



FIRST THREE YEARS OF SUCCESS



Caution Regarding Forward-Looking Information

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Wherever possible, words such as "may", "would", "could", "should", "will", "anticipate", "believe", "plan", "expect", "intend", "estimate", "aim", "endeavour" and similar expressions have been used to identify these forward-looking statements. These statements reflect Management's current beliefs based on its experience and expertise with respect to future events and are based on information currently available to Management. Management uses forward-looking statements because it believes they provide useful information with respect to the Corporation, and cautions readers that the information may not be appropriate for other purposes and should not be read as guarantees of future performance or results. In particular, this presentation contains forward-looking statements pertaining to the following: the future growth of Mongolia, resources located in Mongolia, the development of such resources, growth due to the possible extraction of said resources, the future growth of the GDP of Mongolia, rental rate increases, capitalization rate decreases, property valuation growth, historical growth of other cities being contiguous with the growth of Ulaanbaatar, Management's expectations of existing leases and revenue, future developmental plans, future rental rates, and the expansion of available property on a per person basis.

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Forward-looking statements involve significant risks, uncertainties and assumptions. Many factors could cause actual results, performance or achievements of the Corporation to be materially different from any future results, performance or uncertainty regarding achievements that may be expressed or implied by such forward-looking statements.

Those risks and uncertainties include, but are not limited to, those related to: liquidity in the global marketplace associated with current economic conditions, occupancy levels, access to debt and equity capital, interest rates, the relative illiquidity of real property, new entrants, unexpected costs or liabilities related to acquisitions or dispositions, construction, environmental matters, legal matters, the single importance on the Oyu Tolgoi project and the risk it doesn't development as expected; reliance on third party information to assess opportunities, reliance on key personnel, taxes, the trading price of the securities of the Corporation, lack of availability of acquisition or disposition opportunities for the Corporation and exposure to economic, real estate and capital market conditions in Mongolia. Mongolia by its nature is an emerging economy and subject to certain risks inherent in an emerging economy including less mature laws, higher risks of inflation, changing business conditions or erratic interpretations of law and regulatory and sovereignty risk. The included material is provided for informational purposes only as of the date hereof, is not complete, and may not contain certain material information about the Corporation, including important disclosures and risk factors associated with an investment in the Corporation. More complete disclosures and risk factors can be found in the Corporation's continuous disclosure filings available on SEDAR.

In addition, new factors and risks emerge from time to time and it is not possible for the Management to predict all of such factors and to assess in advance the impact of each such factor on the Corporation or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. Should one or more of these risks or uncertainties materialize, or should assumptions underlying the forward-looking statements prove incorrect, actual results, performance or achievements may vary materially from those expressed or implied by the forward-looking statements contained in this presentation. These factors should be considered carefully and readers should not place undue reliance on forward-looking statements.

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ONE OF THE FASTEST GROWING ECONOMIES

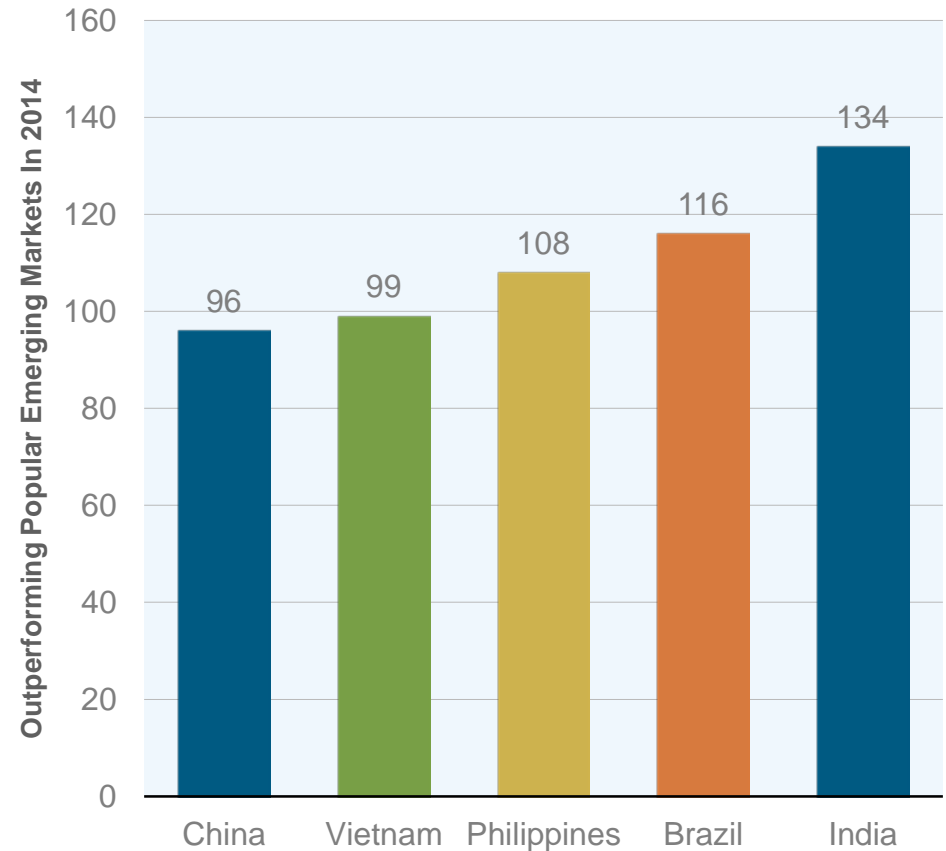


Mongolia's Ministry of Economic Development forecasts Mongolia to continue enjoying double digit growth in the coming years

- « New Foreign Investment Law
- « Securities Markets Law
- « Investment Funds Law
- « Reduced Gold Mining Royalty
- « Reduced Taxes On Small Businesses

