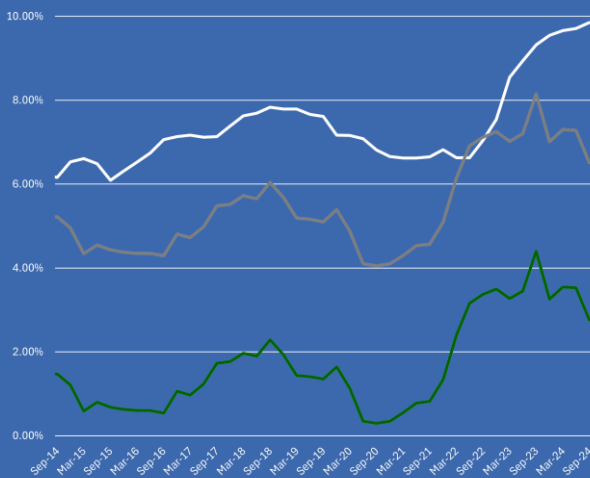


## Fund Details

<b>Issuer</b>	Armada Mortgage Corporation
<b>Fund Type</b>	Mortgage Investment Corporation
<b>Inception Date</b>	December 1995 (MIC since 2003)
<b>Offering</b>	Class A Preferred Shares
<b>Price per Share</b>	\$1.00
<b>Minimum Subscription</b>	5,000 Preferred Shares (\$5,000)
<b>Eligibility</b>	RRSP, RRIF, TFSA, RESP, FHSA
<b>Distribution Frequency</b>	Monthly + Year-End Top-Up (Cash or DRIP)
<b>Management Fee</b>	1.50% p.a.
<b>Administrator</b>	Armada Capital Corporation
<b>Loan Portfolio</b>	\$57,492,377
<b>No. of Mortgage Investments</b>	229
<b>Average Mortgage Size</b>	\$251,058
<b>Average Loan to Value</b>	43.45%
<b>Redemption</b>	Quarterly redemption availability for Preferred Shareholders, subject to annual investment term, and minimum 90-days' notice to fund.
<b>Tax</b>	Taxed as interest income in shareholders' cash accounts, reported on a T5
<b>Audit</b>	Annually
<b>Auditor</b>	Nice Accounting, 33386 South Fraser Way, Abbotsford, BC V2S 2B5
<b>Registered Records Office</b>	McCallum Law Corporation, 6345 197 Street, Langley, BC V2Y 1K8

## Historic Return vs. Benchmark

■ Armada Mortgage less Management
 ■ Bond Yield (3-5 Year)
 ■ Target Yield (Bond Yield plus 3.75%)



## Investment Objective

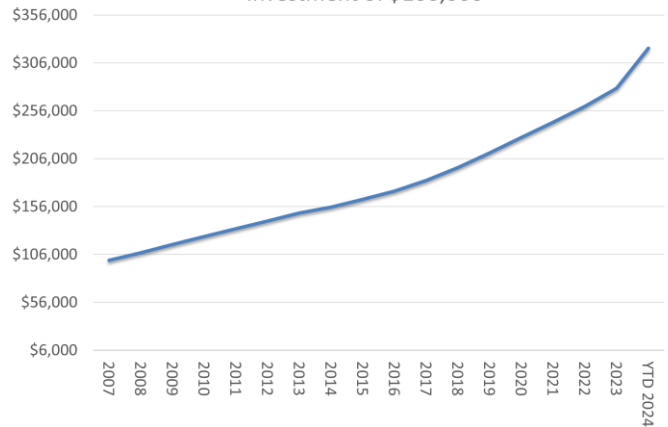
Armada's primary investment objective is to source and maintain a diverse portfolio of private mortgage investments and to use the interest income generated to provide a stable, attractive risk-adjusted return for holders of our Preferred Shares.

