

Fund Overview

Manchester Investments Inc. ("Manchester") was established in 2009 and has been offering its shareholders a simple and reliable stream of investment income ever since. Manchester's investment strategy is to buy private residential mortgages from the mortgage origination groups Alpine Credits and Sequence Capital. Manchester's commitment to best-in-class investing practices has resulted in a stable, above-average yield since inception while maintaining a low loan-to-value portfolio primarily centered on first mortgage investments.

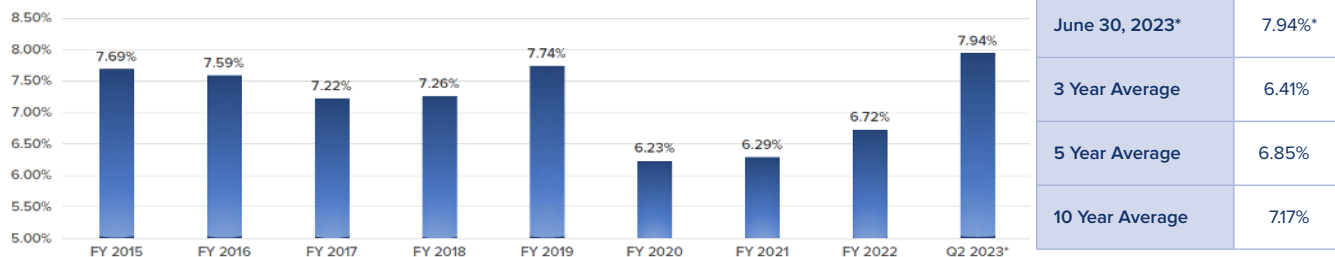
Manchester Investments: Fund Details

Fund Type	Mortgage Investment Corporation (MIC)	Mortgage Type	Residential (100%)
Inception Date	2009	Geographical Diversification	BC, AB, ON
Minimum Investment	\$25,000	Funds Under Management	\$174 million
Average Mortgage Size	\$275,000	Total Number of Mortgages	660
Weighted Average LTV*	46.6%	Financial Service Fee	1.50%
Registered Plans	Eligible for all plans	Insider Holdings	\$11.7 million
Auditor	MNP, LLP		

*LTV = Loan to value. This is the total mortgage debt owing divided by the property's value at the time the loan was advanced.

Historical Returns

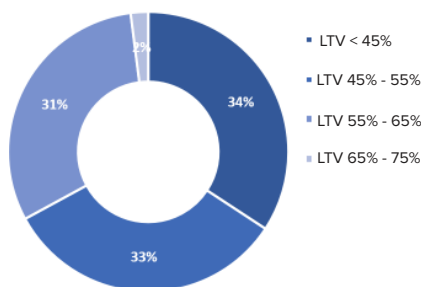
All reported returns are net of fees



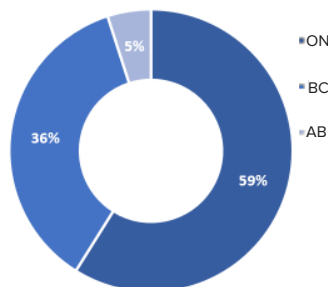
*Unaudited YTD as of June 30 2023 is 3.97%, annualized yield is projected to be 7.94%

Portfolio Overview

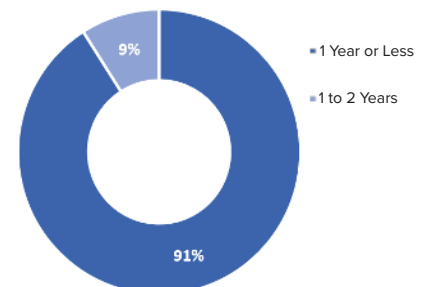
Loan-to-Value



Mortgage Location



Mortgage Maturity



All investments, including Manchester Investments Inc. ("Manchester"), carry risks including but not limited to liquidity risk, credit risk, default risk and others which are set out in the Offering Memorandum ("OM"). Please contact an Amur Capital Dealing Representative for a copy of Manchester's OM. Past returns are not an indication of future returns, there are no guarantees of returns and all information in this brochure is for discussion purposes only and is not intended to imply risk profiles. Neither the information nor any opinion expressed in this document constitutes an offer to sell securities or financial instruments or provide any investment advice or service. Manchester engages in mortgage brokering and lending activities as a Mortgage Investment Corporation ("MIC"). In relation to those activities, it is regulated by the British Columbia Financial Services Authority ("BCFSA") pursuant to the Mortgage Brokers Act (BC). The BCFSA does not regulate the capital raising and investment marketing activities of Manchester or MICs, which are subject to securities legislation and regulation in the applicable province. Amur Capital Management Corporation ("Amur Capital") is a selling party and a related entity and is registered under the securities laws of the Provinces of British Columbia and Alberta to act as Manchester's exempt market dealer ("EMD") to sell its Preferred Shares in those jurisdictions pursuant to exemptions from the prospectus requirements. If you are interested in purchasing Preferred Shares in Manchester, please contact your financial advisor or Amur Capital Investor Relations to better understand the risks and your suitability for the product. There are restrictions on eligibility to purchase this product, contact your financial advisor or Amur Capital Investor Relations to learn more.