BUSINESS CONDITIONS IMPROVING

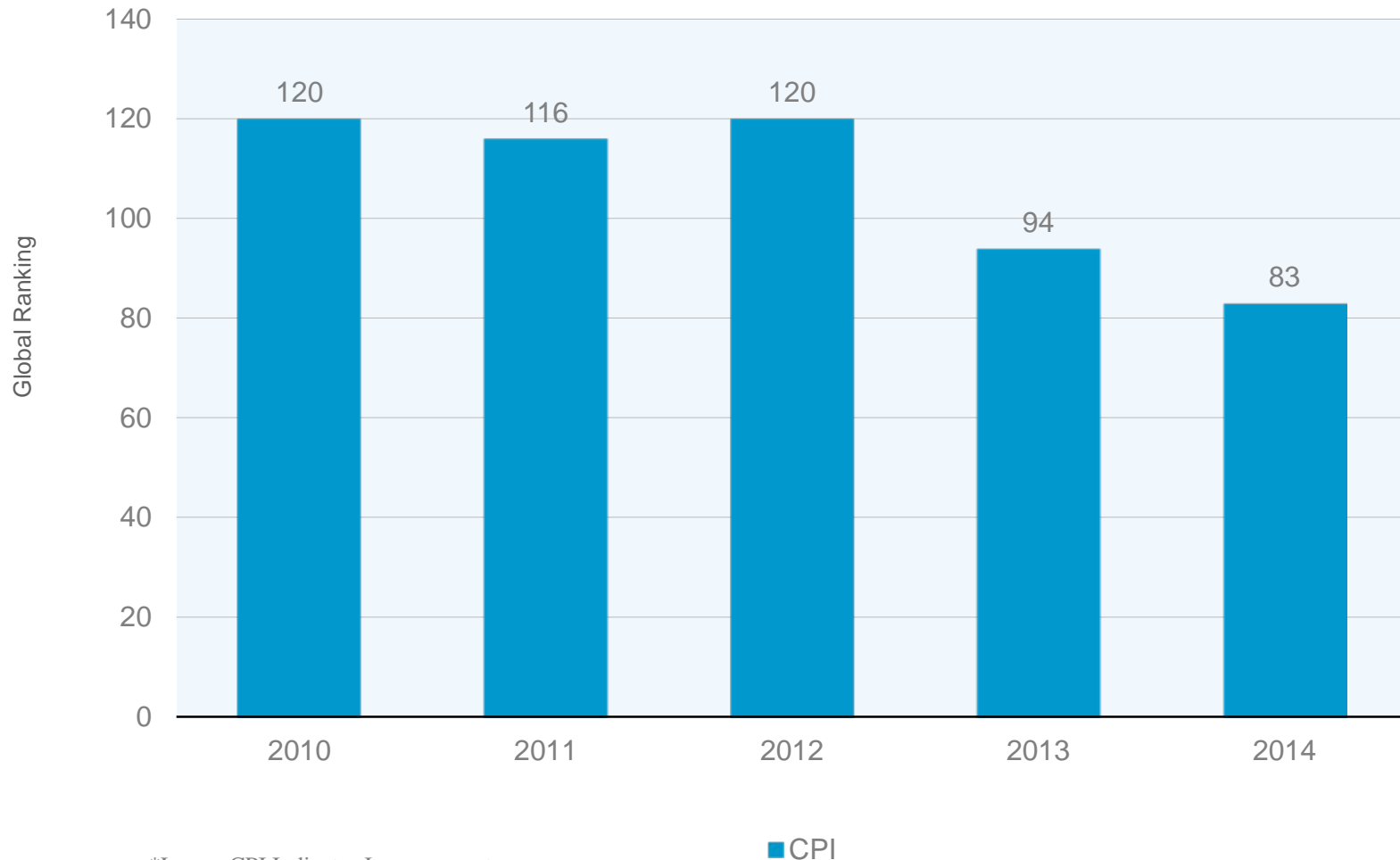
The World Bank Ease Of Doing Business Survey 2011 – 2014*



*Rankings Are By Country. A Lower Number Indicates A Better Business Environment Compared To Other Countries

