

FUND SUMMARY

Mortgage Portfolio	
<i>Principal balance adjusted at quarter end</i>	\$52,368,494
Line of Credit	(\$571,073)
Other Current Assets	460,062
Total Assets	\$52,257,483
No. of Mortgage Investments	220
Average Loan Size	\$235,004
Fund Type	Mortgage Investment Corporation
Price per Class A Preferred Share	\$1.00
Shareholder Equity	\$51,122,279
Registered Plan Holdings (RRSP, TFSA, RRIF, etc.)	\$25,468,658
Cash / Non-Registered Holdings	\$25,653,731
DRIP Shareholdings	50.42%
Average LTV of Loans in Default	40.83%
Armada Management & Director Ownership	12.74%

Unaudited, as of December 31, 2023.

Gross Portfolio Yield	11.05%
Bank Prime Rate	7.20%
3 – 5 Year Bond Benchmark	3.26%
Target Return +375 bps from 3-5 yr bond	7.01%
Monthly Dividend Rate	7.25%
Estimated Annual Yield	8.50%
Performance vs. Target	+1.49%

Data is unaudited, as of December 31, 2023. Benchmark reflects the Bank of Canada 3 – 5 Year Bond Yield. Target return is calculated as a spread of 375 basis points over the 3 – 5 Year Bond. Estimated Annual Yield is unaudited and calculated as an annualized yield based on year-to-date performance net of anticipated fees and expenses. The actual rate of return earned by each investor may depend on the timing of their transactions, whether they receive dividends in cash or via dividend reinvestment plan, and their tax structure. Past performance is no indication of future returns. Armada Mortgage Corporation relies on the offering memorandum exemption as per section 2.9 of National Instrument 45-106. This document does not provide disclosure of all information required for an investor to make an informed decision. Investing in private securities is risky and interested parties should talk to a registered dealing representative. Current OM valid until April 30, 2024.

Dear Friends, Family, and Fellow Shareholders

Welcome to 2024 and the updated Armada newsletter. We hope the new format and additional performance metrics provide shareholders greater insight into operations and changes over time.

During periods of change and reflection we sometimes see that areas could be modified, such as our Bond Market Benchmark, which has been in use for 28 years. The benchmark is based on the Bank of Canada 3-5 year Bond yield and was relevant when we offered 2 year mortgages. We are exploring the option of reducing the benchmark to a shorter term to reflect current operations of lending on 1-year terms. However, changes of this magnitude may alter an investor's perspective. If this model is adopted it will be described in the 2024 O.M. We will use a similar BOC benchmark with applicable footnote disclosures to appropriately describe the annual target yield moving forward.

The Bank of Canada left the prime rate unchanged for a 3rd time at its last meeting in March; inflation data suggests the historic prime rate increases are taking hold but not quickly. The BOC is reluctant to lower its policy rate from 5% until steady results of several quarters of inflation come close to its target range of 2% and demonstrate inflation will not return. The Armada Board have increased the monthly dividend to 7.5% from 7.25% at the January Q4 year-end meeting. The gross portfolio yield is at a historic high as we benefit from higher interest rates. We anticipate a record year-end payout to shareholders.

Although we expect a record year, we are also recording an increase in slow payers and defaults; many are from unusual borrower life events such as cancer, divorce, and death. We have taken a small loan loss provision in one Ontario mortgage but further provisioning for losses doesn't seem warranted. We expect a full recovery from all defaults at this time, as Loan to Values (LTV) are low and new defaults have been slowing in the first quarter of 2024.

We anticipate exceeding the 8.5% target set at last year's AGM for our 2023 final net yield to shareholders. 2024 is Armada's 28th year of operations and we look forward to a great year.

Funding Activity

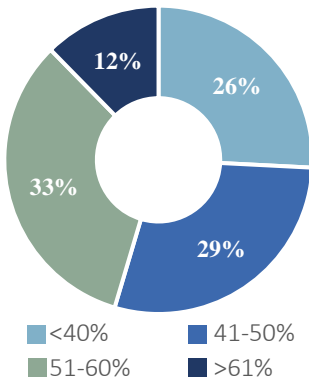
Mortgages Funded	\$6,399,070
Mortgage Repayments	(\$6,390,759)
Mortgages Renewed	\$7,848,845

Mortgage Portfolio Summary as of December 31, 2023*:

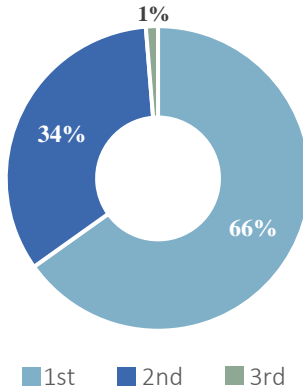
Region	No. of Mortgages	1 st Mortgages	2 nd Mortgages	Total Mortgage Value	Average LTV
Fraser Valley	46	5,537,952	3,973,890	9,511,842	41.11%
Surrey/White Rock	28	5,529,107	2,754,003	8,283,110	45.21%
Toronto CMA	34	4,608,699	3,149,360	7,758,059	44.51%
Alberta	26	5,559,076	563,403	6,122,479	49.08%
North Shore	6	2,322,632	594,190	2,916,822	46.07%
Ontario Other	12	1,390,952	1,368,735	2,759,687	55.03%
Ottawa	10	1,707,787	573,014	2,280,801	48.91%
Vancouver	9	1,747,500	370,705	2,118,205	37.65%
North Fraser	11	1,029,143	1,057,469	2,086,612	45.40%
Victoria	7	1,151,860	731,225	1,883,085	47.18%
Hamilton	8	1,166,557	552,000	1,718,557	41.81%
Richmond/Delta	7	775,500	914,985	1,690,485	49.84%
Kelowna	8	115,207	801,742	916,949	44.28%
Central Vancouver Island	3	565,000	50,000	615,000	37.10%
Kamloops	3	379,000	207,676	586,676	61.09%
Kitchener-Waterloo	2	312,000	140,485	452,485	46.03%
Total	220	\$33,897,972	\$17,802,882	\$51,700,854	44.79%

