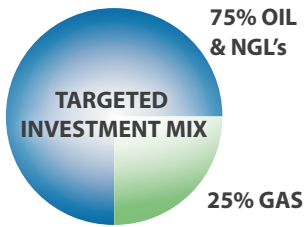


FACT SHEET

MAPLE LEAF 2012 ENERGY INCOME LIMITED PARTNERSHIP

INVESTMENT OPPORTUNITY



Maple Leaf 2012 Energy Income Limited Partnership (the "Partnership") has been created to provide Limited Partners with an investment in a pool of professionally selected non-operated, direct working interests and other similar entitlements in oil and gas production and/or production revenue on properties considered prospective for oil and natural gas development (the "Properties") and to participate in the development of the Properties in order to generate:

- Monthly cash distributions, **targeting a 12% annualized net return** (not including tax savings) through Distributions and the value received from a Liquidity Event.
- Potential capital appreciation.
- Tax deductions equal to 100% of their investment.

KEY INVESTMENT HIGHLIGHTS

EXCLUSIVE ASSET CLASS

- Direct participation in development drilling programs that are not typically accessible to the individual investor due to high minimum investment thresholds and the high level of geological and engineering expertise needed to evaluate such investments. General Partner is targeting a minimum 12% annualized net return to Limited Partners (not including any tax savings) through Distributions and the value received from a Liquidity Event.

NO ANNUAL MANAGEMENT FEES

- Aligns management interests directly with investors.

NO FLOW-THROUGH PREMIUMS

Exposure to the oil and gas sector without paying costly premiums typically associated with the energy sector flow-through shares.

75% OIL & NGL FOCUSED

- Partnership will target development programs that are 75% oil and natural gas liquid focused.

INCOME PAID MONTHLY

- Partnership expects to pay monthly cash distributions from its share of production revenue and/or the sale of its share of oil and gas production commencing on or about November 30, 2012.

ATTRACTIVE 100% TAX DEDUCTIBLE INVESTMENT

- Limited Partners are expected to receive tax deductions equal to 100% of their investment and can use such deductions to either shelter distributions from the Partnership or to minimize taxes payable on other sources of income.

HIGHLY EXPERIENCED MANAGEMENT TEAM

- Proven track record of acquiring attractive assets and growing production, revenue, cash flow and shareholder value through the drill bit.

LIQUIDITY

- Anticipated on or before June 30, 2014.

OIL & GAS INVESTMENT TEAM

TOSCANA ENERGY CORPORATION

Toscana Energy Corporation will be providing the expertise in sourcing and negotiating agreements with Oil and Gas Companies which will entitle the Partnership to their respective share of production revenue from underlining properties.

TOSCANA'S TRACK RECORD OF SUCCESS

Toscana's Merchant Group has two investment vehicles:

Toscana Financial Income Trust

An alternative to debt financing for Oil and Gas companies with over 95 transactions and \$350 million in lending and has paid out over \$25 Million in distributions since 2006.

Toscana Resource Corporation

Toscana Resource Corporation is a Mutual Fund Corporation with a mandate to invest in medium to long life oil and natural gas assets, unitized production and royalties for yield and capital appreciation.

Currently Toscana Resource Corporation has approximately 1,500 BOE/d in production is currently paying a 12% per annum dividend to its shareholders.

TOSCANA'S KEY PLAYERS

Joseph Durante, B.Comm. - 24 Years Oil & Gas Industry Experience

- CEO, Toscana Merchant Group
- Co-founded Fairmont Energy, Ranchgate Energy and Rancho.
- Senior positions at Opal Energy Corp. and National Bank.

Glen Tanaka, P.Eng. - 35 Years Oil & Gas Industry Experience

- COO and VP Engineering, Toscana Resource Corporation.
- Former Interim President & CEO of Innova Exploration Corp.

John Festival, P. Eng. - 24 Years Oil & Gas Industry Experience

- President and CEO BlackPearl Resources Inc.

Don Copeland, P. Eng. - 35 Years Oil & Gas Industry Experience

- Director, Toscana Resource Corporation.
- Director Western Energy Services, Crocotta Energy and IROC Energy Services.

OFFERING SUMMARY

Issuer:	Maple Leaf 2012 Energy Income Limited Partnership.
Size of Issue:	\$5,000,000 (minimum); \$30,000,000 (maximum).
Minimum Subscription:	\$5,000 (50 Units).
Investment Objectives:	<p>The Partnership has been created to provide Limited Partners with an investment in a pool of professionally selected non-operated, direct working interests and other similar entitlements in oil and gas production and/or production revenue on properties considered prospective for oil and natural gas development (the "Properties") and to participate in the development of the Properties in order to generate:</p> <ul style="list-style-type: none"> (a) Monthly cash distributions, targeting a minimum 12% annualized net return (not including tax savings) through Distributions and the value realized from a Liquidity Event. (b) Potential capital appreciation. (c) Tax deductions equal 100% of their investment. <p>The General Partner intends to implement a Liquidity Event when a sufficient number of the Partnership's assets have reached a stage of production stability which, in the opinion of the General Partner, allows them to be fairly valued.</p>
Investment Strategy:	<p>In order to achieve its investment objectives, the Partnership will enter into joint venture or participation agreements (each an "Investment Agreement") on selected Properties, in each case with companies whose principal business is oil and/or natural gas exploration and/or production (each an "Oil and Gas Company"). Pursuant to each of these Investment Agreements, the Partnership intends to cause the Oil and Gas Companies to expend the Partnership's investment funds to develop and operate production-oriented drilling programs (each a "Program") with the objective of generating income from the development and production of oil and natural gas.</p> <p>The Partnership will be entitled to its share of oil and gas production and/or production revenue generated by the Properties after deduction of certain production expenses. The Distributable Cash generated by the Investments will be distributed to Limited Partners on a monthly basis (or on such other basis as the General Partner determines), commencing on or about November 30, 2012. The investment in Working Interests will generate tax shelter, primarily through the qualification of expenditures on such investments as Canadian Development Expense ("CDE"), which can be used by Limited Partners to shelter Distributions from the Partnership as well as other income.</p> <p>The General Partner is targeting a minimum 12% annualized net return to Limited Partners over the life of the Partnership (not including any tax savings) through Distributions and the value realized from a Liquidity Event.</p>
Management Fee:	NIL.
Cash Distributions:	The Partnership expects to pay cash distributions from its share of production revenue and/or the sale of its share of oil and gas produced by developed wells commencing on or about November 30, 2012.
100% Tax Deduction:	Tax deduction targeted at 100% of investment in Partnership, mainly at a 30% per year declining basis.
Liquidity:	Anticipated on or before June 30, 2014.

FOR FURTHER INFORMATION

www.MapleLeafFunds.ca

609 Granville Street, Suite 808, Vancouver BC V7Y 1G5

Tel: 604.684.5742 | Toll Free: 866-688.5750 | Fax: 604.684.5748 | Email: info@mapleleafunds.ca

A final prospectus dated February 29, 2012 (the "Prospectus") containing important information relating to these securities has been filed with securities commissions or similar authorities in each of the provinces of Canada for the purpose of distribution to the public. Copies of the Prospectus may be obtained from your investment dealer or by contacting Maple Leaf 2012 Energy Income Limited Partnership at the coordinates listed above. Capitalized terms not defined herein have the meanings set forth in the Prospectus.