AMBER
FARMLAND INVESTMENTS

Investing in the
Organic Future

Real assets, returns, and impact.

FALL 2026

Photo featuring A & T Organic Farm

Photo featuring Johnson Family Farm

The Opportunity

Amber is the original farmland REIT dedicated to advancing the goals of investors and farmers committed to building the organic future.

Since 2007, we have partnered with farmers across the U.S. to profitably and permanently transition conventional farmland to USDA-certified organic.

As a REIT, we offer investors the security of an investment backed by real assets and regulated by the SEC. As a B-Corp, we advance impact with every decision we make. Our proven approach increases the value of the land we hold and delivers consistent, non-concessionary returns across market cycles.

PUBLIC BENEFIT CORPORATION

Certified B Corporation

IA 50® 2026 EMERITUS MANAGER 15 YEARS of IA 50

U.S. Farmland is a $3.2 trillion dollar asset class in flux.

40% of farmland will change hands in the next 15 years.

Currently, only 2% is organic.

Envision the OPPORTUNITIES...

SOURCES: "Farmland Value." Economic Research Service, U.S. Department of Agriculture, 2024, www.ers.usda.gov/topics/farm-economy/land-use-land-value-tenure/farmland-value/. "Farm Legacy." Farmland, American Farmland Trust, www.farmland.org/project/farm-legacy/. "Institutional Farmland Ownership: Facilitating the Separation of Farming Operations." Nuveen, Nuveen, www.nuveen.com/global/insights/alternatives/institutional-farmland-ownership-facilitating-the-separation-of-farming-operations.

Photo featuring Vilicus Farms

Executive Summary

MARKET OPPORTUNITY

Organic food is a $76.6 billion consumer market, with an annual growth rate of 6.8%, more than double the overall marketplace. But less than 2% of farmland in the US is certified organic under USDA regulations.

IMPACT

Organic farmland has a major positive environmental impact through improved carbon sequestration, elimination of pesticides, enhanced soil fertility, increased biodiversity; and it leads to better farm economics.

SUCCESSFUL TRACK RECORD

Structured as a REIT, Amber owns or finances 33,500 certified organic or transitioning acres, has achieved long-term annualized returns of 8%, and has a network of 60+ farmers.

WHY NOW

Amber has the unique opportunity to deploy significant amounts of capital transitioning farmland from conventional to organic by leveraging its proprietary and growing pipeline.

SOURCE: Pfaff, Sandy. U.S. Organic Marketplace Achieved Significant Growth in 2025. Organic Trade Association, 4 Mar. 2026, https://ota.com/about-ota/press-releases/us-organic-marketplace-achieved-significant-growth-2025?utm_source=ota-social+&utm_medium=linkedin&utm_campaign=organic-marketing-report.

Photo featuring Prairie Grass Ranch

The Problem with Conventional Agriculture

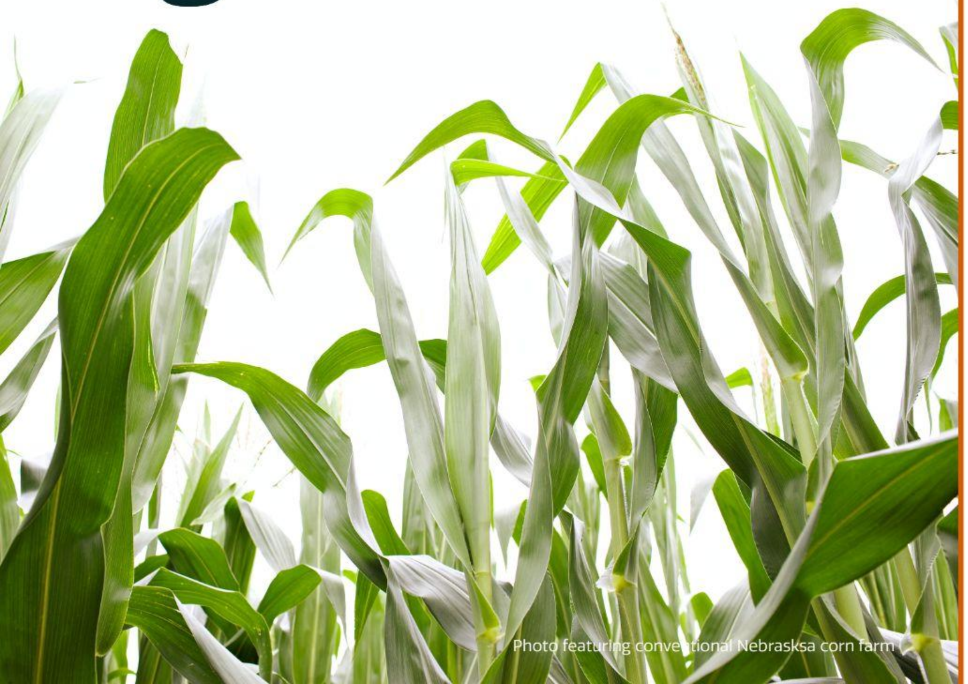


Photo featuring conventional Nebrasksa corn farm

Ignores Environmental Costs

> Agriculture, forestry & land use account for 18% of GHG emissions

> More than 57 billion tons of soil have eroded in the U.S. Midwest, with continuing land degradation economic losses estimated at over $37.6 billion annually

