Build. Manage. Live.

TSXV:TRBE OTCQB:TRPTF

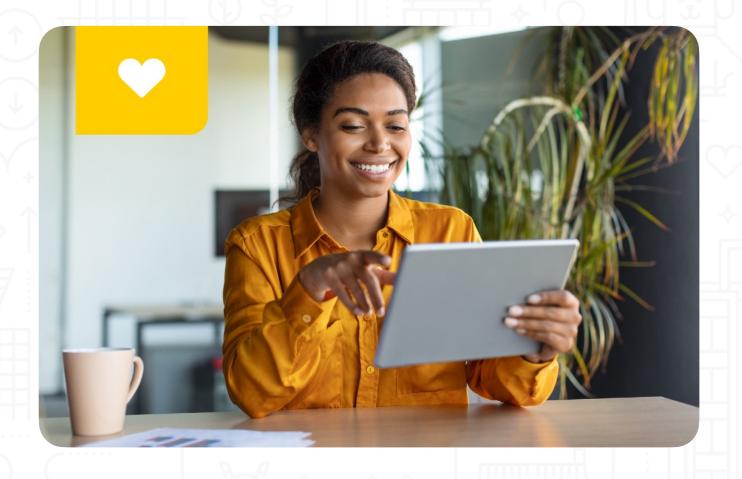
Investor Presentation

Techno 2023 CA Deloitte

Technology Fast 50
2023 CANADA FAST 50 WINNER
Delaitte

500[™]

Technology Fast 500 2023 NORTH AMERICA Deloitte.





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 June, 2024. 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.



Company Overview

TSXV:TRBE | OTCQB:TRPTF

Tribe is a leading provider of technology-enabled property management solutions, offering both a property management platform as well as services for building and managing residential communities.



Disrupting a Growth Industry



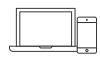
Strong Financial Performance



Proven Acquisition Track Record



Experienced Management Team



Leading Digital Platform

Head Office:

Vancouver, BC

Public since:

2021

CEO:

Joseph Nakhla

Market Cap:

\$14.8M

2024 (est):

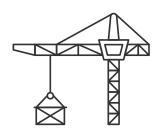
\$27.4M Revenue*

*Estimate based on analyst consensus



We're Digitizing a Traditional Industry

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

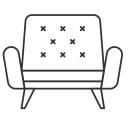
Pre- and post-construction tools for real estate developers.

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.



We're making big moves....

TSXV:TRBE | OTCQB:TRPTF

Tribe closed on the acquisition of DMSI Holdings a Toronto-based leader in rental and commercial management services.

The **MS** Group

DMS Property Management

Multi-residential rental property management

Del Management Solutions

Government contracts and project management services

Delcom Management Services

Commercial management services

Location:

Toronto, ON

2023 Revenue:

\$12M Revenue*

Net income before tax:

\$2.4M*

Would propel Tribe's proforma annualized revenue run-rate to:

\$31M

*Internal consolidated unaudited financial results for the 12-month period ending December 31, 2023



Comprehensive Management Solutions

TSXV: TRBE OTCQB: TRPTF

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 ownerinvestors, renting condo units or single family homes.



Commercial

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



Government

Large-scale capital repair projects for public and private property owners.



Our Tech-Elevated Package

TSXV:TRBE | OTCQB:TRPTF

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





Al Community Benchmarking





Digital
Marketplace
for Owners &
Residents





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

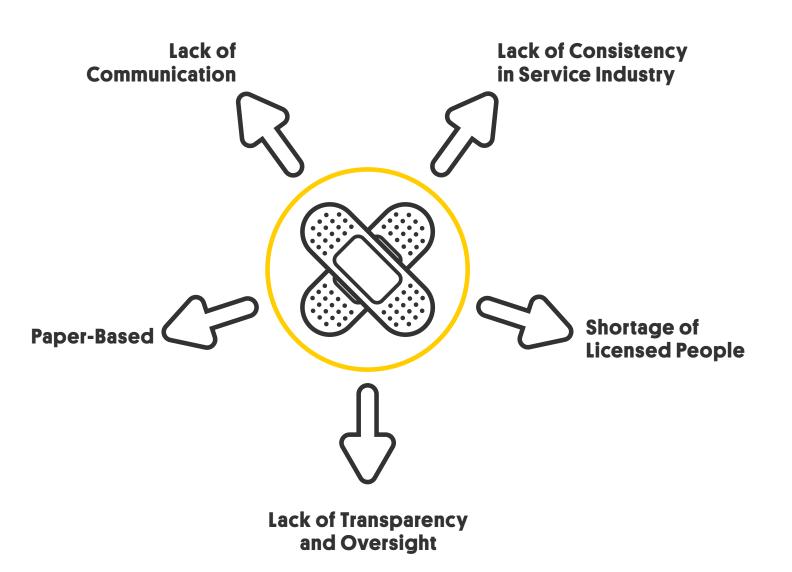




We're simplifying the complexities around residential community living with tech-enabled solutions like nothing else in the market.

