

FUND SUMMARY

Mortgage Portfolio	
<i>Principal balance adjusted at quarter end</i>	\$63,151,552
Cash Balance	\$167,235
Other Current Assets	\$454,576
Total Assets	\$63,773,364
No. of Mortgage Investments	230
Average Loan Size	\$271,648
Fund Type	Mortgage Investment Corporation
Price per Class A Preferred Share	\$1.00
Shareholder Equity	\$61,302,884
Registered Plan Holdings (RRSP, TFSA, RRIF, etc.)	\$32,301,050
Cash / Non-Registered Holdings	\$29,001,834
DRIP Shareholdings	50.54%
Average LTV of Loans in Default	42.82%
Armada Management & Director Ownership	11.28%

Unaudited, as of September 30, 2025.

Gross Portfolio Yield	10.16%
Monthly Dividend Rate	7.25%
Estimated Annual Yield	8.56%
Target Return +375 bps from 3-5 yr bond	6.42%
3 – 5 Year Bond Benchmark	2.67%
Performance vs. Target	+2.14%
Bank Prime Rate	4.70%

Data is unaudited, as of September 30, 2025. 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, 2026.

Dear Friends, Family, and Fellow Shareholders,

After a good start to the year, economic momentum has begun to fade. The haphazard roll out of U.S. Global tariffs since the spring has contributed to a 1.6% annualized economic contraction in Canada during Q2, largely driven by declining exports and reduced business investment. Average home prices fell across several major markets, while the national unemployment rate edged up to 7.1% - the highest level since May 2016, excluding the pandemic. The Bank of Canada reacted to the negative economic figures by lowering the prime rate by 0.25% to 2.5% at the September 17th meeting. Economists anticipate an additional 0.25% rate cut before year-end, with the potential for further reductions into 2026 should core inflation and economic momentum continue to soften.

During Q3 Armada funded a record \$19M in mortgages, compared to \$16M in Q2 and \$15M in Q1, however in the same 3 quarters we also received a record number of payouts. Delinquent accounts have remained stable, although a rise in unemployment across multiple sectors has resulted in a modest increase in account management. Our portfolio turnover ratio has increased from less than 12% in Q4 of 2024, up to 18% for Q3 2025, resulting in large swings in our cash position. Following the Bank of Canada's rate adjustment and a corresponding decline in the bond market, Armada's portfolio average interest rate has eased from 11.3% to 10.16% as maturing mortgages are replaced with new loans at today's lower rates. Considering the Bank of Canada has lowered the prime rate, the Bond market yields, and the increased delinquency management, Armada's Board of Directors have prudently voted to reduce the monthly dividend by .25% to 7%, effective November 1, 2025.

Despite an active level of mortgage turnover, the weighted average loan-to-value ratio remained stable, moving from 44.16% in Q1 to 44.85% in Q2 and 45.11% at end of Q3. The average mortgage size has similarly evolved, reaching approximately \$271,648 at end of Q3, compared with \$264,513 in Q2 and \$258,463 in Q1. Armada's mortgage portfolio has grown from \$56.8M at Q3 in 2024 to roughly \$63.7M at the end of Q3 2025; a healthy 12.2% growth rate.

In Memoriam

We are deeply saddened by the passing of Joan Peacock, a dear friend, founding shareholder and our longest-serving Board member. Joan played a pivotal role in shaping Armada's foundation and guiding its growth from Armada's Inception in 1996. Her integrity, insight, and unwavering commitment to our values left a lasting impact on the company and all who worked with her. The Armada team extends its heartfelt condolences to Joan's family and loved ones.

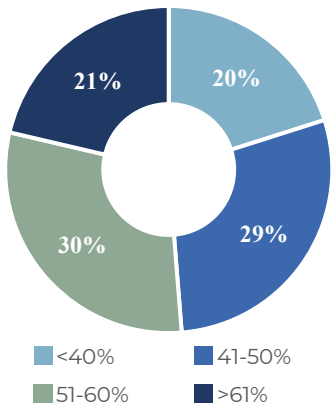
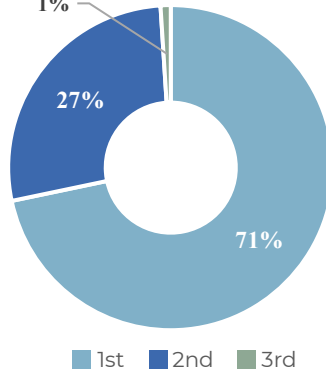
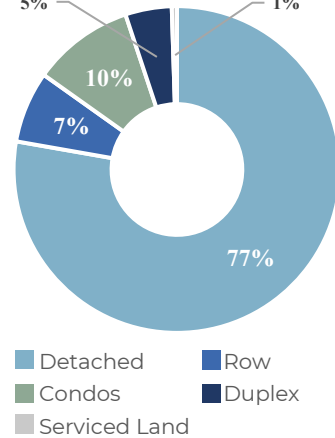
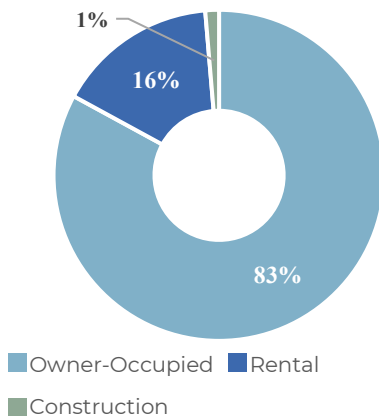
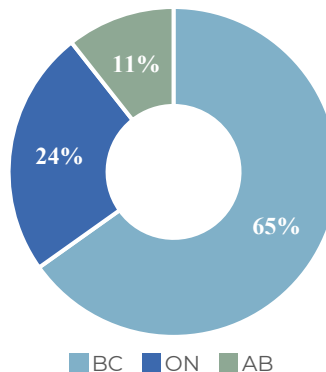
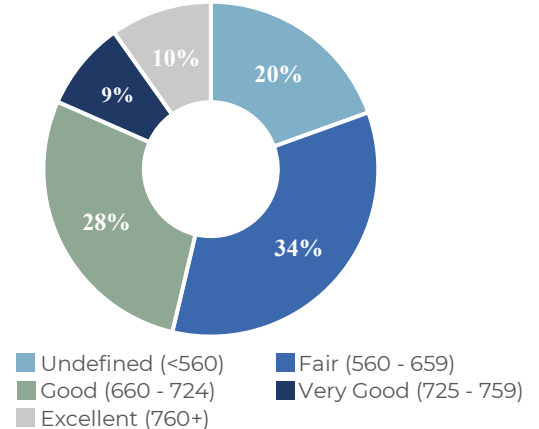
Funding Activity