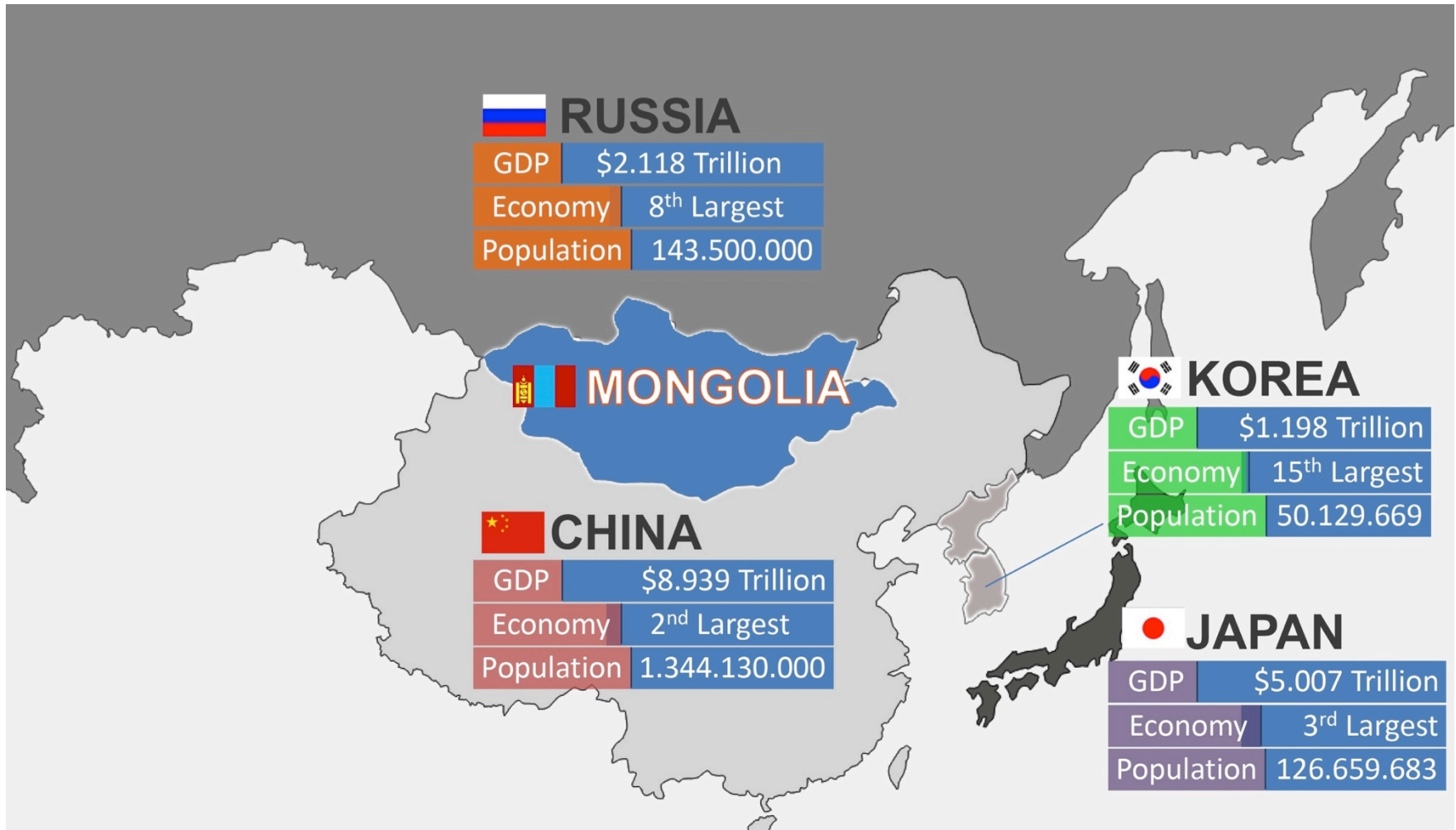
DECLINING CORRUPTION

Corruption Perception Index 2009 – 2013*



*Lower CPI Indicates Improvement

SURROUNDED BY RESOURCE CONSUMERS



MEGA PROJECTS ARE UNDERWAY

Industrial & Infrastructure mega projects are underway

COAL TO GAS
\$30.0 bln



IRON ORE
Cluster
\$1.0 bln



RAILWAYS
\$16.0 bln



COAL TO LIQUIDS
\$2.5 bln



COPPER
SMELTER
\$2.0 bln



HIGHWAYS
\$0.46 bln



COAL WASHING
\$0.8 bln



OIL PRODUCTION
\$0.8 bln



OIL REFINERY
\$1.20 bln



POWER PLANT
ON TAVANTOLGOI
COAL MINE
\$ 1.0 Bln