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

Lack of digitization in the Property management industry.





Service and Tech for All Communities

TSXV:TRBE OTCQB:TRPTF



Tribe Clients & Benefits

Stratas & HOAs



Communication Records

Building Developers

Tools to Track All Deficiencies

Access to Building Data Digital Owners'

Manuals

Owners

Easy Payments
Exclusive Community
Offers

Bookable Amenities & Help Desk

Trackable Communication

Landlords

Communication Tools

Online Payment
Processing
Access to Records

Online Payments
Improved Workflows

Property Managers

More Efficient
Processes and Tools
Ability to Focus
on Service
Improved Industry
Reputation



The Opportunity



78%of new housing built for sale is community associations

97%of multifamily construction starts are rental

\$10B

Projected 2023 revenue for US construction software market



\$110B

Property Management Services Market (Condo & Rental)

\$2.9B

Property Management Software Market Worth

358,000
Managed Communities (HOAs, Condos)



95M

Residents living in community associations (HOAs/Condos)

\$5.5T

Global e-commerce market in 2023



Tribe Clients

OTCQB: TRPTF TSXV: TRBE

Buildings (Strata & Condo Corps)



Aqua



Grosvenor -Ambleside



Mark on 10th



Shangri-La

Fairmont Woodwards Pacific Rim

Real Estate Developers (100+)









solterra





EMBLEM



REITS & Real Estate Investors





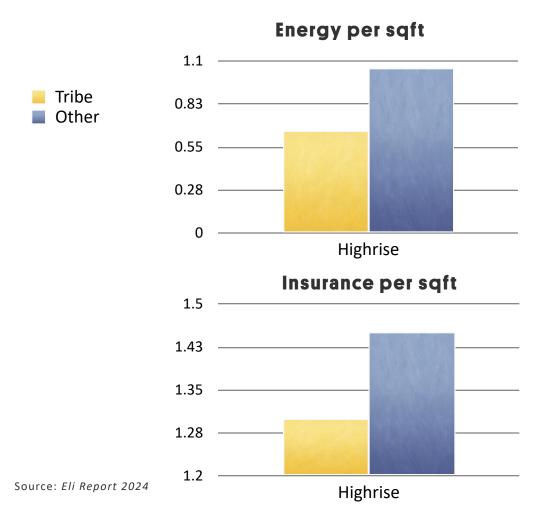


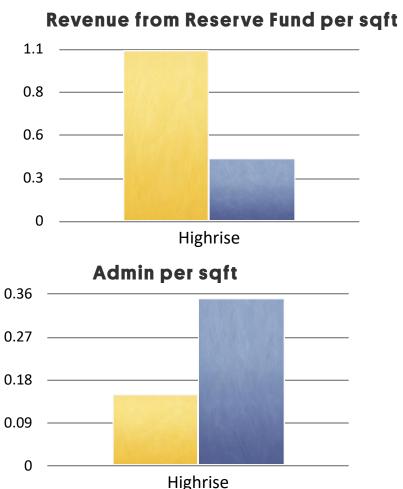






Tribe manages for the future, leveraging scale, operational efficiencies, green partnerships and data to pass on cost-savings to the ownership, while readying the building for the road ahead.







Tribe Drives Revenue 2 Ways...





Recurring Revenue

MRR from Software Licensing & Management Services fees for:

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



Transactional Revenue

One-off fees from the following types of transactions:

- 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

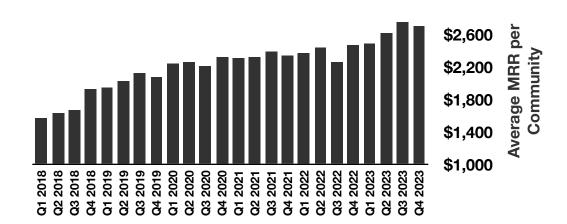
Traditional Property Management:

Tribe-Digitized Property Management*:

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

\$32/Home and \$5 Transactions **47%** Gross Margin*

MRR/Community(1)



\$32	Revenue Per Home
\$5	Ops Transactions
\$1.1**	Insurance Sales**
\$2.25**	Sub-Metering**
\$2**	Grocery Delivery**
\$1.50**	Telecomm**
++	Other**
\$45++	Potential Total