## Historic Returns



## The Power of Compounding

Investment of \$100,000

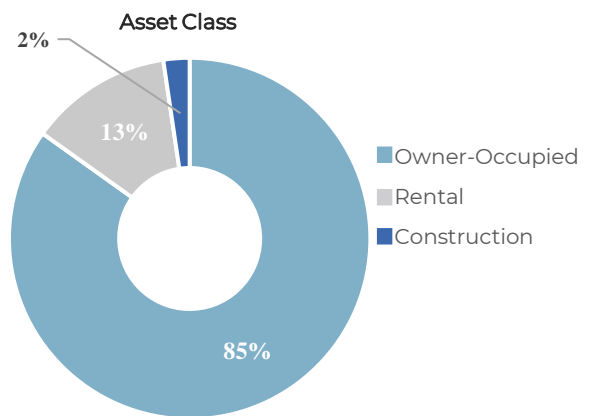
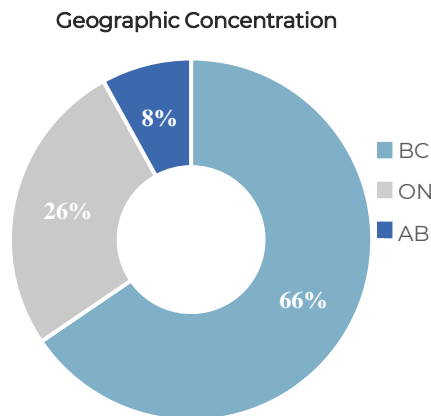
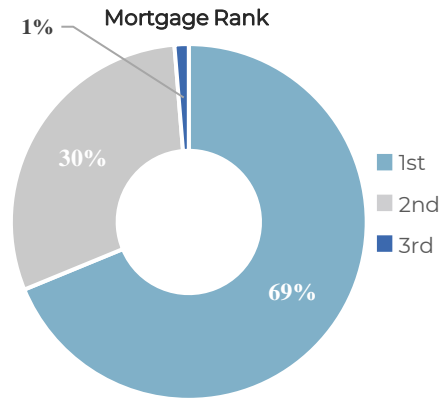
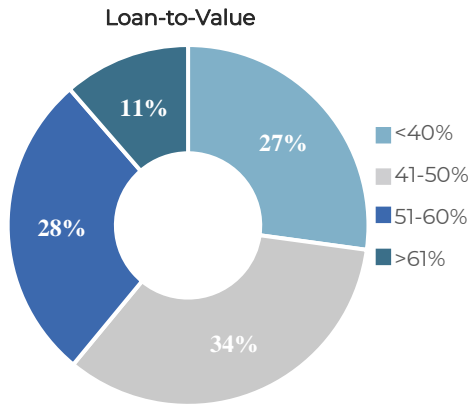


Assuming you invested \$100,000 in 2007, you would have \$321,342. This assumes reinvestment of dividends and reflects pre-tax or tax deferred returns.

## Diversified by Region

Region	# of Loans	Mortgage Rank		Total Mortgage Balance	Avg LTV
		1st	2nd		
Mainland BC	107	\$23,568,321	\$8,336,097	\$31,904,418	42%
Interior BC	15	1,358,130	\$1,012,806	\$2,370,936	42%
Vancouver Island	11	\$2,722,227	\$653,595	\$3,375,822	42%
Alberta	27	3,300,686	\$1,319,496	\$4,620,182	50%
Greater Toronto & Ottawa	69	\$8,816,183	\$6,404,839	\$15,221,022	47%
<b>Total</b>	<b>229</b>	<b>\$39,765,547</b>	<b>\$17,726,833</b>	<b>\$57,492,380</b>	<b>43%</b>

Refer to the Offering Memorandum for further details.



Weighted Average  
Loan-to-Value

**43.45%**

Distribution Rate

**7.5%**

Dividends paid monthly

Director & Management  
Preferred Share Ownership

**12.29%**

Percent of shareholder equity, as of September 30, 2024

## 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 us:

**Armada Mortgage Corp.**

C405 – 20178 96 Ave  
Langley, BC V1M 0B2

**T: (604) 467-6449**

sales@armadamortgage.com



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, 2024 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.