POWER PLANT V
\$1.2 bln



Total investment: USD \$56.96 bln

OVERALL TRENDS IN DOWNTOWN COMMERCIAL SPACE

	RETAIL	OFFICE
Supply		
Occupancy		
New Requests For Space		
Rental Rates		

INTERNATIONAL BRANDS CONTINUING TO ENTER THE MARKET

Market Entrants Since 2013



PAL ZILERI

ZARA



MANGO



Caffé bene



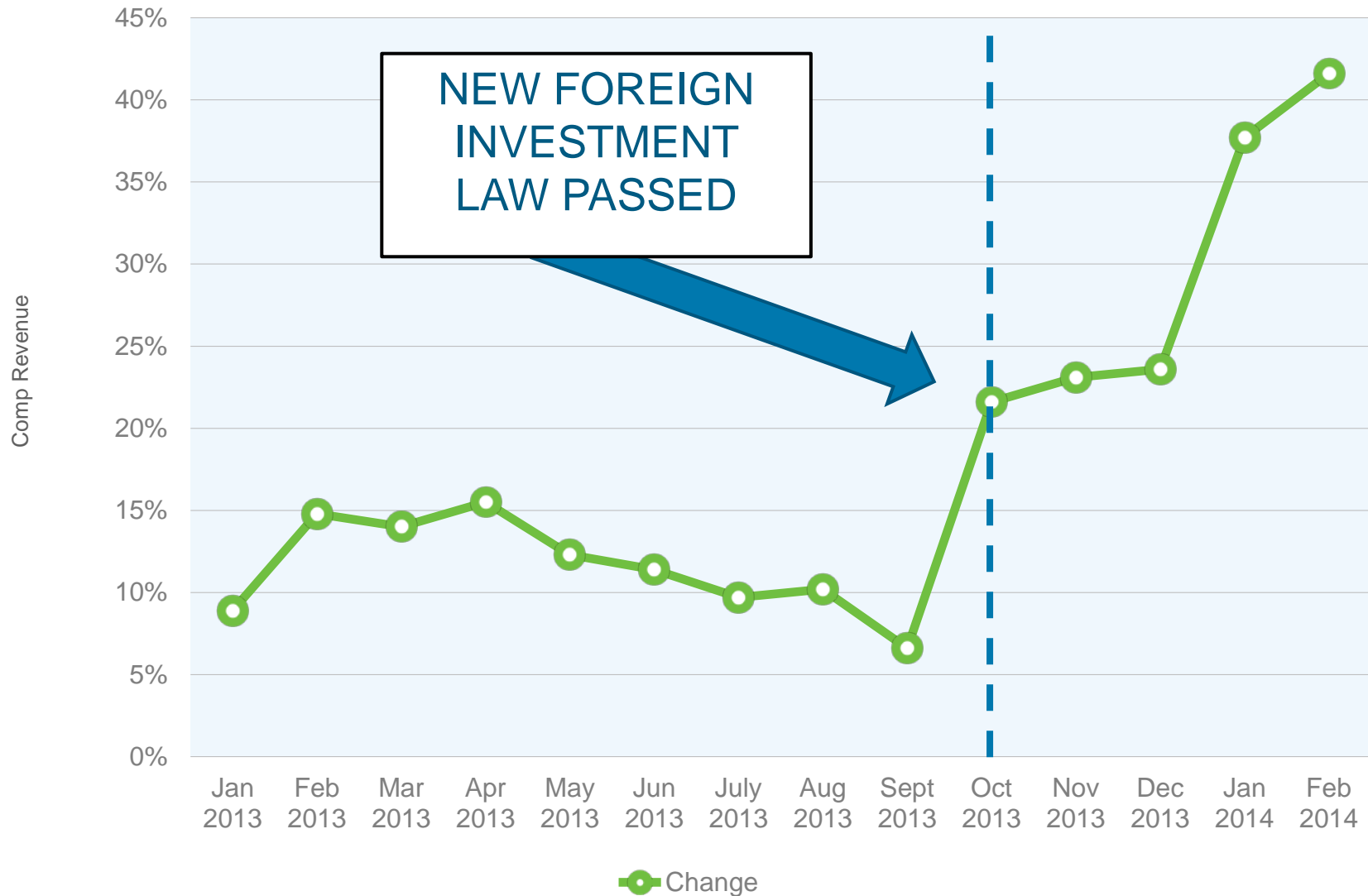
VERTU



MONGOLIA
GROWTH GROUP

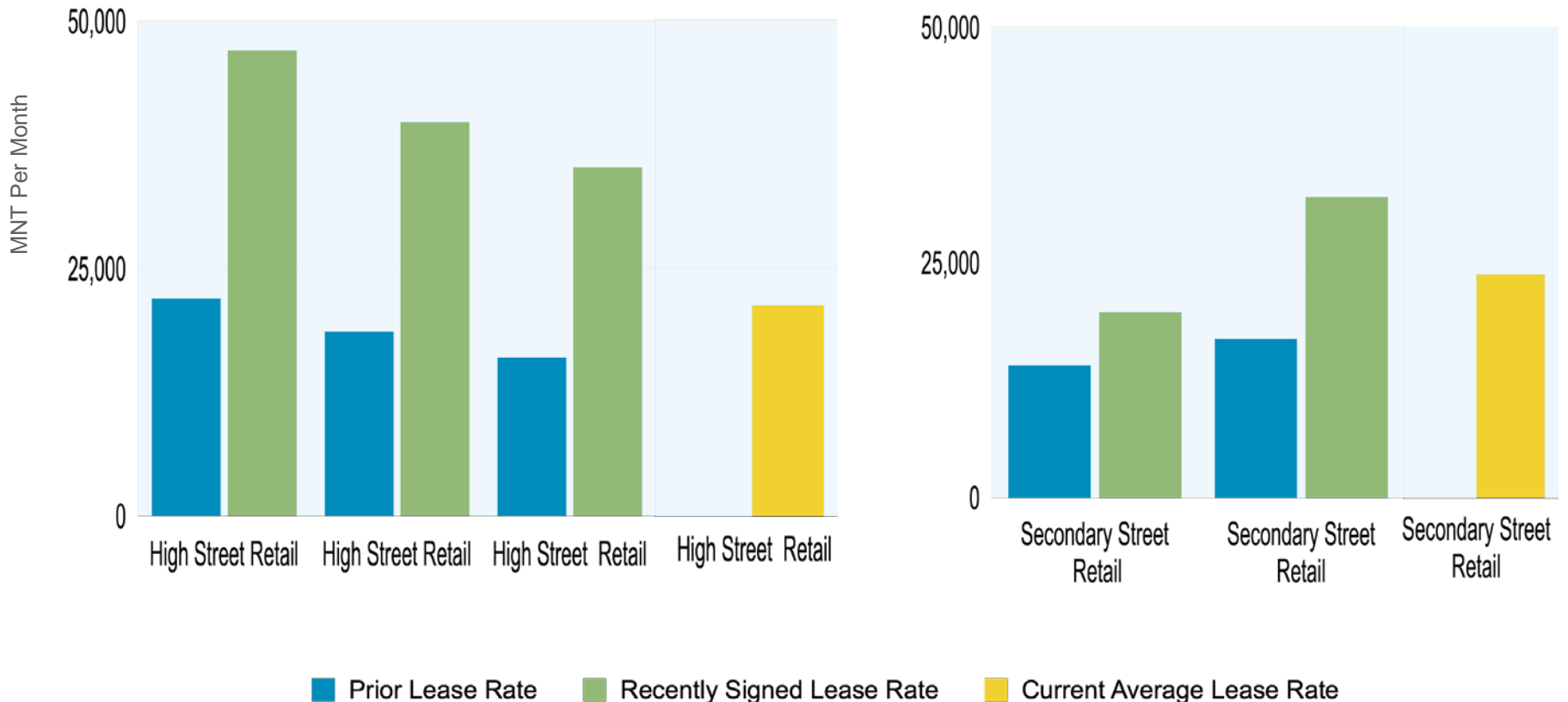
PORTFOLIO HIGHLIGHTS

STRONG COMPARABLE RENTAL GROWTH



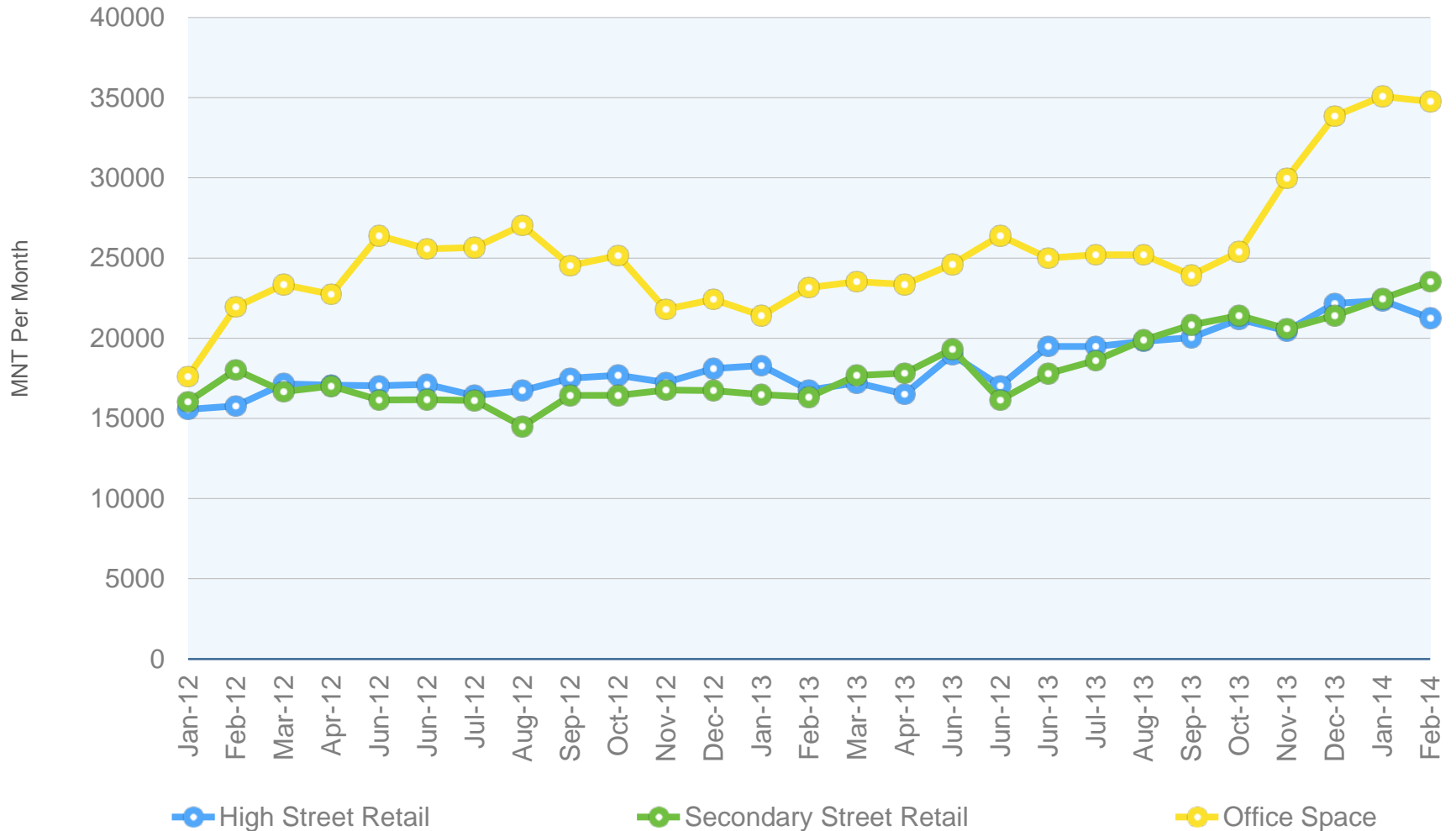