^{**} Examples of Digital Partnerships Program Revenue



Financial Highlights for Q1 - 2024

TSXV:TRBE | OTCQB:TRPTF

	Q1-2024	Q1-2023
Revenue	\$5.34 million	\$4.66 million
Gross Profit	\$1.84 million	\$1.44 million
Gross Margin%	39.2%	37.5%
Adjusted EBITDA	(\$1.36 million)	(\$1.86 million)

Record Revenue in Q1-2024

27% improvement in Adjusted EBITDA (YoY) driven by cost reduction and workflow optimizations

First full quarter with Meritus Group Acquisition

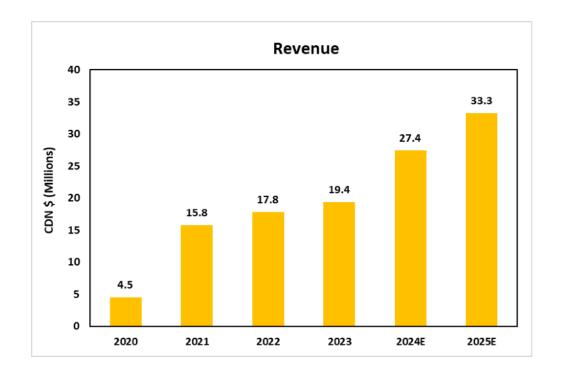
Recent announcement of the acquisition of DMSI Holdings

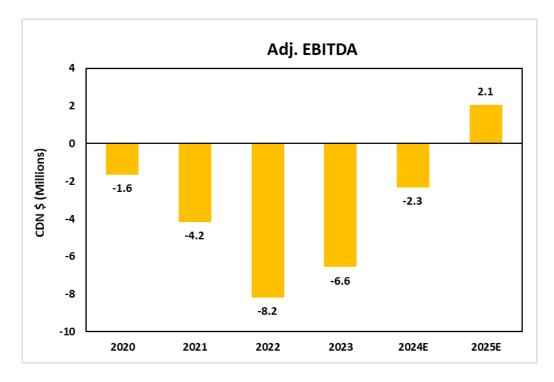
Tribe's proforma annualized revenue run-rate now over \$31 million

Outlook looks strong for remainder of 2024 with continued focus on improving profitability



Financial Performance







A History of Successful Acquisitions

TSXV:TRBE OTCQB:TRPTF

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



















17







Our Footprint

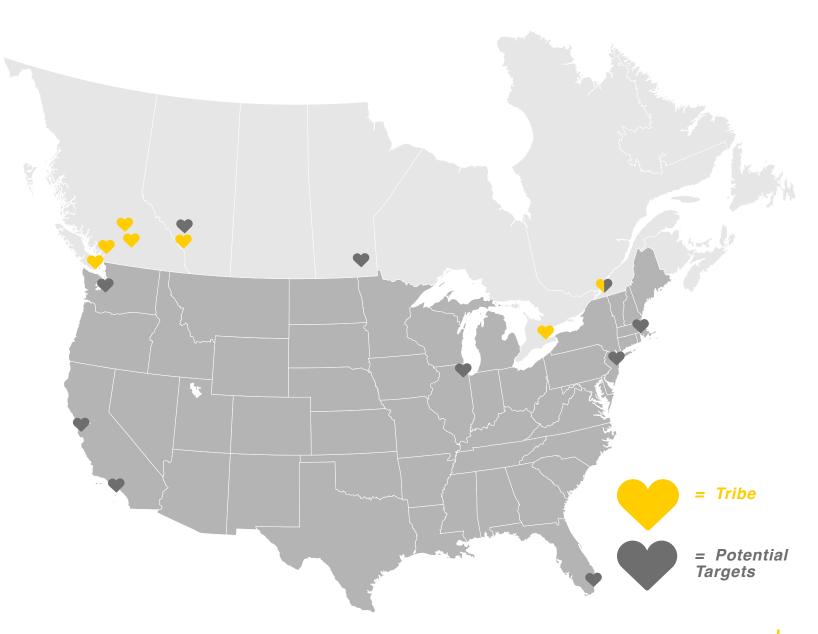
TSXV:TRBE | OTCQB:TRPTF

Canadian Footprint

- Over 40,000 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

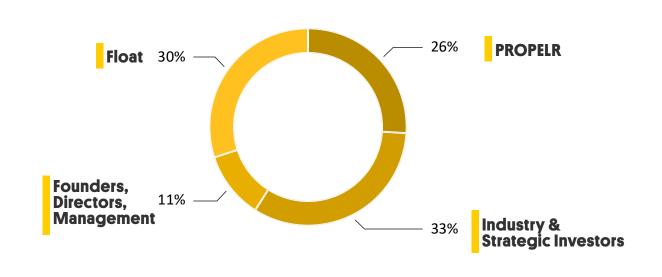
- Seattle
- Los Angeles
- · San Francisco
- Boston
- Chicago
- New York
- Miami





