



ARMADA MORTGAGE CORPORATION

FUND DETAILS

Investment Types: Cash, RRSP/RRIF, TFSA, RESP

Securities Offered: Class A Preferred Shares

Minimum Initial Investment: \$5,000

Management Fee: 1.5%

*Average Return: 6.84% since 2003**

2022 Net Return: 7.35%

Investment Term: 1 Year

Audited Annually

*This is a simple average calculation over the period divided by the number of years

Quarter 2 2023

armadamortgage.com

Armada Yield vs Bond Yield



The Power of Compounding



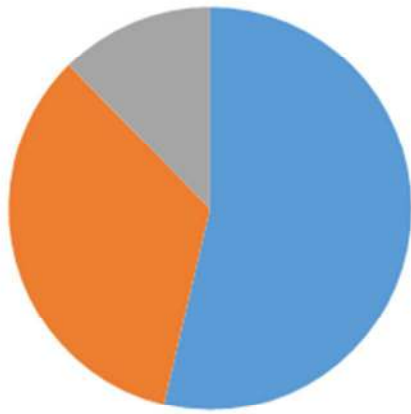
Assuming you invested \$100,000 in 2007, you would have \$279,652 by now.

Director and Management Preferred share holdings total \$6,605,247.98 for 13.53% of the total shareholder equity as of June 30, 2023

Geographic Location	# of Mortgages	1st Mortgages	2nd Mortgages	Total Values	LTV
Mainland BC	106	\$18,899,961	\$9,068,894	\$27,968,855	44%
Interior BC	10	\$822,810	\$892,690	\$1,715,500	27%
Van. Island	12	\$2,066,860	\$811,225	\$2,878,085	45%
Alberta	19	\$3,670,027	\$398,725	\$4,068,752	48%
Ontario	66	\$9,373,656	\$5,439,074	\$14,812,730	47%
Totals	213	\$34,833,314	\$16,610,608	\$51,443,922	45%

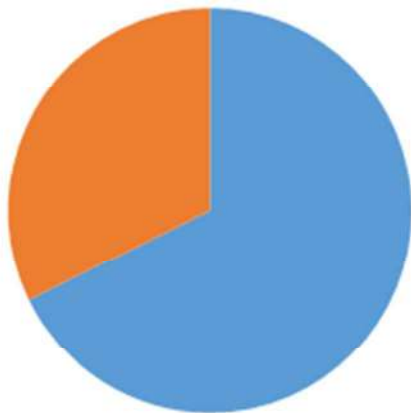
As of June 30, 2023

Average Mortgage Size: \$241,521



Loan-to-Value

- <50%
- 50-60%
- 60-70%
- >70%



Mortgage Rank

- 1st
- 2nd

Total
Loan-to-Value*:

45%

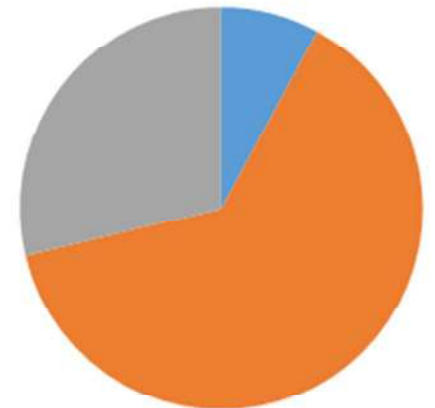


*Average weighted LTV
of entire portfolio

AMC is lending in 16
regions across BC,
AB, and ON

Geographic Concentration

- AB 8%
- BC 63%
- ON 29%



These materials do not constitute an offer to purchase securities, which is only made under the offering memorandum exemption. Please read the offering memorandum for important information, including a description of risks, before investing. All purchases of shares must be made through our approved exempt market dealer registrant, Armada Wealth Management. Investments are not guaranteed; value may fluctuate and past performance may not be repeated. Information presented as of June 30, 2023.

CONTACT US

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Frequently Asked Questions

What is a Mortgage Investment Corporation?

A MIC is a professionally managed pool of mortgages secured by Canadian real estate. Mortgage Interest is paid out as dividends to the shareholders. The portfolio is managed by a professional mortgage administrator who follows the Board of Directors' approved underwriting guidelines to determine loan eligibility.

How do I get paid?

Armada Mortgage has been paying an uninterrupted monthly dividend since the inception of the Company. Our Class A Shares offer a choice of either a dividend direct deposit each month or compound and accrue monthly. All retained earnings at year end are paid out or converted into shares by March 31st. Share Purchases occur regularly. The fund has never missed a monthly dividend payment since inception.

What are the investment objectives?

The primary goal of the fund is to provide a consistent stream of interest income to the preferred shareholders, while focusing on the preservation of the capital. The fund's target rate of return is the 3 year Bank of Canada quoted bond yield plus 3.75%. This investment goal is achieved by investing in a diversified group of residential 1st and 2nd mortgages, with an asset allocation model of 65% in 1st and 35% in 2nd mortgages.

What is the geographic lending area?

The Fund's strategy is to focus on lending in major urban centres of British Columbia, Alberta, and Ontario that exhibit active and liquid real estate markets.

What is the liquidity of this investment?

By their nature, mortgages are not a liquid investment when comparing to equity stocks traded on open exchanges. To achieve the investment objectives, the Fund Manager must be fully invested and maintain a low to no cash position except in times of scheduled dividend distributions. Investment terms are for one year; see the Offering Memorandum for redemption policies.

What types of mortgages does Armada invest in?

Armada Mortgage lends mostly on single family residential homes in BC, Alberta, and Ontario. Our mortgage portfolio consists of 1st and 2nd Mortgages. Only current appraisals are used for valuation as well as the borrower's credit ability to service the mortgage. Our maximum LTV is 65% on 1st and 2nd mortgages.

How do I invest?

Investments are made through our related company, Armada Wealth Management (AWM). Registered as an exempt market dealer in BC, AWM works with investors to determine if new or additional investments in Armada Mortgage Corp. are suitable for them. To speak with a dealing representative, contact our office. As always, read the offering memorandum before considering any investment.

What is the tax treatment?

The Company intends to distribute all of its net income and net realized capital gains as dividends within the time period according to section 130.1 of the Canadian Income Tax Act. Dividends are treated as regular interest income for income tax reporting. A T-5 will be issued for non-registered accounts. The MIC is audited annually.

What are Armada Mortgage Corp.'s key policies?

All mortgages are legally secured on-title of the real estate through a lawyer. Mortgage loan amounts are generally kept below \$950,000 in 1st position and \$250,000 in 2nd position. Mortgages can either be interest only or amortized and borrowers are legally required to make monthly payments. The MIC lends to a maximum of 65% on 1st and 2nd mortgages. Title insurance is required.

ARMADA

MORTGAGE CORPORATION



Follow the QR code to visit our website!