RECENTLY SIGNED LEASES INDICATE MARKET STRENGTH

Recent Signings And Average Portfolio Lease Rates

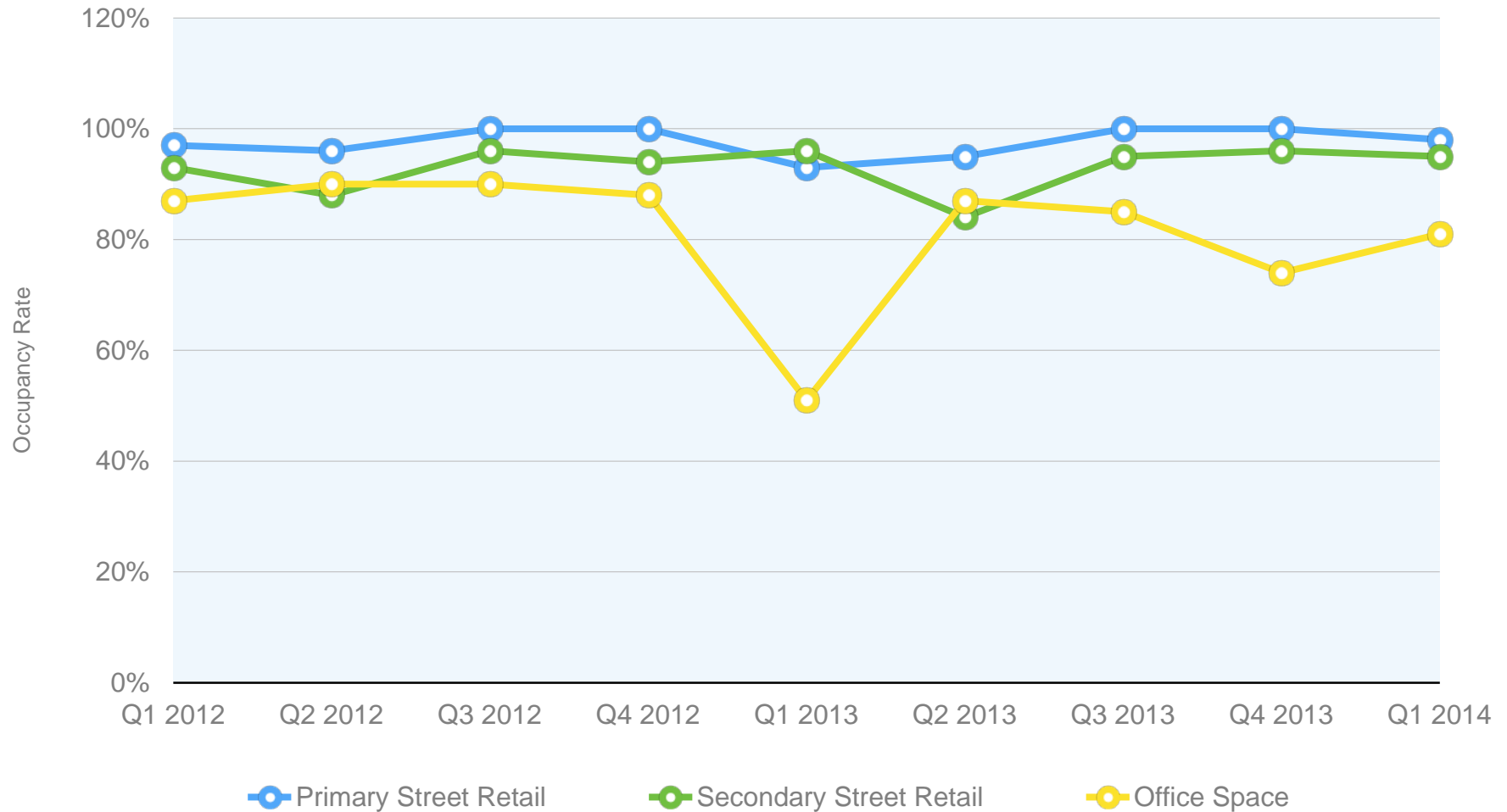


CONTINUED RENTAL GROWTH

Average Portfolio Rents Per Meter



VACANCY HAS REMAINED LOW



SOME OF OUR VALUED TENANTS



PERMASTEELISA MONGOLIA LLC





HOW HAVE WE PERFORMED OVER THE PAST YEAR?

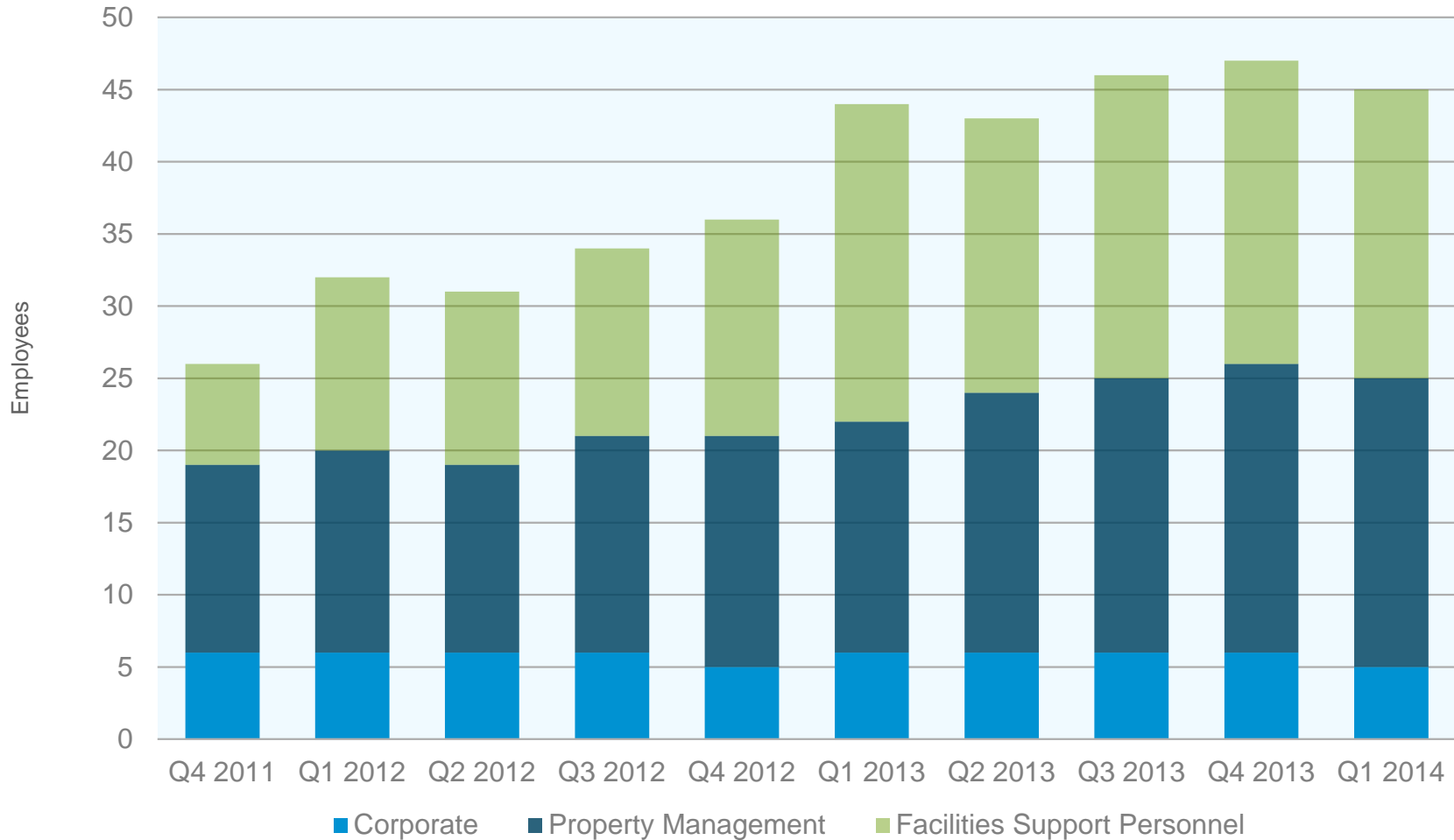
ACHIEVEMENTS OVER THE PAST YEAR

- ✓ Disposed Of Mandal Insurance
- ✓ Continued To Build The Management Team
- ✓ Hired A Highly Experienced CEO
- ✓ Continued To Dispose Of Non-Core Assets

