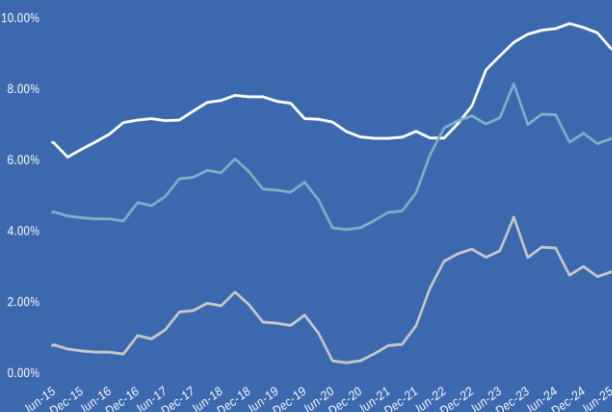


Fund Details

Issuer	Armada Mortgage Corporation
Fund Type	Mortgage Investment Corporation
Inception Date	December 1995 (MIC since 2003)
Offering	Class A Preferred Shares
Price per Share	\$1.00
Minimum Subscription	5,000 Preferred Shares (\$5,000)
Eligibility	RRSP, RRIF, TFSA, RESP, FHSA
Distribution Frequency	Monthly + Year-End Top-Up (Cash or DRIP)
Management Fee	1.50% p.a.
Administrator	Armada Capital Corporation
Loan Portfolio	\$61,366,941
No. of Mortgage Investments	232
Average Mortgage Size	\$264,513
Average Loan to Value	44.85%
Redemption	Quarterly redemption availability for Preferred Shareholders, subject to annual investment term, and minimum 90-days' notice to fund.
Tax	Taxed as interest income in shareholders' cash accounts, reported on a T5
Audit	Annually
Auditor	Evera CPA, 33386 South Fraser Way, Abbotsford, BC V2S 2B5
Registered Records Office	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%)

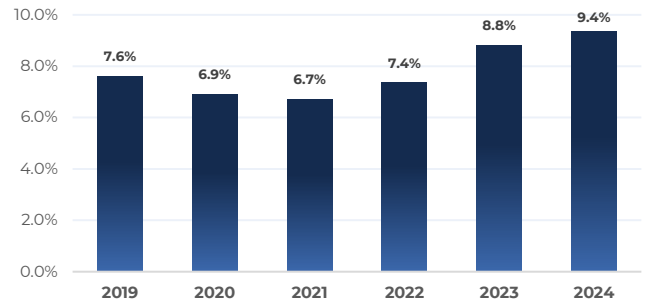


Historic returns compared to Government of Canada 3 - 5 year bond yield

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.

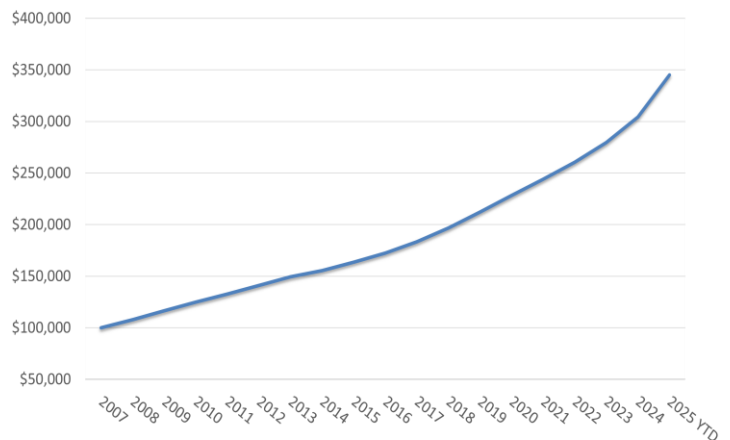
Historic Returns



3-Year	5-Year	10-Year	20-Year
8.5%	7.8%	7.4%	7.0%

The Power of Compounding

Investment of \$100,000

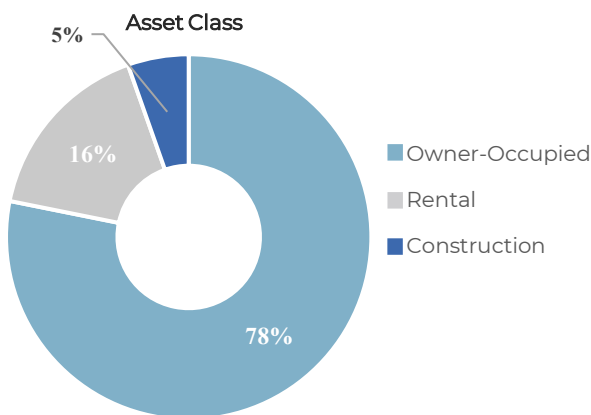
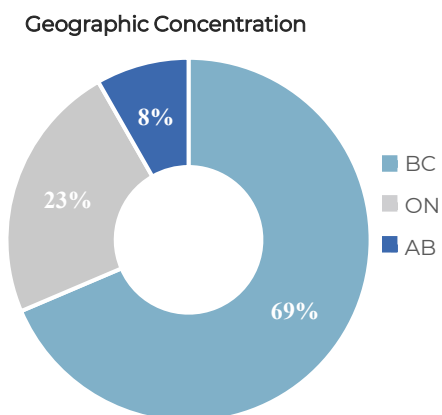
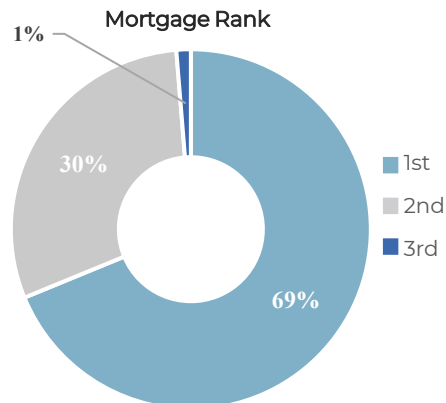
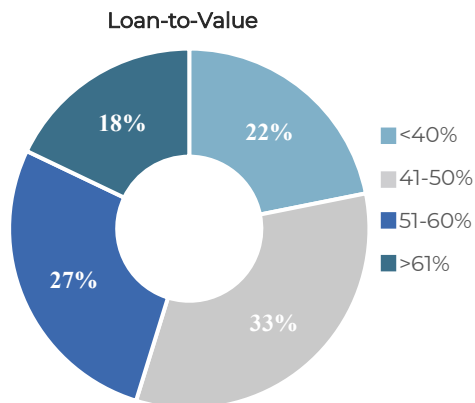


Assuming you invested \$100,000 in 2007, you would have \$345,053. This assumes reinvestment of dividends and reflects pre-tax or tax deferred returns.

Diversified by Region

Region	# of Loans	Mortgage Rank		Total Mortgage Balance	Avg LTV
		1 st	2 nd		
Mainland BC	112	\$26,652,677	\$9,107,936	\$35,760,613	43%
Interior BC	18	\$3,114,718	\$1,093,317	\$4,208,035	47%
Vancouver Island	9	\$1,593,178	\$529,204	\$2,122,382	40%
Alberta	31	\$3,487,255	\$1,582,743	\$5,069,998	50%
Greater Toronto & Ottawa	62	\$7,623,736	\$6,582,174	\$14,205,910	41%
Total	232	\$42,471,564	\$18,865,374	\$61,366,938	45%

Refer to the Offering Memorandum for further details.



Weighted Average
Loan-to-Value

44.85%

Distribution Rate

7.25%

Dividends paid monthly

Director & Management
Preferred Share Ownership

11.42%

Percent of shareholder equity, as
of June 30, 2025

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 30, 2025 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.