

**FUND SUMMARY**

<b>Mortgage Portfolio</b>	
<i>Principal balance adjusted at quarter end</i>	\$69,176,655
<b>Line of Credit Balance</b>	\$2,510,000
<b>Other Current Assets</b>	\$472,695.17
<b>Total Assets</b>	\$67,133,348.19
<b>No. of Mortgage Investments</b>	256
<b>Average Loan Size</b>	\$269,785
<b>Fund Type</b>	Mortgage Investment Corporation
<b>Price per Class A Preferred Share</b>	\$1.00
<b>Shareholder Equity</b>	\$66,089,783
<b>Registered Plan Holdings</b> (RRSP, TFSA, RRIF, etc.)	\$35,776,702
<b>Cash / Non-Registered Holdings</b>	\$30,313,081
<b>DRIP Shareholdings</b>	47.32%
<b>Average LTV of Loans in Default</b>	51.90%
<b>Armada Management &amp; Director Ownership</b>	10.91%

*Unaudited, as of March 31, 2026.*

<b>Gross Portfolio Yield</b>	9.71%
<b>Monthly Dividend Rate</b>	7.00%
<b>Estimated Annual Yield</b>	7.7%
<b>Target Return</b> +375 bps from 3-5 yr bond	6.82%
<b>3-5 Year Bond Benchmark</b>	3.07%
<b>Performance vs. Target</b>	+0.88%
<b>Bank Prime Rate</b>	4.45%

*Data is unaudited, as of March 31, 2026. 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 dated until April 29, 2026.*

**Dear Friends, Family, and Fellow Shareholders,**

As we mark Armada Mortgage Corporation's 31st year of operations, we are pleased to share a summary of the information presented at our Annual General Meeting held on June 2, 2026, along with a brief update on our 2025 performance, and Armada's road ahead.

Despite a challenging year marked by U.S. tariffs of up to 25% on Canadian goods, four Bank of Canada rate cuts to a hold of 2.25%, and the softening housing market — Armada delivered record activity and continued to protect shareholder capital.

The portfolio grew 14% to \$66.18 million across 247 mortgages, with \$43.7 million funded in 2025, which is a 51% increase over 2024, and setting a record portfolio turnover of 62%. Armada delivered a net yield of 8.56%, raising the historical average since inception to 7.05%. In response to falling rates, the preferred payout of monthly dividend was adjusted from 7.50% to 7.00% in two steps during the year. Shareholder equity grew by 14% (\$8.07 million), with redemptions at a modest 2.48%, showing a strong signal of investor confidence.

Capital preservation remains our foremost priority. We maintained a weighted average Loan-to-Value ratio of 45%, well below the 60% ceiling, and held a 70/30 first-to-second mortgage split across British Columbia (64%), Ontario (25%), and Alberta (11%). Armada's 10-year nominal return of 7.69% outpaces preferred shares and bonds, with a standard deviation of just 0.96%, only a fraction of equity market volatility. We closed the year with only two foreclosures, both since resolved without material loss.

For 2026, the focus remains on preserving capital, growing the shareholder base by 15%, increasing second mortgages toward 40% of the portfolio, and expanding out-of-province lending to 40-50% of assets. While Canada entered a technical recession in Q1 2026, our conservative underwriting and diversified portfolio position us well to navigate the road ahead.

Thank you for your continued trust and support.

**Funding Activity**

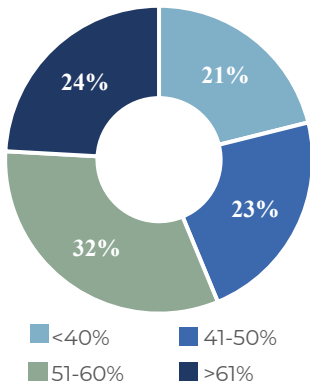
Mortgages Funded	\$8,450,600
Mortgages Repaid	(\$4,719,540)
Mortgages Renewed	\$8,171,822

**Mortgage Portfolio Summary as of March 31, 2026\*:**

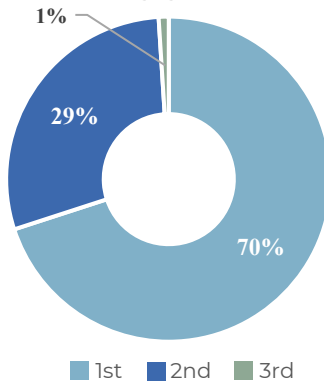
Region	No. of Mortgages	1 <sup>st</sup> Mortgages	2 <sup>nd</sup> Mortgages	Total Mortgage Value	Average LTV
Central Vancouver Island	6	\$2,530,531	\$49,645	\$2,580,176	50.66%
Courtenay & Comox	1	\$157,000	\$-	\$157,000	13.24%
Fraser Valley	43	\$10,061,247	\$3,212,277	\$13,273,524	45.17%
Kamloops	3	\$510,459	\$61,255	\$571,714	44.76%
Kelowna	9	\$3,399,815	\$474,503	\$3,874,318	50.29%
North Fraser	22	\$3,616,340	\$2,242,374	\$5,858,714	44.54%
North Okanagan	3	\$960,000	\$250,000	\$1,210,000	42.34%
North Shore	4	\$1,157,635	\$-	\$1,157,635	30.88%
Northern BC	1	\$370,000	\$-	\$370,000	21.34%
Penticton	2	\$692,555	\$-	\$692,555	52.67%
Richmond/Delta	8	\$1,824,229	\$1,173,703	\$2,997,932	49.43%
Surrey/White Rock	27	\$5,982,953	\$2,062,929	\$8,045,882	38.55%
Vancouver	11	\$1,082,594	\$990,844	\$2,073,438	31.74%
Victoria	12	\$2,184,938	\$1,281,393	\$3,466,331	47.77%
Alberta	41	\$4,505,138	\$2,544,383	\$7,049,521	51.73%
Hamilton	8	\$2,542,235	\$244,366	\$2,786,601	52.33%
Kitchener-Waterloo	1	\$-	\$76,250	\$76,250	70.00%
Ontario Other	15	\$1,598,663	\$2,039,124	\$3,637,787	54.05%
Ottawa	8	\$793,054	\$670,483	\$1,463,537	52.87%
Toronto CMA	31	\$4,491,280	\$3,230,788	\$7,722,068	45.79%
<b>Total</b>	<b>256</b>	<b>\$48,460,666</b>	<b>\$20,604,317</b>	<b>\$69,064,983</b>	<b>45.08%</b>