- « Refocus The Business On Property Investment
- « Capital Released From Sale To Be Reinvested In Property Assets
- « Substantial Ongoing Savings To be Realized Starting In Q2/2014
- « Simplify Corporate Reporting

THE CORE TEAM HAS BEEN HIRED

Total Employees



Excludes Former Employees From Mandal Daatgal, The Company's Former Insurance Subsidiary

EXPERIENCED TEAM IN MONGOLIA



Tsolmon Davaadorj
Director of Acquisitions



Talha Siddiqui
Financial Controller



Bayar Zorigt
Director of Development



Munkhtuya Dimitrov
Director of Property Management

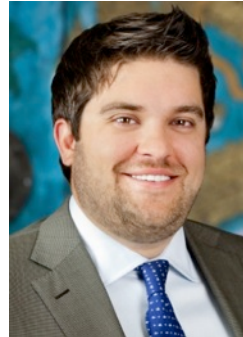


Lhagvasuren Nyamjav
Head of Sales and Leasing

EXPERIENCED BOARD OF DIRECTORS



Harris Kupperman
Executive Chairman



Jordan Calonego
Director & Corp.Secretary



William Fleckenstein
Lead Director



Paul Sweeney
Director

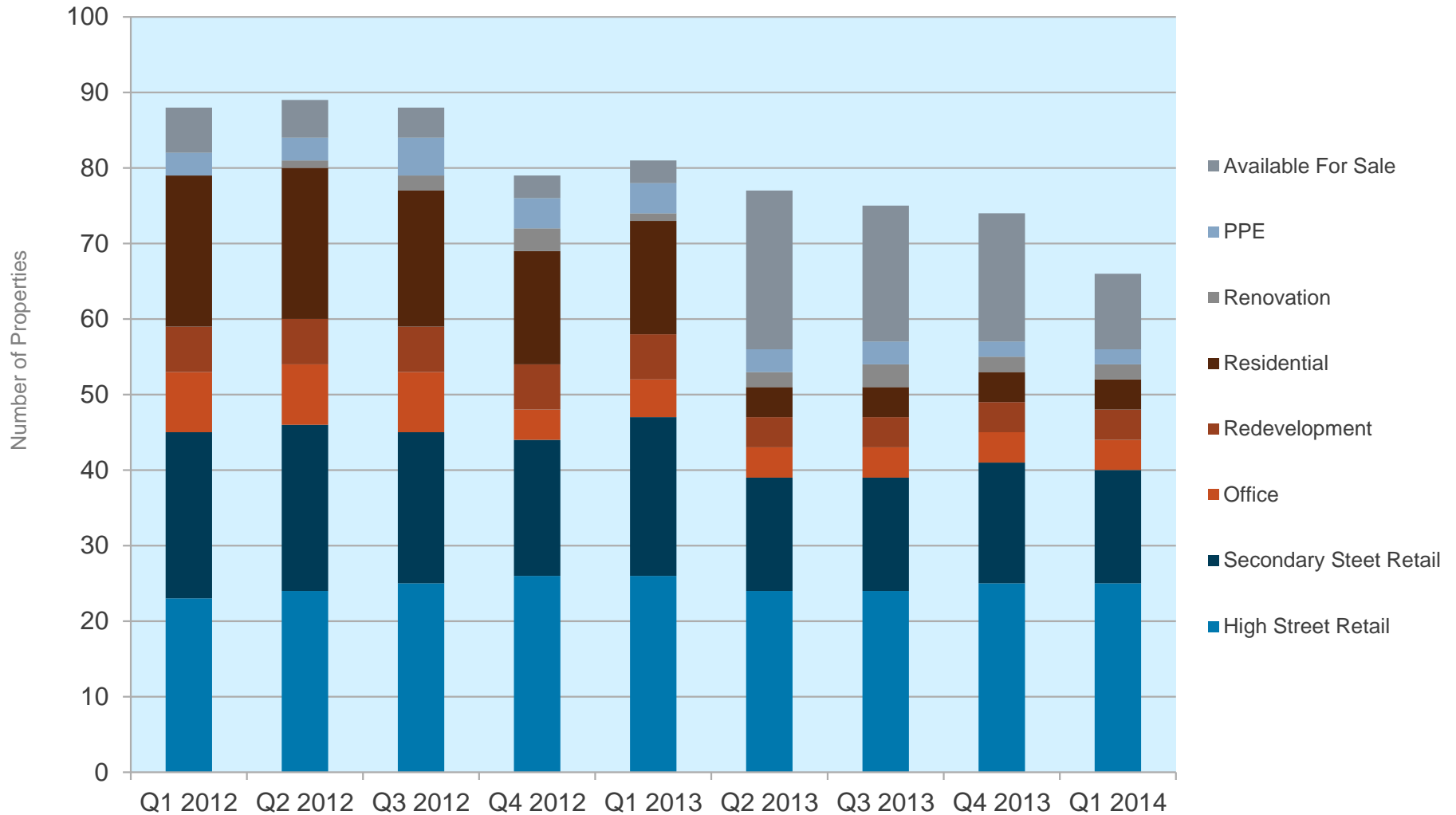


John Shaw
Director

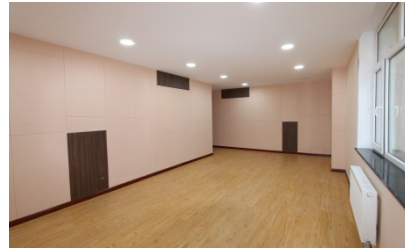


Byambaa Losolsuren
Director

DISPOSING OF SMALLER ASSETS FOR BETTER RETURNS



RENOVATIONS ADD VALUE



RENOVATIONS TO DATE MANDAL OFFICE BUILDING

BEFORE



AFTER



RENOVATIONS TO DATE ANAND OFFICE BUILDING

BEFORE



AFTER



REDEVELOPMENTS TO DATE

PROPERTY - NIISLEL

BEFORE
210m²



AFTER
368m²



SUCCESSFUL FIRST 3 YEARS

- « Listed MGG On TSX-Venture Exchange
- « Raised CDN \$51 Million
- « Built The Only Institutional Property Investment Platform In Mongolia
- « Acquired One Of The Most Attractive Property Portfolios In Ulaanbaatar
- « Hired Professional CEO For Next Phase Of MGG's Growth