Mortgages Funded	\$12,419,050
Mortgages Repaid	(\$9,933,740)
Mortgages Renewed	\$6,880,349

Mortgage Portfolio Summary as of September 30, 2025*:

Region	No. of Mortgages	1 st Mortgages	2 nd Mortgages	Total Mortgage Value	Average LTV
Central Vancouver Island	4	\$1,733,751	\$49,776	\$1,783,527	49.08%
Courtenay & Comox	1	\$157,000	-	\$157,000	13.24%
Fraser Valley	39	\$8,569,700	\$2,990,917	\$11,560,617	45.49%
Kamloops	3	\$504,512	\$59,353	\$563,865	44.34%
Kelowna	9	\$1,768,636	\$613,051	\$2,381,687	49.10%
North Fraser	18	\$2,546,057	\$1,684,591	\$4,230,648	40.22%
North Okanagan	4	\$585,000	\$315,000	\$900,000	39.76%
North Shore	3	\$2,144,495	-	\$2,144,495	44.26%
Penticton	2	\$615,502	-	\$615,502	52.83%
Richmond/Delta	7	\$1,824,229	\$856,204	\$2,680,433	47.65%
Surrey/White Rock	26	\$6,367,501	\$1,788,998	\$8,156,499	39.08%
Vancouver	13	\$2,973,987	\$1,175,252	\$4,149,239	40.11%
Victoria	6	\$1,159,427	\$479,877	\$1,639,304	44.67%
Alberta	34	\$5,155,626	\$1,471,900	\$6,627,526	51.30%
Hamilton	7	\$2,199,173	\$244,366	\$2,443,539	53.97%
Ontario Other	14	\$949,513	\$1,800,118	\$2,749,631	53.92%
Ottawa	8	\$1,743,364	\$582,599	\$2,325,963	54.05%
Toronto CMA	32	\$3,864,372	\$3,723,718	\$7,588,090	45.61%
Total	230	\$44,861,845	\$17,835,720	\$62,697,565	45.11%

* Based on funding principal

Loan-to-Value

Mortgage Rank

Asset Type

Asset Class

Geographic Concentration

Credit Score


Recent Transactions

Detached Single-Family Residential



\$146,440

Consolidate debt

Abbotsford, BC

Security Rank	2 nd Mortgage
Interest Rate	9.64%
Term	12-months Closed Term
Loan-to-Value	64%

Borrower requested funds to consolidate debts with a 2nd mortgage, which they intend to move to a B-Lender at renewal. Armada provided the new mortgage with interest-only payments for a 12-month closed term.

Detached Single-Family Residential



\$115,000

Home Renovations

Calgary, AB

Security Rank	2 nd Mortgage
Interest Rate	8.64%
Term	12-months Closed Term
Loan-to-Value	40%

Borrower requested funds to complete renovations on their single-family detached home. Armada offered them a closed-term interest-only second mortgage, which the client will refinance at the end of the term.

Detached Single-Family Residential



\$900,000

Refinance and Consolidate

Brampton, ON

Security Rank	1 st Mortgage
Interest Rate	6.30%
Term	12-months Closed Term
Loan-to-Value	65%

Borrower was looking for new 1st mortgage to payout their existing 1st mortgage and consolidate debts. Through Armada, they received a new closed-term mortgage with interest-only payments.

Shareholder Distribution History

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Top-Up	Total
2025	0.625%	0.625%	0.625%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%				TBD	TBD
2024	0.604%	0.625%	0.625%	0.625%	0.625%	0.625%	0.625%	0.625%	0.625%	0.625%	0.625%	0.625%	1.881%	9.36%
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%	1.748%	8.81%
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%

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:

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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, 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.