> Monocrop production, glyphosate (aka Roundup), and pesticide use leads to biodiversity loss

Leads to an Unhealthy Food System

> The U.S. sprays 2-3x more chemicals today than in 1960, 75% of which is used on corn soy, potatoes, and wheat

> Positive association between prolonged pesticide exposure and various forms of cancer

Doesn't Work for Farmers

> Median conventional farm income is net negative

> Conventional farmers are forced to rely on government subsidies and off-farm jobs to continue farming

SOURCES: Hannah Ritchie (2020). "Sector by sector: where do global greenhouse gas emissions come from?" Published online at OurWorldInData.org. FAO (2011). The state of the world's land and water resources for food and agriculture (SOLAW) – Managing systems at risk. Food and Agriculture Organization of the United Nations, Rome and Earthscan, London. K.L. Bassil et al. Canada National Institute of Health. "Cancer Health Effects of Pesticides, a Systematic Review." U.S. Department of Agriculture, Economic Research Service. Farm Household Well-being: Farm Household Income Estimates, November 30, 2023.

THE POSITIVE IMPACT OF CERTIFIED
ORGANIC FARMLAND

BETTER FOR THE ENVIRONMENT

- Organic farmland captures 44% more carbon
- Organic farms have 30% less soil erosion
- Organic farms increase overall biodiversity by 20% and pollinator diversity by 30%
- Organic farms use 50% less nitrogen
- Organic farming methods eliminates 2-4 lbs of synthetic chemicals per acre

BETTER FOR FARMERS

- In areas with high concentrations of organic farms, median incomes are $2,000 higher
- Consistent organic price premiums lead to profitable farms, with farmers earning an average of $210 more per acre for their crops.

BETTER FOR HUMAN HEALTH

- Dramatic reduction in the risk of cancer is correlated with eating organic food

A GROWING MARKET

- Organic food is a $76.6B consumer market
- 6.8% annual growth rate.

SOURCES: Organic Trade Association. Growth of U.S. Organic Marketplace Accelerated in 2024. Organic Trade Association, 23 Apr. 2025, Organic Food Market." Precedence Research, Precedence Research, 2024, www.precedenceresearch.com/organic-food-market. Why Organic?", Organic Trade Association, accessed February 29, 2024, https://www.ota.com/whyorganic. Langemeier, Michael. "Conventional and Organic Enterprise Net Returns." Center for Commercial Agriculture, Purdue University, 12 June 2026, https://ag.purdue.edu/commercialag/home/resource/2026/06/conventional-and-organic-enterprise-net-returns/

Photo featuring Vilicus Farms

For Every $100,000 Invested We Have the Potential to Create Annual

Significant, Lasting Impact

CARBON CAPTURE

Sequester

86 Lbs of CO_2

PESTICIDES & HERBICIDES

Eliminate

12,760 Lbs of
Synthetic Chemicals

SOIL EROSION

Prevent

26.5 Tons of
Topsoil Erosion

FARMER ECONOMICS

Transition

Over 8 Acres of
Farmland to Organic

BIODIVERSITY

Support

30% More Wild Bees
& 20% More Birds

WATER

Retain

200,000
Gallons of Water

Source: Company Research.

Our Advantage

Amber is uniquely positioned to capitalize on the opportunity to buy high quality land for organic farmers:

> **Leadership team** that has 60 years of collective farming experience and 125 years of collective investment expertise

> **Two-decade track** record delivering 8% annual returns

> **A trusted network** of more than 60 farmers able to expand acreage

> **Long-term lease structure** provides time for the three-year transition to organic

> **$100M+ pipeline** of farmland transactions

Photo featuring A & T Organic Farms

POSITIONED TO SCALE
By Concentrating Capital on Farmland Hubs

Amber's investment strategy concentrates our capital in areas with the greatest potential for organic agriculture to thrive.

We are developing hub regions based on portfolio density, farmer partnerships, climate resiliency, and proximity to strong organic markets.

