

What is a MIC?

Mortgage Investment Corporations (MICs) are companies, under strict criteria of the Income Tax Act, organized for investors to invest in pools of mortgages.

Profits generated by MICs are distributed to their shareholders as dividends based on their share ownership. A MIC provides a convenient way to diversify a portfolio of investments; mortgages instead of stocks or bonds. A MIC's mortgage investments are secured by real estate which is not usually influenced by the volatility of the market.

The investor in a MIC earns a blended rate of return based on the interest earned from each respective mortgage. The pool continuously managed with new mortgages replacing mortgages that mature. A MIC is for those investors who want a rewarding yet passive investment in the real estate sector.

Investment Objective and Strategy

Objective: To provide a predictable and consistent dividend to investors, with an emphasis on capital preservation.

We Achieve this by:

- Earning interest income by using conservative underwriting practices to lend on security of mortgages of primarily real residential properties across Canada.
- Limiting mortgages terms to typically no more than one year giving flexibility to respond to market conditions.
- Mitigating concentration risk by diversifying geographically and limiting individual mortgage exposure.
- Focusing on urban markets with greater real liquidity

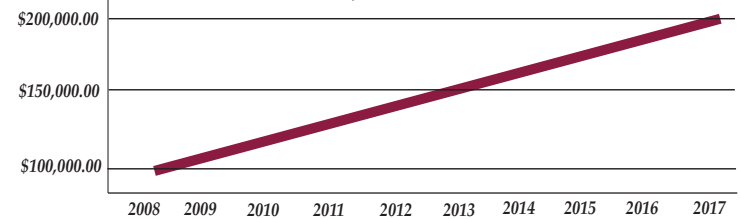
Investment Analysis

<i>Investment Type:</i>	Class A Preferred Shares of a MIC
<i>Underlying Security:</i>	Mortgages
<i>Geographic Diversification:</i>	Across Canada
<i>Current Dividend Yield:</i>	8.00%
<i>Dividend Frequency:</i>	Monthly
<i>Dividened Reinvestment Plan (DRIP):</i>	Yes
<i>Compounded Return Enrolled in DRIP:</i>	8.30%
<i>Minimum Investment:</i>	\$5,000.00
<i>Price of Units:</i>	\$1.00
<i>Liquidity:</i>	Fully Redeemable (3% Penalty First Year)
<i>Registered Account Eligible (eg RRSP, TFSA, RRIIF, etc.):</i>	Yes
<i>Auditor:</i>	MNP LLP
<i>Legal:</i>	BCF
<i>Risks:</i>	See Offering Memorandum

Shareholders

Accounts: 220
Cash: 73.39%
Registered Funds: 26.61%
Fund Offering: \$30.0M
Currently Subscribed: \$24.2M

An investment of \$100,000.00 in 2008 will be worth \$200,000.00 in 2017

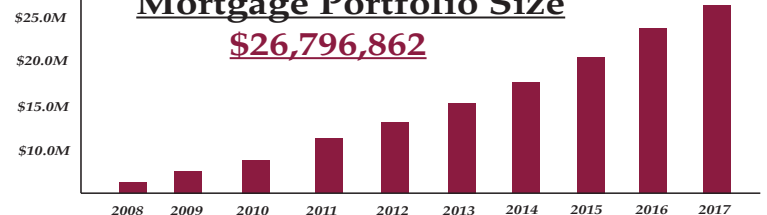


Mortgage Portfolio: As at June 30, 2017

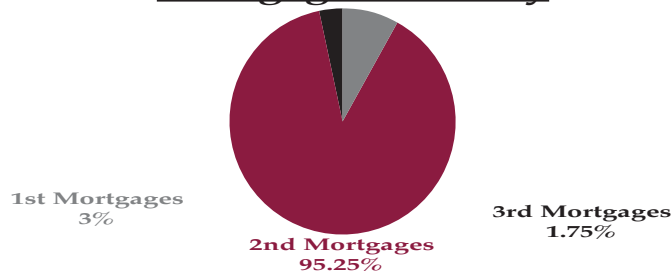
Portfolio Snapshot

Residential / Commercial:	100.00% / 0.00%
Current LTV of fund:	75%

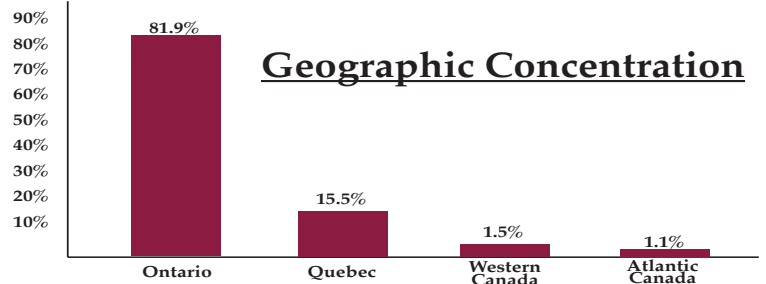
Mortgage Portfolio Size



Mortgage Seniority



Geographic Concentration



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