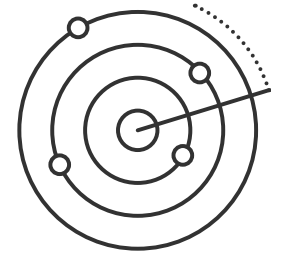
Proven aggressive **M&A strategy** set to see Tribe expand in Canada and US market

05



Experienced, multi-disciplinary management team

06



New catalysts set to put company on the **radar** of mainstream investors

Thank you.

Joseph Nakhla
CEO



joseph.nakhla@tribetech.com

Angelo Bartolini
President & CFO



angelo.bartolini@tribetech.com