<u>Portfolio management approach:</u>

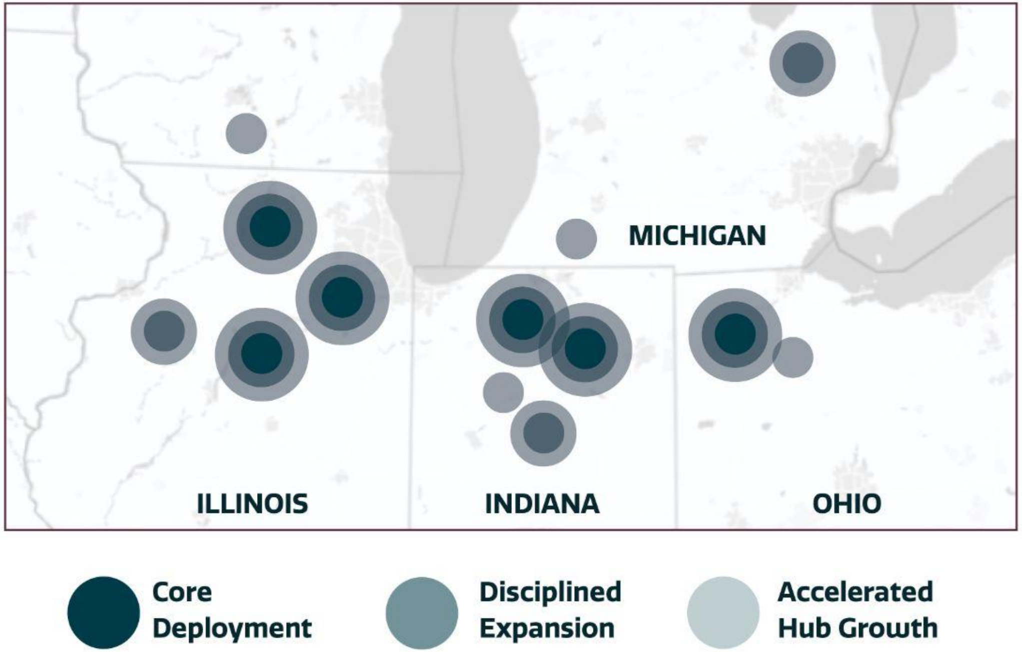
> No single tenant dominates rent revenue

> No single hub dominates acreage

> Focus on row crops with established organic demand

> Avoid speculative markets without contracted buyers

> Prefer repeat operators over first-time tenants



PHYSICAL RISK REDUCED

With Geographic Focus

Low Drought Risk

Focus on non-irrigated farmland in the eastern cornbelt mitigates drought risk

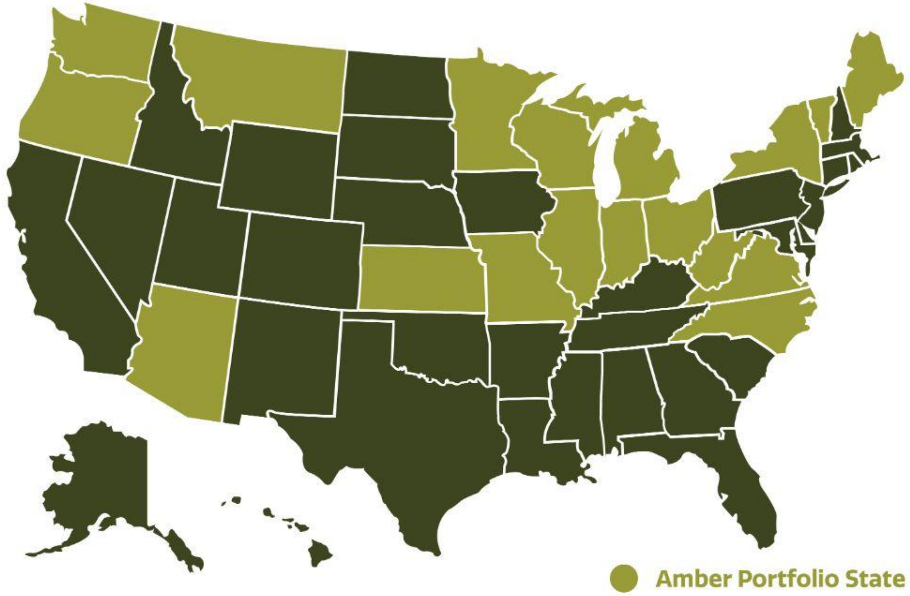
Ecosystem Services

Our portfolio of organic farmers builds soil health & biodiversity & supports water storage & filtration

Reduction of Acute Risk

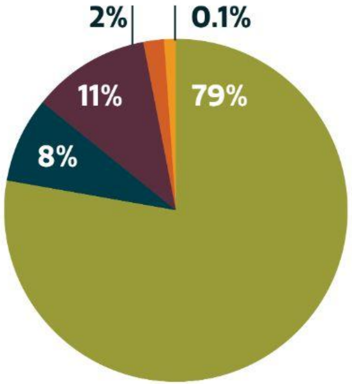
Geographically diversified across the Midwest, reduces risks such as flooding, pests & wildfires

Our Portfolio of Farms is Diverse

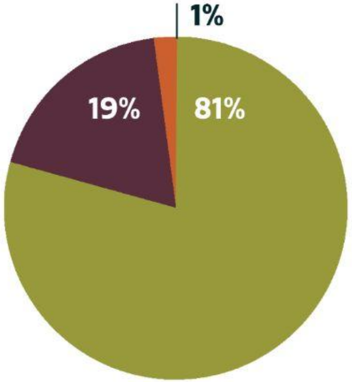


112 active investments | **51** counties | **18** states
75 long-term leases | **35** mortgages | **2** operating capital loans