\* Based on funding principal

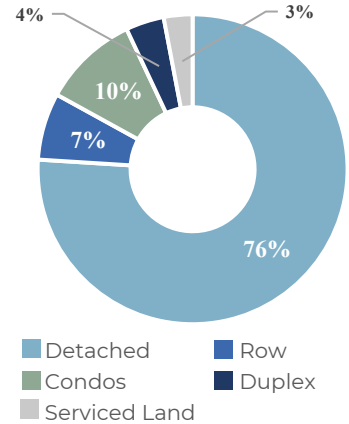
Loan-to-Value



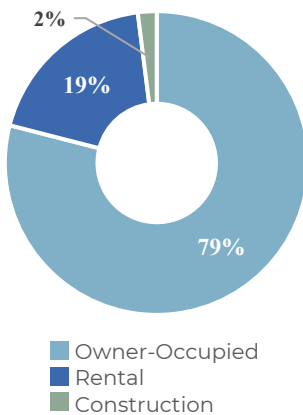
Mortgage Rank



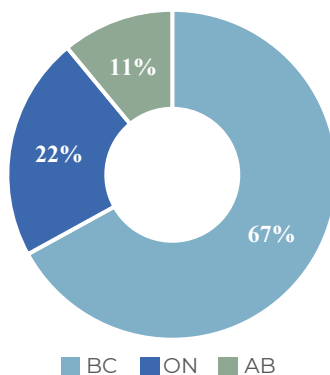
Asset Type



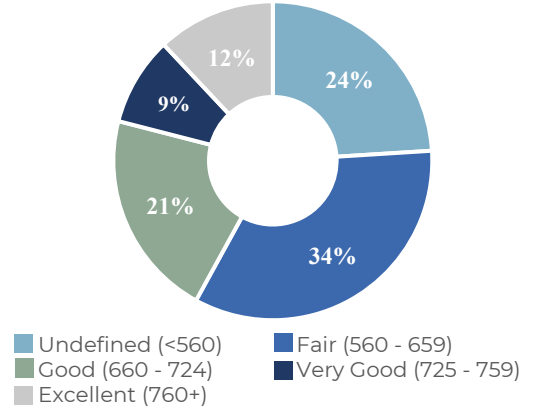
Asset Class



Geographic Concentration



Credit Score



**Recent Transactions**

**Duplex Single-Family Residential**



**\$170,000**

Debt Consolidation & Laneway Construction

**New Westminster, BC**

<b>Security Rank</b>	2 <sup>nd</sup> Mortgage
<b>Interest Rate</b>	8.49%
<b>Term</b>	12-months Closed Term
<b>Loan-to-Value</b>	51%

Borrower requested funds to consolidate debts and completed construction on a laneway house with a 2<sup>nd</sup> mortgage, which will be paid off when 1<sup>st</sup> mortgage is up for renewal. Armada provided an interest-only mortgage for a 12-month closed term.

**Condo Single-Family Residential**



**\$294,000**

Debt Consolidation & Refinance

**Toronto, ON**

<b>Security Rank</b>	1 <sup>st</sup> Mortgage
<b>Interest Rate</b>	6.80%
<b>Term</b>	12-months Closed Term
<b>Loan-to-Value</b>	57%

Borrower requested funds to refinance previous 2<sup>nd</sup> mortgage and consolidate unsecured debts, 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.

**Single-Family Residential**



**\$825,000**

Refinance & Pre-payment

**Surrey, BC**

<b>Security Rank</b>	1 <sup>st</sup> Mortgage
<b>Interest Rate</b>	6.55%
<b>Term</b>	12-months Closed Term
<b>Loan-to-Value</b>	55%

Borrower refinanced their existing 1<sup>st</sup> mortgage with Armada. Borrower is low risk with secure income and plans to live in the property for several years before selling. Armada provided an interest-only mortgage for a 12-month closed term.

**Shareholder Distribution History**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Top-Up	Total
<b>2026</b>	0.583%	0.583%	0.583%	0.583%	0.583%									<b>2.92%*</b>
<b>2025</b>	0.625%	0.625%	0.625%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.583%	0.583%	0.583%	1.310%	<b>8.56%</b>
<b>2024</b>	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%	<b>9.36%</b>
<b>2023</b>	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%	<b>8.81%</b>
<b>2022</b>	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%	<b>7.35%</b>

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. \*Indicates unfinalized numbers and are year to date calculations.

**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, 2026, 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.