

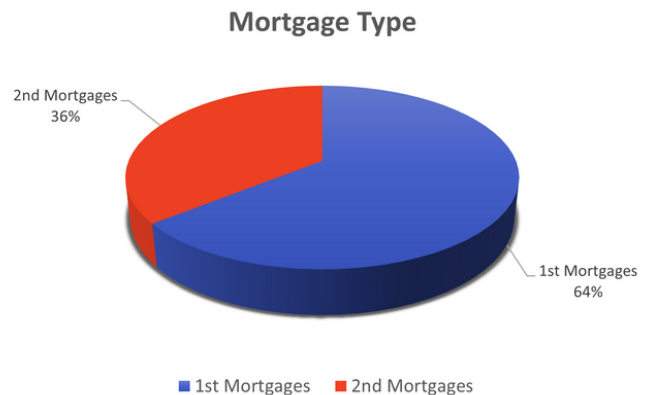
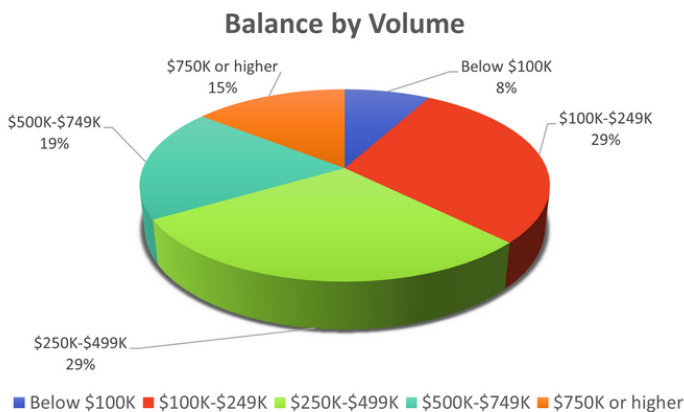
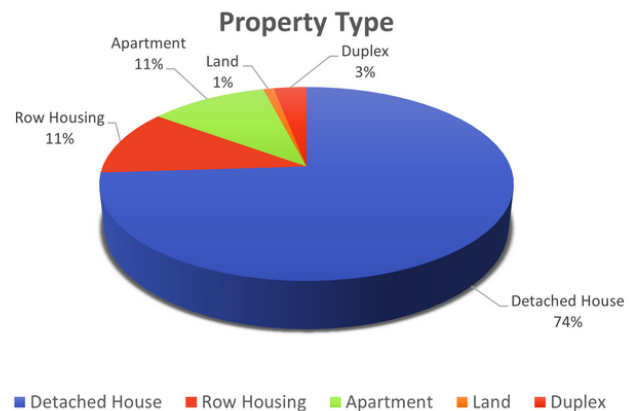
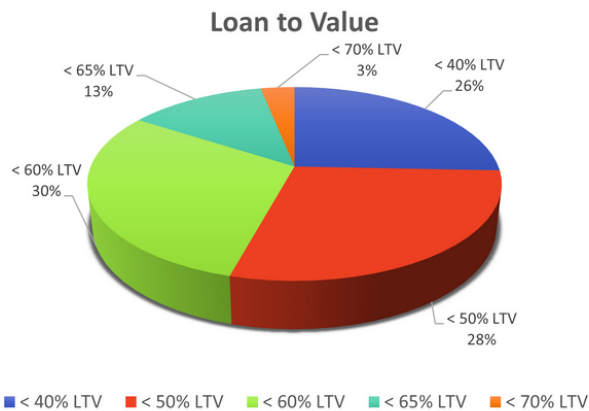
Armada Mortgage

3rd Quarter Newsletter 2023

Manager's Report

Management is pleased to report that a new format of newsletter is almost complete for distribution to shareholders next quarter. The new format will provide a longer form of company performance metrics for investor awareness of the quarterly portfolio performance, its size and composition, security position, and other data. The BOC left rates unchanged on October 25th; however, Bond market interest rates are falling as employment data turns negative, implying that rates may be moving lower sooner than expected. Our portfolio mortgage weighted average interest has increased from 10.44% to 10.82% over last quarter and the average mortgage size has fallen from \$241,521 to \$228,648. We are seeing an uptick in the number of 61 to 90 day arrears as the mortgage payments have increased at renewal. We are actively assisting clients with make-up payments and attempting workouts or payment deferrals where possible as the majority of borrowers have enough equity; we don't anticipate material increases in loan loss provisions. The Board has prudently not increased the dividend rate for the time being.

Portfolio Diversification



QUICK FACTS:

- Portfolio Weighted Average LTV: 45%
- Average Mortgage: \$228,648
- Targeted 2023 Run Rate: Above 8%
- Current Monthly Dividend: 7.25%

A Few Recent Fundings

We funded \$5.5M in new mortgages in the last quarter

<i>Principal</i>	<i>Position</i>	<i>Location</i>	<i>LTV</i>
\$550,000	1st	Calgary	50%
\$55,000	2nd	Maple Ridge	25%
\$350,000	1st	Vaughn	32%
\$100,000	2nd	Leduc	48%
\$400,000	1st	Surrey	57%
\$125,000	2nd	Barrie	65%

Portfolio Distribution as of September 2023

Region	# of Mortgages	1st Mortgage	2nd Mortgage	Total Mortgage Value	Average LTV
Central Vancouver Island	4	\$565,000	\$140,000	\$705,000	38.37%
Fraser Valley	48	\$7,207,240	\$3,848,354	\$11,055,594	41.54%
Kamloops	3	\$379,000	\$206,686	\$585,686	61.06%
Kelowna	8	\$115,207	\$801,734	\$916,941	44.50%
North Fraser	10	\$108,493	\$1,119,653	\$1,228,146	46.43%
North Shore	6	\$2,322,632	\$594,190	\$2,916,822	46.07%
Penticton	0	\$ -	\$ -	\$ -	0.00%
Richmond/Delta	8	\$775,500	\$1,034,985	\$1,810,485	46.65%
Surrey/White Rock	30	\$5,833,060	\$2,934,845	\$8,767,905	46.57%
Vancouver	8	\$1,156,000	\$370,705	\$1,526,705	34.84%
Vernon	0	\$ -	\$ -	\$ -	0.00%
Victoria	9	\$1,501,860	\$846,225	\$2,348,085	48.33%
Alberta	22	\$4,394,280	\$498,725	\$4,893,005	48.38%
Hamilton	10	\$1,165,300	\$720,150	\$1,885,450	45.84%
Kitchener-Waterloo	2	\$312,000	\$140,485	\$452,485	46.03%
Ontario Other	12	\$1,728,762	\$1,366,596	\$3,095,358	55.21%
Ottawa	12	\$1,707,787	\$687,195	\$2,394,982	50.34%
Toronto CMA	35	\$4,052,960	\$3,267,464	\$7,320,424	43.29%
Total	227	\$33,325,081	\$18,577,992	\$51,903,073	45.00%



“
 In the long run, it's not just about how much money you make that will determine your future prosperity. It's how much of that money you put to work by saving it and investing it.

- Peter Lynch

Contact Us Today

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