Production Makeup

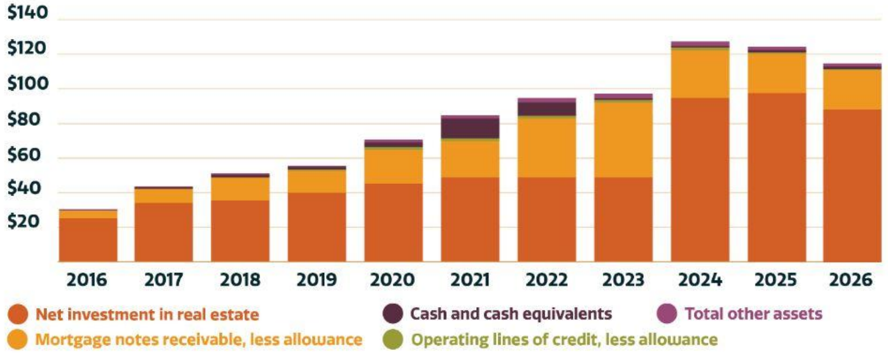


Portfolio Breakdown

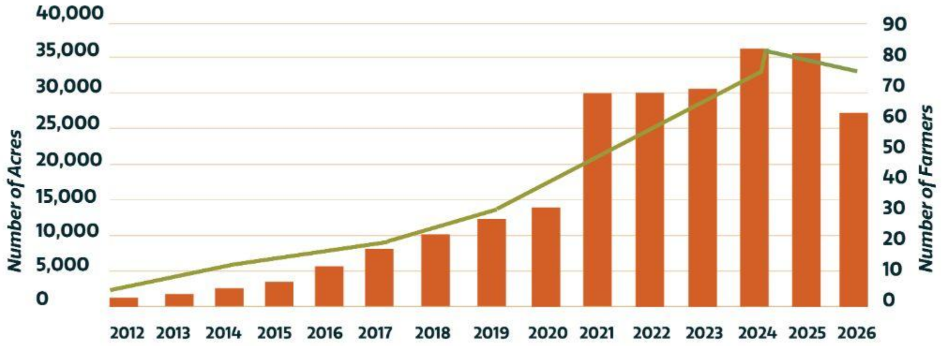


Our Financial Results Show Long-Term Growth

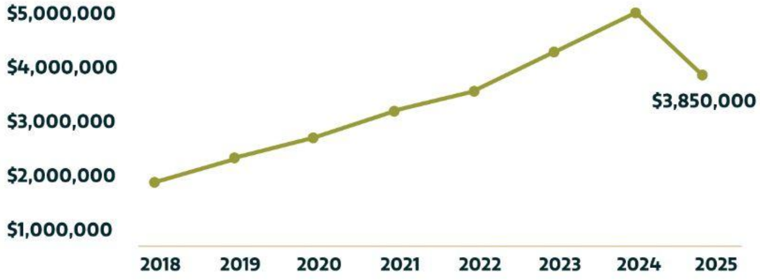
TOTAL ASSETS $ in millions



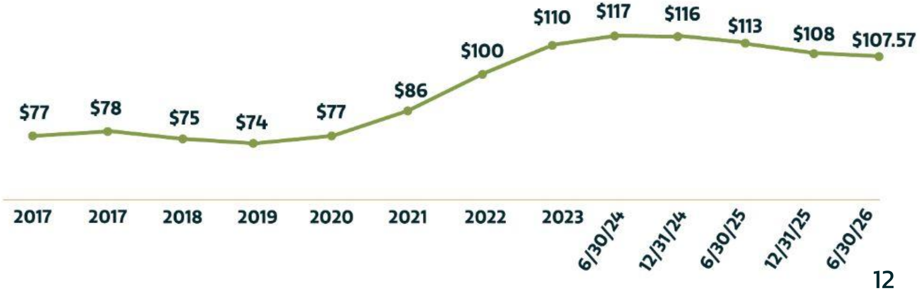
NUMBER OF ACRES & FARMERS



REVENUE $ in millions



SHARE PRICE



Total Amber Shareholder Returns

YEAR	DIVIDEND YIELD	CHANGE IN SHARE PRICE	TOTAL SHAREHOLDER RETURN
2008		16.07%	16.1%
2009		12.31%	12.3%
2010		36.99%	37.0%
2011		27.00%	27.0%
2012		8.66%	8.7%
2013		0.0%	0.0%
2014		2.90%	2.9%
2015		0.00%	0.0%
2016	0.65%	8.27%	8.9%
2017	0.88%	1.79%	2.7%
2018	0.95%	-4.31%	-3.4%
2019	0.02%	-0.67%	-0.6%
2020	0.59%	3.87%	4.5%
2021	0.86%	11.00%	11.9%
2022	0.36%	16.76%	17.1%
2023	0.48%	9.86%	10.3%
2024	0.00%	6.36%	5.8%
2025	0.41%	-7.18%	-6.8%
6/30/26	-	-0.45%	-

ANNUALIZED PERFORMANCE	
3 yr	3.03%
5 yr	7.49%
ITD	8.12%

This data is presented for information purposes only and is not an offer to buy or sell our shares. Any offer or solicitation of such offers by the Company may be made only by delivery of the offering documents and in compliance with applicable state and federal securities laws. Past performance is not indicative of future results. The performance numbers presented herein are based on our internal calculations and are not audited. Annualized perfomance is calculated through December 31, 2025. There is no public market for our shares, and we can give no assurance that a public market for the shares will develop in the future.

