

Advanced .COM FACT SHEET

Mortgage Investment Corporation

788 Island Park Drive Ottawa, ON K1Y 0C2

INVESTMENT INFORMATION

Inception: September 2014
FundSERV: RBS 1850
Purchase Frequency: Monthly
Eligibility: RRSP, RRIF, TFSA, RESP, LIRA, Non-Reg
Minimum Investment: \$10,000
Distribution: DRIP or Cash
Distribution Frequency: Monthly
Lock-Up Period: None (Redemption Terms as per Offering Memorandum)
Agent: Advanced Capital Corporation
Manager: Advanced Alternative Lending
Legal Counsel: Gowling WLG
Auditor: Welch LLP

PORTFOLIO BREAKDOWN

AS OF MARCH 31, 2024

Residential Mortgages: 100%
Mortgage Terms: Flexible Terms
Portfolio Principal Balance: \$72,522,042
Number of Mortgages: 155
Weighted Average LTV: 68.03%
Average Loan: \$468,024
Weighted Average Interest Rate: 9.51%
Weighted Average Retained Lender Fee: 2.39%
Weighted Average Beacon: 724

FUND PERFORMANCE SINCE INCEPTION

Compounded Weighted Average

As of Fiscal Year End 2023

7.62%

Rate of return of actual shareholder as of the end of Fiscal 2023 (Aug 31, 2023) based on a \$10,000 investment at inception with a 100% DRIP and no redemptions. Rates of return are not guaranteed. Past returns are not guaranteed or an indicator of future performance.

Target Rate of Return

For Fiscal Year 2024

8.25%

FIRM PROFILE

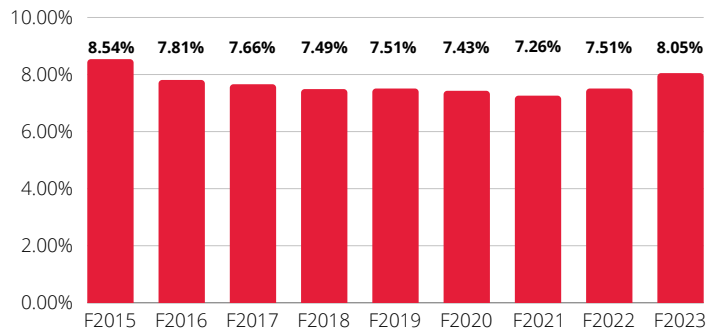
Advanced MIC was incorporated in September 2014 and maintains its head office in Ottawa, Ontario. Advanced MIC provides an exciting opportunity for investors to buy preferred shares in a pool of professionally underwritten alternative mortgages. These mortgage loans generate income through interest and fees which are then distributed as income monthly and followed with a top-up at fiscal year end. Investors enjoy the opportunity to diversify their portfolio and bring them closer to achieving their financial goals.

ADVANCED MIC'S PERFORMANCE

INTELLIGENT INVESTMENT SOLUTIONS

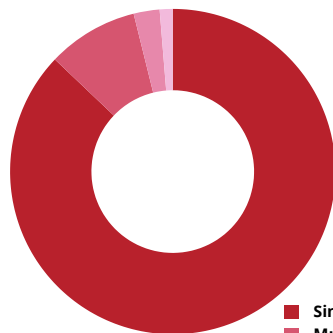
Advanced MIC's business objective is to achieve a steady stream of income through residential mortgage lending. Advanced MIC provides short term, flexible mortgage financing solutions to individuals who may not meet certain financing requirements for conventional (bank) lending. The opportunity to provide mortgage financing at a premium, rewards our investors with a monthly fixed income payment that can be distributed or reinvested throughout the year. Since inception our prudent underwriting policies have allowed our investors to participate in consistent returns without loss of principal or income due to default.

INDIVIDUAL RATE OF RETURN



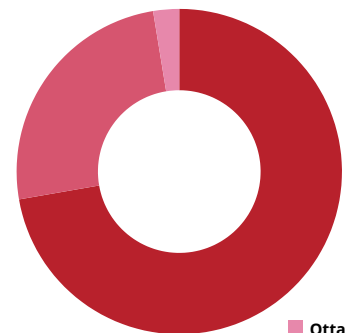
Advanced MIC Distributions (\$PER SHARE W/ SHARES VALUED AT \$1.00 PER SHARE)

PROPERTY TYPE ALLOCATION BY (#)



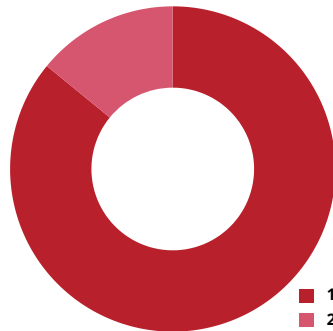
- Single Family - 87.10%
- Multi Unit 2-5 - 9.03%
- Land - 2.58%
- Multi Unit 5+ - 1.29%

PROPERTY LOCATION ALLOCATION BY (#)



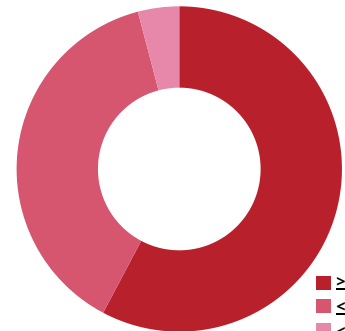
- Ottawa Region - 72.26%
- Eastern Ont. - 25.16%
- GTA/Cen Ont. - 2.58%

MORTGAGE POSITION ALLOCATION BY (\$)



- 1st Mortgages - 85.91%
- 2nd Mortgages - 14.09%

MORTGAGE TERM ALLOCATION BY (#)



- ≥ 12 Months - 63.23%
- ≤ 6 Months - 33.55%
- ≤ 3 Months - 3.23%