*Based on funding principal

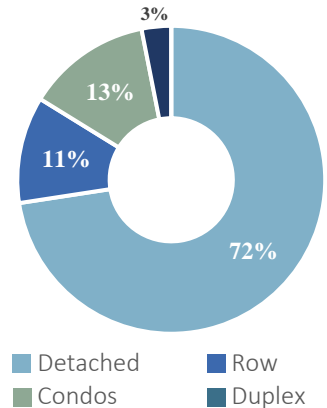
Loan-to-Value



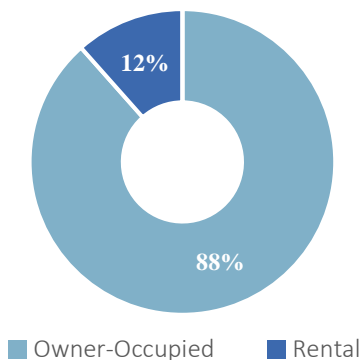
Mortgage Rank



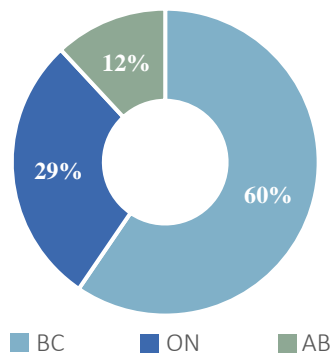
Asset Type



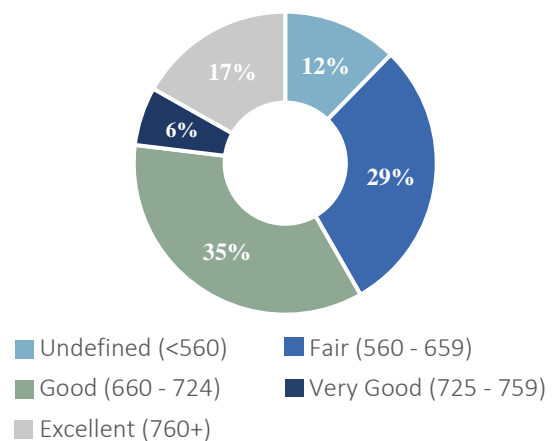
Asset Class



Geographic Concentration



Credit Score



Recent Transactions

Detached Single-Family Rental Property



\$294,920
Purchase of Rental Property
Calgary, AB

Security Rank	1 st Mortgage
Interest Rate	9.49%
Term	12-months Open Term
Loan-to-Value	58%

The borrower needed funds to purchase a rental property. They had approval from a bank but couldn't close quickly enough, so Armada offered them a one-year open mortgage. The exit strategy is to refinance with an A lender.

Detached Single-Family Residential




\$150,000
Renovations and Debt Consolidation
Maple Ridge, BC

Security Rank	2 nd Mortgage
Interest Rate	9.49%
Term	12-months Closed Term
Loan-to-Value	41%

Borrowers needed a 2nd mortgage to pay out their debt and do renovations around the property. Armada offered them a 1-year closed mortgage, and the exit strategy is to combine their first and second mortgages closer to maturity.

Detached Single-Family Residential



\$189,000
Purchase of Principal Residence
Red Deer, AB

Security Rank	1 st Mortgage
Interest Rate	8.99%
Term	12-months Closed Term
Loan-to-Value	60%

Borrowers needed financing to purchase a principal residence in Alberta. They sold their previous home, and their exit strategy is to use the proceeds from the sale to increase their beacon score, and refinance at a bank after 1 year.

Shareholder Distribution History

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Top-Up	Total
2023	0.542%	0.542%	0.542%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	TBD	7.06%
2022	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.487%	0.487%	0.487%	0.500%	0.500%	0.500%	1.641%	7.35%
2021	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	1.224%	6.72%
2020	0.500%	0.500%	0.500%	0.500%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	1.236%	6.90%
2019	0.396%	0.396%	0.396%	0.458%	0.458%	0.458%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	2.048%	7.61%

Table above summarizes the history of monthly dividend payments per Class A Preferred Share. Armada Mortgage Corporation distributes 100% of its net income each year through a monthly fixed dividend in combination with an annual 'top-up' dividend. Dividend rates are set quarterly by the Board of Directors based on portfolio yield and performance of the fund. Top-up dividends are variable and represent the residual undistributed net income remaining at year-end.

A People First Lender

Armada Mortgage Corporation is an alternative mortgage provider, offering financing solutions to Canadian homeowners in situations where traditional mortgage loans are not available. Through our depth of experience and brokerage relationships, we provide investors with access to a pool of private loan opportunities with conservative loan-to-value ratios and attractive risk-adjusted returns. Our expertise has enabled us to deliver short-term financing solutions for borrowers, and consistent monthly dividends for shareholders, since 1995.

For further information, please contact:

Investor Services | advisor@armadawealth.ca | **T: 604-467-6449** | **TF: 1-888-467-6449**

Selling Agent | Finhaven Capital Inc, 1500 – 355 Burrard Street, Vancouver, BC V6C 2G8 | **T: 604-643-1730**

This information does not constitute a solicitation of an offer to purchase Preferred Shares of Armada Mortgage Corporation ("Armada") in any jurisdiction and is qualified entirely by the information in the Offering Memorandum dated April 29, 2023 including the risk factors therein. This material cannot be distributed, altered, or communicated without the prior written consent of Armada. Past performance is not indicative of future returns.