FARMLAND AS AN ASSET CLASS

Asset / Index	Annual Average Return	Standard Deviation	Correlation	Minimum Return	Maximum Return
	1991 - 2024				
U.S. ag 32 states	8.9%	4.1%	1.0	-1.0%	20.7%
NCREIF Annual Cropland	10.2%	4.7%	0.75	4.2%	23.6%
U.S. equities	8.1%	17.2%	-0.10	-48.6%	29.3%
European equities	3.2%	18.6%	0.06	-59.9%	30.2%
U.S. corporate bonds	5.5%	1.7%	0.18	2.5%	8.8%
U.S. 10 year bonds	4.1%	1.8%	0.24	0.9%	7.9%
U.S. 30 year mortgages	5.9%	1.7%	0.25	3.0%	9.2%
U.S. listed real estate	9.7%	18.5%	-0.12	-46.7%	33.6%
Gold	5.1%	13.7%	-0.04	-32.2%	33.0%
PPI	2.6%	4.8%	0.16	-7.10%	18.5%
CPI	2.5%	1.4%	0.25	0.0%	6.9%

U.S. Equities: S&P 500 index; European equities: MSCI EAFE Index; U.S. corporate bonds: Moody's Seasoned Corporate AAA bonds; U.S. 10 year bonds: U.S. 10 year Treasury Constant Maturity Rate; U.S. 30 year mortgages: Average rate on 30 year fixed rate mortgage; U.S. listed real estate: FTSE NAREIT All Equity REITS Index; Gold: London Bullion Market Association Gold Price; PPI: Producer Price Index; CPI: Consumer Price Index

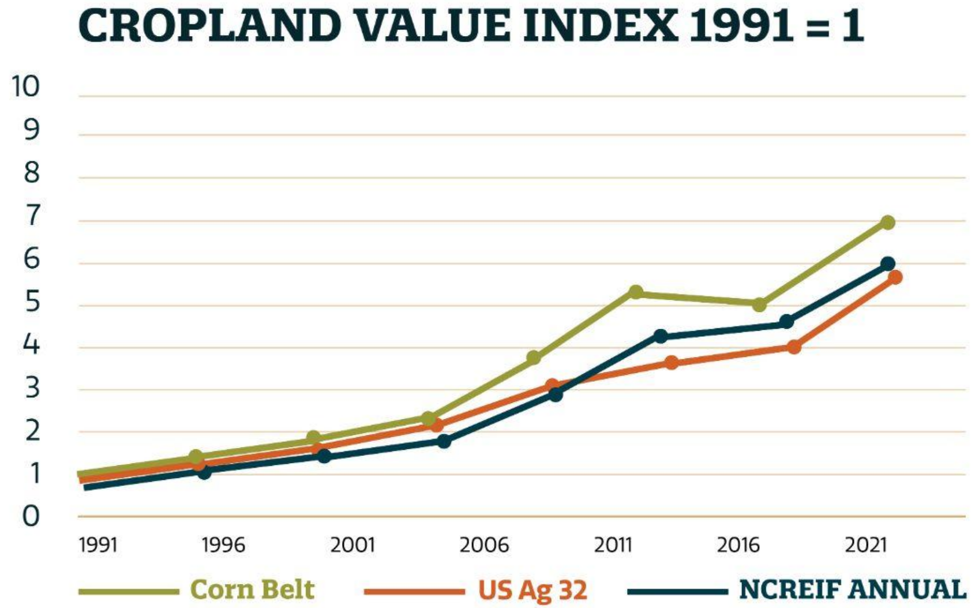
SOURCE: Sherrick, Bruce J., and Juo-Han Tsay. Performance of Farmland Investment. November 2025, TIAA Center for Farmland Research, University of Illinois Urbana-Champaign, https://farmdoc.illinois.edu/assets/management/farmland-values/Performance-of-Farmland-Investment.pdf

Midwestern Row Crop Farmland
SHOWS STRONG PERFORMANCE

Amber's core portfolio is focused on row crop farmers

in the Midwest, where market potential and impact opportunities are greatest.