CEO TRANSITION

Paul Byrne

- Joined As CEO on March 1, 2014
- Invested CDN \$250,000 in shares on hiring
- Extensive property experience on some of the world's largest property projects

Harris Kupperman

- To Become Executive Chairman And Remain Active In The Business



Thank you

For more information please visit:

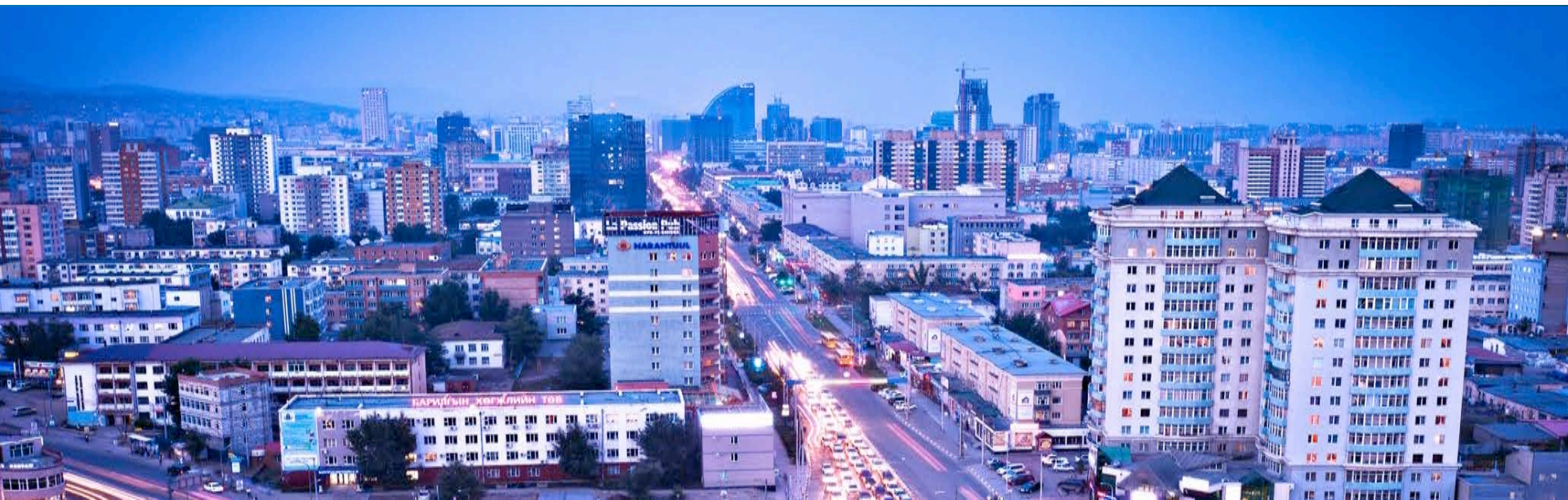
www.MongoliaGrowthGroup.com

or contact:

Info@MongoliaGrowthGroup.com



Evolving Corporate Strategy



FORWARD LOOKING STATEMENT

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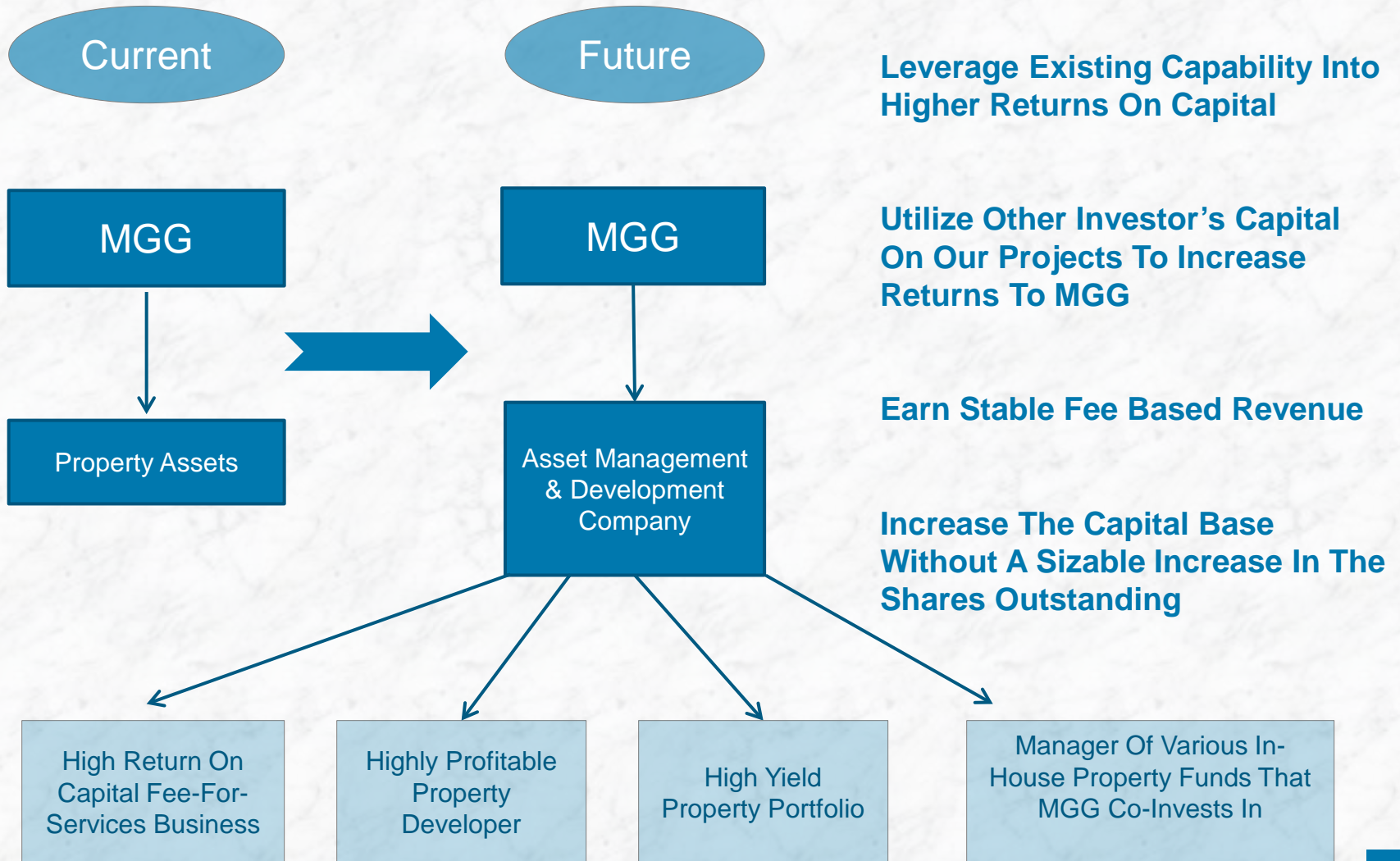
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- « **MGG Owns Property Assets**
- « **To Grow The Business, MGG Must Either Issue Additional Equity Or Borrow Money**
- « **Only Leverage Is To The Growth Of The Mongolian Economy**



