721 FARMLAND EXCHANGE

With Amber Farmland Investments

AMBER
FARMLAND INVESTMENTS

CHALLENGE

Selling farmland could result in a significant capital gains tax liability, significantly reducing net proceeds, negatively impacting succession planning and estate planning decisions.[1]

WHAT IS A 721 EXCHANGE?

Also known as an "UPREIT transaction," in a 721 exchange, farmland is contributed to a diversified portfolio of farmland in exchange for operating partnership "OP" units, with tax-deferral on appreciation gains.

In contrast, if the owner had sold their appreciated property for cash, the owner would typically face an immediate capital gain tax liability.

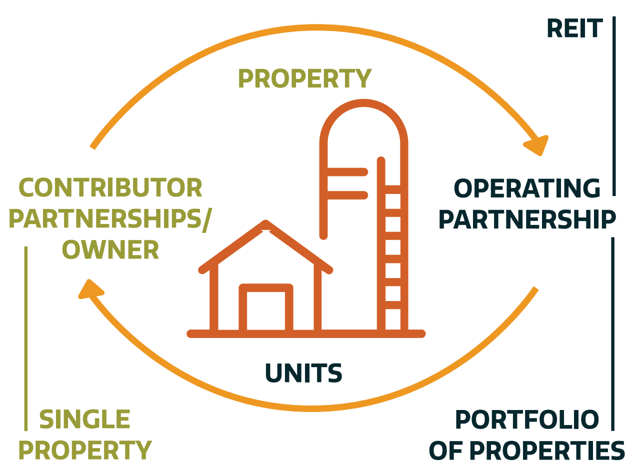
STRATEGY

As a result of a 721 exchange, owners of these OP units are typically able to defer gains on farmland appreciated property until such time as either the OP units or the underlying property are sold.

OP units should approximate portfolio performance. If there is no liquidation before the owner's death, the OP units typically get a step up in their basis before being passed to heirs.

POTENTIAL BENEFITS OF A 721 EXCHANGE WITH AMBER FARMLAND INVESTMENTS

- Tax deferral of equity appreciation on farmland
- Passive Income and cash access[2]
- Future Liquidity-redemption rights following 5 years
- Organic farmland diversification-the owner benefits from an investment in a farmland portfolio that is diversified in terms of tenant mix and geographies
- Estate optionality-simplified divisibility amongst heirs
- Leave a legacy of impact



WHY CONSIDER A 721 EXCHANGE WITH AMBER?

Amber Farmland Investments is a Public Benefit Corporation, with a permanent capital base that balances the needs of organic farmers and financial returns to investors.

Compared to taxable cash sales and the potential fees incurred in a professionally managed 1031 exchange, a 721 exchange may diversify and preserve more family assets in farmland.

A potential 721 exchange with Amber is only appropriate for accredited investors to consider. Please contact us if you have questions.

1. Investors should consult their own professional advisors regarding their potential personal and estate tax liability.
2. Cash access option of up to 25% of the contribution value payable in cash at the time of the 721 exchange.