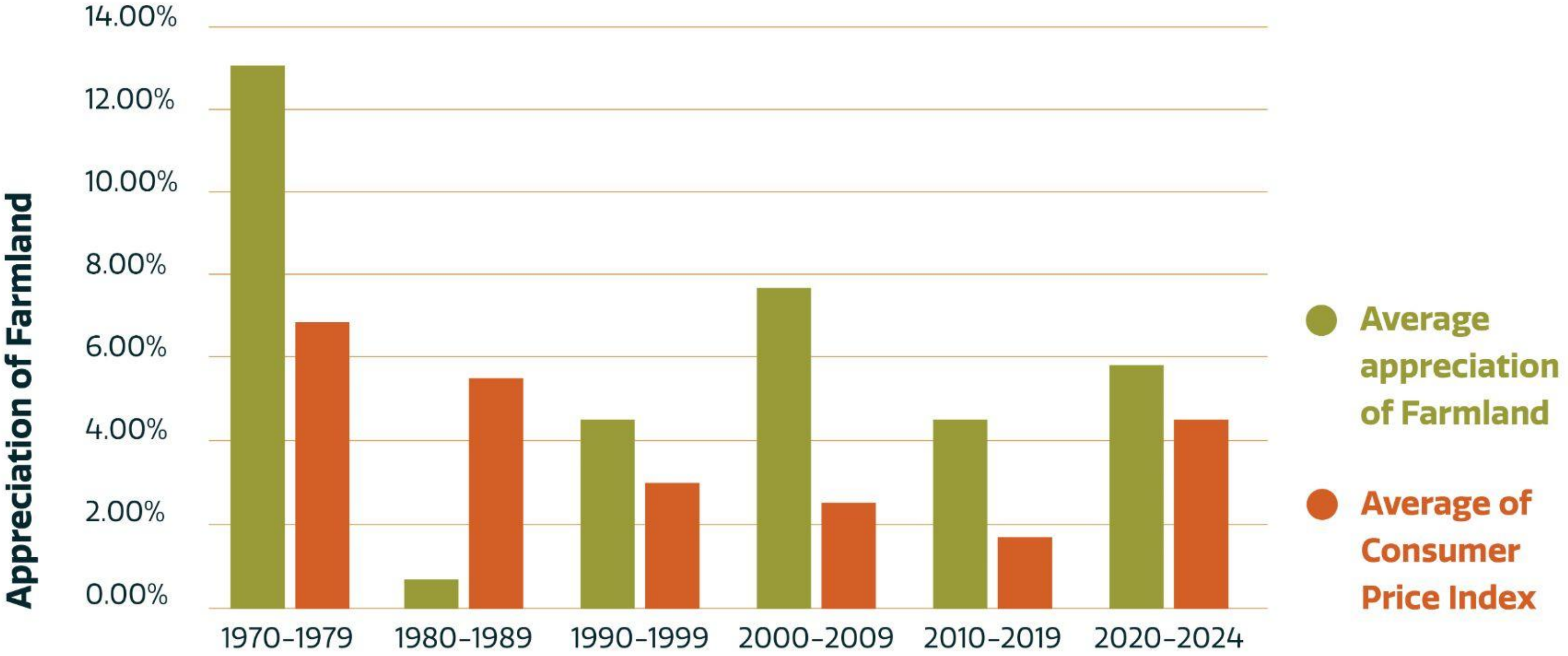
Corn Belt farmland (corn, beans and wheat) has historically outperformed broader farmland.



SOURCE: Sherrick, Bruce J., and Juo-Han Tsay. Performance of Farmland Investment. November 2025. TIAA Center for Farmland Research, University of Illinois Urbana-Champaign, https://farmdoc.illinois.edu/assets/management/farmland-values/Performance-of-Farmland-Investment.pdf

FARMLAND IS A REAL ASSET, WITH STRONG RETURNS

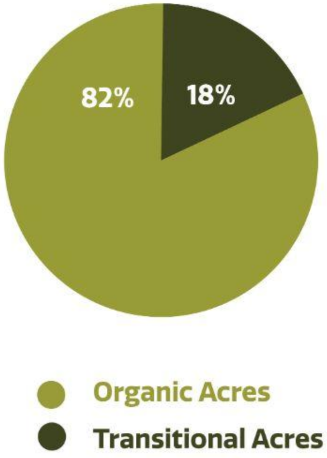
APPRECIATION OF FARMLAND COMPARED TO U.S. CONSUMER PRICE INDEX



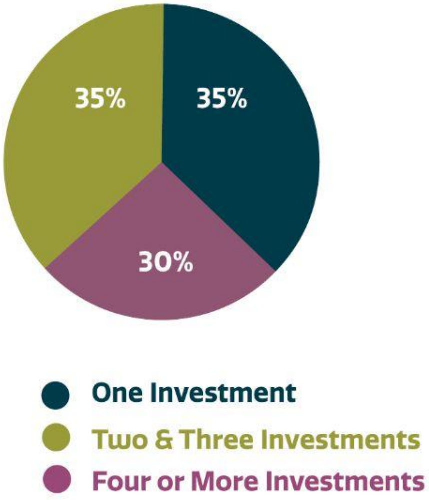
SOURCES: United States Department of Agriculture, National Agricultural Statistics Service. Quick Stats. https://quickstats.nass.usda.gov/. U.S. Bureau of Labor Statistics. Consumer Price Index for All Urban Consumers: All Items in U.S. City Average (CPIAUCSL). FRED, Federal Reserve Bank of St. Louis, https://fred.stlouisfed.org/series/CPIAUCSL.