WHERE WE WANT TO BE



SERVICES THAT WE INTEND TO OFFER

Strategic Property Advisory

Acquisitions Advisory

Leasing

Property Sales Brokerage

Third -Party Property Management

Third-Party Asset Management

Development Management of Projects

High Return On
Capital Fee-For-
Services Business

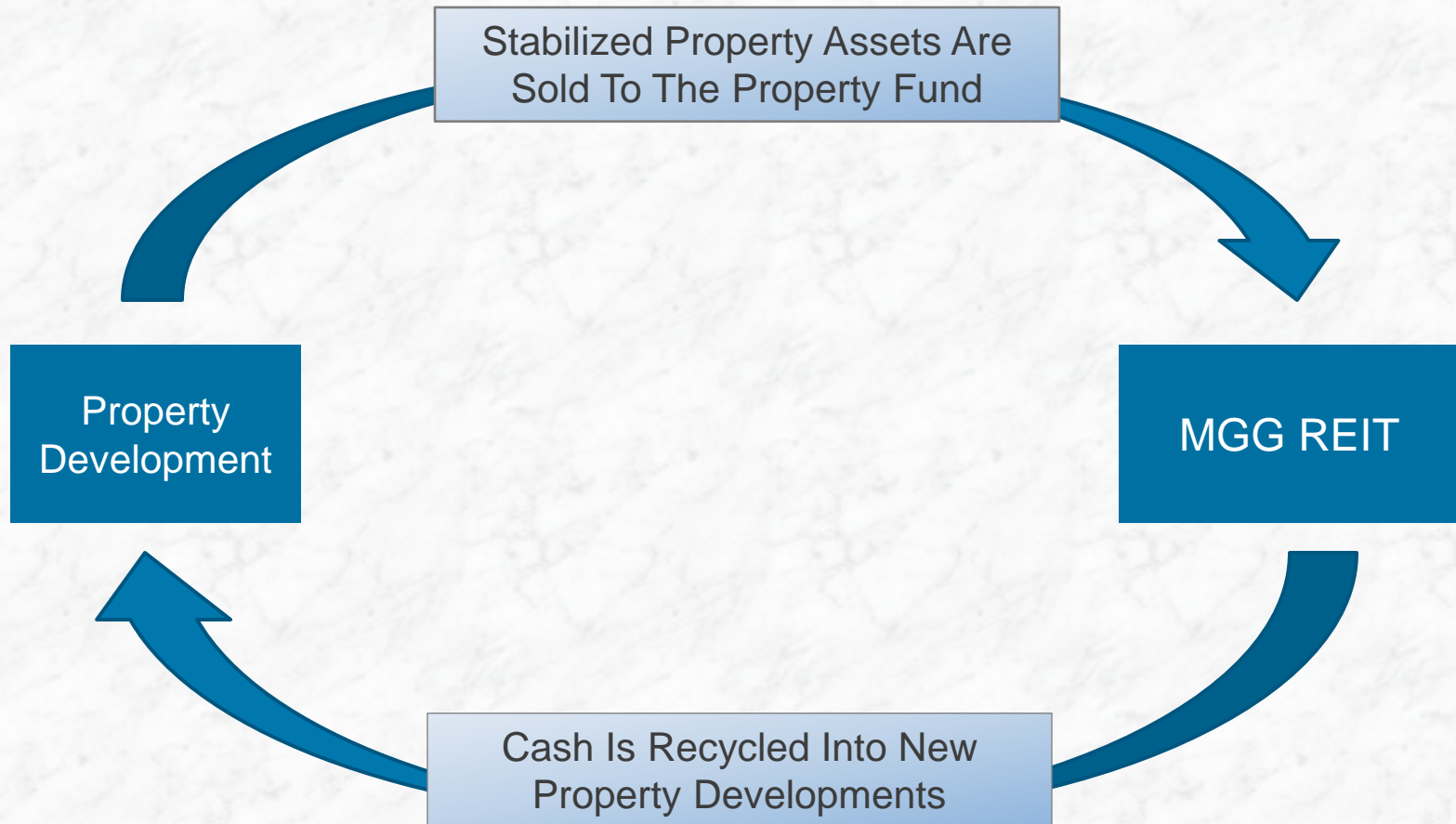
INVESTMENT FUNDS MANAGEMENT

- « Earn Multiple Stable Revenue Streams
- « Have Upside Participation In Property Appreciation
- « Offer Liquidity For Property Assets In Mongolia
- « MGG Intends To Be A Sizable Owner Of Funds

PROPERTY DEVELOPMENT

- « Very High Development Margins Are Available In Mongolia
- « Ability To Own The Resulting High Quality Institutional Assets That Are Built To International Standards
- « Looking To Partner With Others For Capital While Supplying Land And Local Expertise
- « Own And Manage The Assets Following Completion

PROPERTY DEVELOPMENT & FUNDS MANAGEMENT—A VIRTUOUS CYCLE



STEPS TOWARDS BECOMING AN ASSET MANAGEMENT & DEVELOPMENT COMPANY

- ✓ Created MGG Properties LLC To Serve As An Asset Management and Property Management Company
- ✓ Initiated Preliminary Research On The Creation Of An In-House REIT
- ✓ New Strategy for the Development Business
- ✓ Contemplating the Possibility of Creating an In-house Private Equity Fund to Allow Investors to participate in our Lucrative Real Estate Development Business.
- ✓ Launched MGGProperties.com As Our High profile Leasing Site

CHANGING HOW THE MARKET SEES MGG

CURRENT VIEW

- Difficult To Understand
- Stabilized Yielding Property Portfolio & Development Assets Are Comingled
- Needing Future Equity Capital To Grow

FUTURE VIEW

- Highly Profitable Asset Management & Development Company
- Improved Transparency Of Stabilized Cash Flow Property Assets Inside Of Property Funds
- Development Margins Will Be Easy To Analyze Within The Development Group
- Utilizing Joint Venture Partners And Property Funds To Grow The Capital Base
- Become A High Return On Capital Business

Thank you

For more information please visit:

www.MongoliaGrowthGroup.com

or contact:

Info@MongoliaGrowthGroup.com