

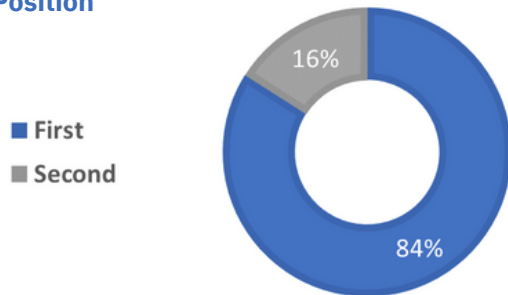
Portfolio Overview

Metropointe Mortgage Investment Corporation's expansive portfolio boasts an impressive size of \$64.76 million, a testament to our strategic growth and investment acumen. It comprises 41 well-vetted mortgages, each carrying an average value of \$1,614,185.

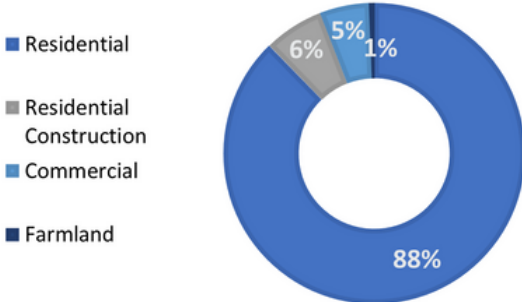
Diverse Mortgage Types

Our robust mortgage portfolio showcases a rich diversity in property types, carefully selected to enhance stability and drive profitability.

Position



Type



Risk Management & Policy

While the inherent security of real estate mortgages is a key advantage, we don't overlook the potential risks associated with market fluctuations. Metropointe has implemented a comprehensive risk management strategy, designed to insulate our investments from market downturns:

Portfolio	
Total Portfolio Size	\$64.76 million
Average Loan to Value	60%
Number of Mortgages	41
Average Mortgage Size	\$1,614,185

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Average Interest Rate
Position				
First	25	54,324,540	84%	11.63%
Second	16	10,435,418	16%	14.60%
Type				
Residential	34	56,800,418	87.71%	13.13%
Residential Construction	2	4,152,040	6.41%	11.50%
Commercial	4	3,432,500	5.30%	11.94%
Farmland	1	375,000	0.58%	13.99%
Total	41	64,759,958	100%	12.64%

- **Rigorous Due Diligence:** Every mortgage is subjected to an independent appraisal prior to funding.
- **Strict Enforcement:** We uphold stringent procedures to enforce compliance with borrowing terms.
- **In-Depth Renewal Analysis:** Each mortgage renewal is accompanied by a detailed review, ensuring continuous alignment with our risk management strategy.
- **Policy Adherence:** Our underwriting process adheres to a rigorous risk policy and procedures manual.
- **Legal Consultation:** We are not hesitant to seek third-party legal advice when circumstances call for it.

Historical Performance

Metropointe's consistent record of stable, high returns speaks volumes about our proficiency and meticulousness.

In addition to Non-Registered personal/corporate accounts, investments can be held in RRSP, TFSA, FHSA, RRIF, RESP, LIRA, and LIRSP.

Our Leadership Pillars

Our experienced management team, comprising of CPA's and a senior mortgage underwriter along with the assistance of an advisory board, blend their industry wisdom to fuel Metropointe's strategic growth and direction. Discover their illustrious career trajectories in the 'Team' section on our website.

Dividends					
	2023 Actual	2022 Actual	2021 Actual	2020 Actual	
Annual	9.19%	7.49%	7.02%	6.63%	
	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
Declared Quarterly (Annualized)	10.57%	10.04%	9.17%	8.57%	8.29%

Security Description	
Name	Metropointe Mortgage Investment Corp. Class B Preferred Non-Voting Shares
Structure	Mortgage Investment Corporation (MIC)
Par Value	\$1.00
Dividends	Paid quarterly in cash or reinvested
Eligibility	Cash, RRSP, RRIF, TFSA, FHSA, RESP, LIRA, LIRSP

Investment Growth of \$100,000 Investment