Our Involvement Ensures Successful
TRANSITION AND HIGHER INVESTMENT RATE

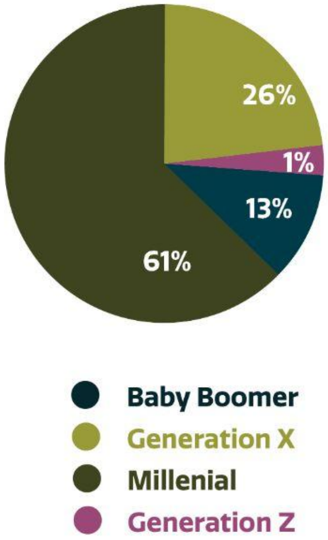
TRANSITIONING VS. ORGANIC



FARMER REINVESTMENT RATE



FARMER DEMOGRAPHICS



FARMER PIPELINE

Fueling Amber Farmland Investments Growth

125–150
FARMERS
INITIAL CONTACT

→

50%
FIT FOR AMBER

20 –25 %
APPLY

→

15%
ADVANCE TO UNDERWRITING

→

10–15%
APPROVAL

→

10–15%
CLOSE

PARTNERSHIPS & AWARDS

Agricultural Partners & Collaborators

RODALE INSTITUTE™

REGENERATIVE FOOD SYSTEMS INVESTMENT

EARTH ECONOMICS

NATIONAL SUSTAINABLE AGRICULTURE COALITION

USDA NRCS

ORGANIC FARMING RESEARCH FOUNDATION

HEALING SOILS FOUNDATION

Food Finance Institute

FUNDERS FOR REGENERATIVE AGRICULTURE

Farmer Certifications

USDA ORGANIC ®

GRAZED ON AUDUBON CERTIFIED BIRD FRIENDLY LAND

Regenerative Organic Certified®

BEE BETTER CERTIFIED™ XERCES SOCIETY

CERTIFIED HUMANE® RAISED & HANDLED

Company Awards & Membership

Certified B Corporation®

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PUBLIC BENEFIT CORPORATION

ORGANIC TRADE ASSOCIATION

Award Winning Farmers & Board

JAMES BEARD FOUNDATION AWARD FOR EXCELLENCE

FARMER LED MARBLESEED ROOTED IN ORGANIC

ILLINOIS FARMERS TOP 20 UNDER 40

Maxwell | Hanrahan FOUNDATION

ORGANIC GROWER SUMMIT™ by Farm Progress

ACRES USA®

Why Now? Why Us?

CONSUMER DEMAND is strong and growing

DESIRE FOR CHANGE — the next generation of farmers are interested in organic, regenerative farming practices

LARGE OPPORTUNITY to deploy capital to generate positive impact and earn strong financial returns

PROPRIETARY NETWORK, market presence and awareness has led to an investment pipeline of $50M+

INSTITUTIONAL PLATFORM and team to deliver results

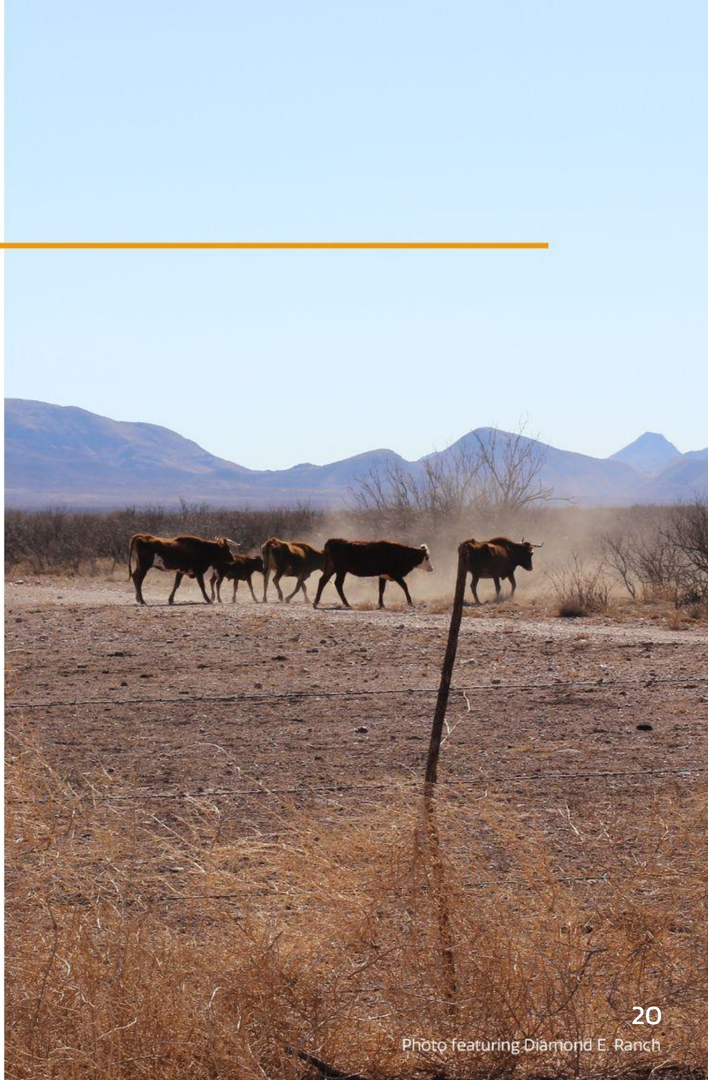

Photo featuring Diamond E. Ranch

MEET OUR FARMERS

Photo featuring Fitzgerald Organics

A & T Organic Farms

7th Generation Farmers

Leases 900 acres in DeKalb County, IL

Jeff Anderson (Amber Board Member) and Tyler Tindall are the team behind A & T Organic Farms, a large-scale organic row crop operation cultivating 6,000 organic acres in northern Illinois.