Capitalization Table & Ownership

	millions#
Basic Shares Outstanding	28.37
Share Warrants (@ \$5.10)	8.76
Options / Comp Options	1.36
Broker warrants	0.30
Fully Diluted	38.78*



Top 5 Shareholders

Name	%
PROPELR	26
Aquilini Investor Group	16
Ty & Sons	11
Joseph Nakhla (Tribe CEO)	8
Peterson	6

Analyst Coverage

Firm	Analyst
Eight Capital	Kiran Sritharan
Stifel GMP	Suthan Sukumar

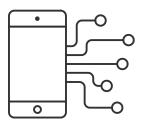
^{*}June 2024, includes shares issued from recent private placement at \$0.52



Why Invest in Tribe Property Technologies Inc.

TSXV:TRBE | OTCQB:TRPTF

01



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

02

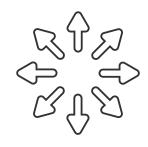


Multiple revenue streams thanks to end-to-end approach servicing all community living stakeholders 03



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

04



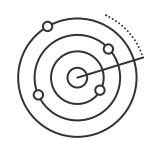
Proven aggressive

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

05



Experienced, multi-disciplinary management team 06



News catalysts set to put company on the radar of mainstream investors



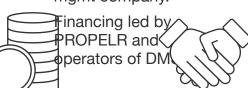
Recent Milestones

TSXV: TRBE

OTCQB: TRPTF

Signed agreement a GTA-based rental















2012

Connecting **Neighbours to Neighbours**

Vancouver-based start-up developed an app to connect neighbours and build community in condo buildings.

2017

Digitizing a **Traditional** Industry

The Company acquired the 1st of many property management portfolios (from Peterson), diving into a traditional industry ripe for digital disruption. Tribe's tech-backed service delivery model was born.

2020

National Growth

Tribe purchases Gateway Property Management (founded in 1964), combining significant expertise in strata, rental and tech to become one of Canada's top 10 largest management companies with offices across Canada.

2021

Public Listing, 1 National Amalgamation,

3 Acquisitions

Tribe is listed on the **TSX Venture** Exchange under TRBE, and is later added to OTCQB: TRPTF.

2022

\$21 million **Financing**

3 Acquisitions

Deloitte Fast 50 TM & **500** TM

Oversubscribed financing led by Round13 Growth Fund (now PROPELR), a highly respected, latestage growth equity investment fund.

2023

GTA-based Acquisition Deloitte Fast

50 TM & **500** TM

Acquired Meritus Group Management, a GTA-based condo management company with more than 5000 units under mgmt.

2024

Acquired DMSI Holdings. Private Placement to raise aggregate gross proceeds of up to \$3.65M

Acquired DMSI, a GTA-based rental & commercial mgmt company. Financing led by PROPELR and operators of DMSI.



Thank you.

Joseph Nakhla CEO Angelo Bartolini President & CFO

joseph.nakhla@tribetech.com

angelo.bartolini@tribetech.com

TSXV:TRBE OTCQB:TRPTF

Appendix

Our Team

TSXV:TRBE OTCQB:TRPTF



Joseph Nakhla

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 OctoAl 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.



Our Board

TSXV:TRBE OTCQB:TRPTF



Mike Willis

Tribe Board Chair + Audit
Committee Chair,
CFO Group14 Technologies

Mike is the CFO of Group14
Technologies, a manufacturer of nanomaterials to enable low-cost, high-performance lithium-silicon batteries. Previously, Mike was the CFO of Westport Fuel Systems Inc., a TSX and Nasdaq-listed manufacturer of alternative fuel systems, and CFO of Gevo Inc, a Nasdaq-listed industrial biotechnology company.



Charmaine Crooks

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

Charmaine is the President and founder of NGU Consultants Inc., providing global strategic advisory and corporate development services to a variety of sectors.



Raymond Choy

Tribe Board Member, President and Board Member of Peterson Group

Raymond is the President and Board Member of Peterson Group, a real estate investment, development, and property management company.



Andrew Kiguel

Tribe Governance Committee Chair, CEO Tokens.com and Co-Founder Hut8 Mining

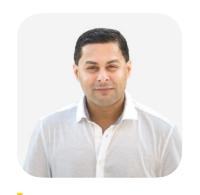
Andrew is currently the co-founder and CEO of tokens.com. Previously he was the co-founder and CEO of Hut8 Mining, a publicly listed bitcoin miner.



Joseph Nakhla

CEO and Director

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



Sanjiv Samant

Tribe Board Member,
Managing Partner, PROPELR
Growth

Sanjiv established PROPELR Growth (formerly Round13 Growth) in 2020, as a Founder and Managing Partner. He has spent 20+ years in the tech & 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.