

Ocean Links Investments Business Model

Ocean Links Investments Inc. has been created to stimulate construction of Atlantic Canada's newest golfing masterpiece. Added to our business model this year, are 140 +/- 1/2 acre Home Sites with strict environmental and architectural covenants. These Homes will be built by Ocean Links Golf Course.

The Ocean Links Investments Inc. team is comprised of professionals with a wide range of experience in different business sectors including golf management, golf construction, accounting, banking, development construction and more. Financial and Golf Management expertise and a strong track record contribute to the Board's ability to direct and manage the fund.

Operating under the guidelines of Nova Scotia's "Community Economic Development Investment Fund" (CEDIF), significant tax credits and RRSP eligibility have been made available to benefit investors, as outlined in the Simplified Offering Document. Capital is being raised as detailed within the framework of the CEDIF program as legislated under Nova Scotia provincial law. This program encourages Nova Scotians to invest in businesses within the province by providing significant provincial tax credits to investors. Total non-refundable personal tax credits of up to 60% of the amount of the investment may be available if the investors choose to hold their investment for 15 years. Future tax credits are dependent upon the NS government renewing the CEDIF programme. The current programme expires December 31, 2009. If the government fails to renew the programme or modifies it, future tax credits may not be available. Other conditions apply as noted in the Offering Document.

Investor's Taxable Income Before Deductions	Money Invested in RRSP	Deferred Income Tax (*)	30% Equity Tax Credit (†) (5 yr hold)	+20% Equity Tax Credit (†) (10 yr hold)	+10% Equity Tax Credit (†) (15 yr hold)	Total Money at Risk
\$40,000	\$5,000	\$1,498	\$1,500	\$1,000	\$500	\$503
\$80,000	\$10,000	\$3,867	\$3,000	\$2,000	\$1,000	\$133
\$125,000	\$20,000	\$8,700	\$6,000	\$4,000	\$2,000	\$0

THIS CEDIF OFFERING IS MADE THROUGH AN OFFERING DOCUMENT WHICH CAN BE OBTAINED FROM AN AUTHORIZED SALES AGENT OR FINDER AT THE Ocean Links Club House OFFICE: CONTACT BY PHONE 902 986-1740; FAX 902 657-0214; OR EMAIL REQUESTS AT derek@oceanlinks.ca INVESTORS SHOULD READ THE OFFERING DOCUMENT BEFORE MAKING AN INVESTMENT DECISION.

(†) Future tax credits are dependent upon the NS government renewing the CEDIF programme. The current programme expires December 31, 2009. If the government fails to renew the programme or modifies it, future tax credits may not be available.

CEDIF Investment Chart

(*) Based on 2009 Federal & Provincial Tax Rates



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INVESTMENTS INC.



CEDIF INVESTMENT PROGRAM

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More Benefits to Owning Shares!!

In addition to the tax credits mentioned above, these shares are RRSP eligible. More than that, Ocean Links Investment Inc. has created an incentive promotion package for potential investors, which is in addition to the benefits mentioned above:

- Membership Discounts or in some cases Free Memberships
- Membership Discounts or in some cases Free Social Memberships
- Possible Discounts on Proshop Related Purchases
- Possible Discounts on Powercart Rentals
- Possible Discounts on Food and Beverage Purchases

The above incentive is for a limited number of investors as detailed in the Appendices to the Offering Document.

Did You Know?

There are now 48 CEDIFs in Nova Scotia that have successfully closed at least one offering. These Funds, through a total of 91 offerings, now manage over \$32 million in assets. The capital of these Funds has been invested by 4,825 individual Nova Scotians (some repeat investors will reduce this number) to be invested in their communities. Interest in the program continues to grow, as evidenced by the growth of new Funds, additional offerings by existing Funds and the amount of capital which has flowed into these entities, especially over the past two years. (April 20, 2009)

Invest in Ocean Links Today!

Ocean Links at Brule Point is currently the talk of the golfing community.

Located on the North Shore just 90 minutes from the HRM and 10 minutes from the quaint village of Tatamagouche (home of "The Week the Women Went!"). Encompassing 250 acres of an ocean front playground within Atlantic Canada's newest lifestyle community, Ocean Links is sure to become a favourite of all golfers. It is masterfully designed by maritime architect Robert Leblanc. Integrating the traditional Scottish Links style design with 21st century technologies. Some of the highlights will be:

- 6600 yard par 70 masterpiece
- 7 green sites are located within a stones throw of the Atlantic Ocean and everyone is able to view the ocean from all 18 holes!
- First golf course in North America to be constructed by GPS technology
- State of the art fully automated satellite irrigation system
- Traditional mounding, fescues and bunkering with generous bentgrass greens will create a feeling of what golf was meant to be

Ocean Links mandate to maintain the golf course through environmentally friendly practices to create harmony between the golf course and environment:

- Recycled water from the homesites for irrigation purposes
- Reducing or eliminating all or most pesticide / chemical applications.

Clubhouse and Surrounds

Clubhouse

- Open to Members and Guests
- Fully Stocked Proshop
- Pub and Banquet Facilities
- Shower and Locker Facilities
- Social Centre

Surrounds - planned for the 2012 Season

- Swimming Pool
- Tennis Courts
- Driving Range
- Walking Trails
- Boat Launch
- 140 +/- acre Home Sites located right on the course.

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