Technology plays a central role in their approach. During planting season, tractors run on state-of-the-art computer systems designed by the team. Weed control is achieved with tine weeders and row-crop cultivators, while fertility is managed with chicken litter and composted yard waste. Much of their grain ends up in consumer favorites like corn chips, tortillas, and even tofu, reaching markets from California to Japan.

Diamond E. Ranch

Conservation Ranchers
22,000 Acres in Cochise County, AZ

Cindy Tolle is a biologist, an environmental chemist, and a mother with decades of ranching experience across the West. The cattle raised on the ranch are Criollo, a desert-adapted species, and are a part of their Audubon-certified heritage beef supply chain.

The ranch is considered a Grassland of Special Significance by NRCS and is a part of the Central Bird Flyway. Supporting ranchers like Cindy in undertaking projects of this scale which enable permanent land conservation is central to our vision of impact-driven financing at Amber.

Black Wind Farm

1st Generation Farmer
100 Acres in Albany County, NY

Justin Butts is a chef, Navy veteran, and first-generation farmer working to reconnect people to food, land, and each other. Nestled in the rolling hills of upstate New York, Black Wind Farm is home to a small herd of Kunekune pigs, cattle, sheep, and goats.

For Justin, animal welfare is paramount—from the way his livestock are raised to the reverence with which they are brought to the table. Through our Rooted in Regeneration Notes offering, Justin secured financing to purchase the land establishing a permanent home for Black Wind Farm.

Johnson Family Farm

4th & 5th Generation Farmers

Leases 940 Acres in Will County, IL

In 2021, Rick and Corey joined the Amber portfolio by taking over the management of an 190-acre property. Since then, our partnership has expanded to include nine parcels. Thanks to their organic farming practices, the Johnsons have removed approximately 1 million lbs of synthetic fertilizer and approximately 15,000 lbs of synthetic herbicides from our food system over a five-year investment period.

Their operation takes conservation very seriously, using low-impact tillage and cover crops. Whenever possible, they look to move land that doesn't produce strong yields into conservation easements. For example, 10 acres of a low-performing Iroquois Valley plot is currently being converted into a native pollinator habitat with support from Pheasants Forever and NRCS.

INVESTMENT OPPORTUNITIES

REIT Equity Shares

- **Own stock** in a diversified portfolio of organic farmland supporting independent farmers
- "Growth and income" return: **dividend plus appreciation** of shares over time
- **Accessible minimum** investment of $10,000
- **Redemption rights** accrue after 5 years
- **Available to most investors***

*For non-accredited investors, the investment amount must not exceed the greater of 10% of your annual net income or net worth.

Rooted in Regeneration Notes

- **Investors fund farmland ownership** while building special opportunities for Black, indigenous, and people of color (BIPOC) farmers
- **Receive a fixed rate of return:** 0.5-1.5% interest paid to investor; 1.0-1.5% interest paid into RNR pool
- **5-year term length**
- **$25,000 minimum** investment
- **Available to accredited investors only**

Photo featuring Fitzgerald Organics

CONTACT

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AMBER FARMLAND INVESTMENTS

IA 50® 2025 EMERITUS MANAGER

PUBLIC BENEFIT CORPORATION

Certified B Corporation

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This presentation shall not constitute an offer for sale or the solicitation of an offer to buy the Company's securities. This presentation may not be used in connection with any offer to sell or solicitation to buy any securities of the Company.

PLEASE REVIEW OFFERING MATERIAL CAREFULLY

Shares of our REIT can only be purchased following careful review of our Offering Circular and accompanying materials, and confirmation of eligibility.

FORWARD LOOKING STATEMENTS

This presentation contains "forward-looking statements" that represent our beliefs, projections and predictions about future events. These statements are necessarily subjective and involve known and unknown risks, uncertainties and a number of factors could cause future Company results to differ materially from these forward-looking statements, including those factors listed under the caption, "Risk Factors," in our Offering Circular, as filed with the Securities and Exchange Commission ("SEC"), all of which can be found on our website, www.AmberFarmland.com. Past performance is not an indication or guarantee of future results.

ESTIMATES

This presentation contains industry and market data that is based on third party industry publications, and reports by market research firms. We believe this data to be reliable as of the date of this presentation, but we did not independently verify the accuracy or completeness of such information. You should carefully consider the inherent risks and uncertainties associated with the market and other industry data contained in this presentation. Please invest carefully. All investments are speculative in nature and involve substantial risk of loss.