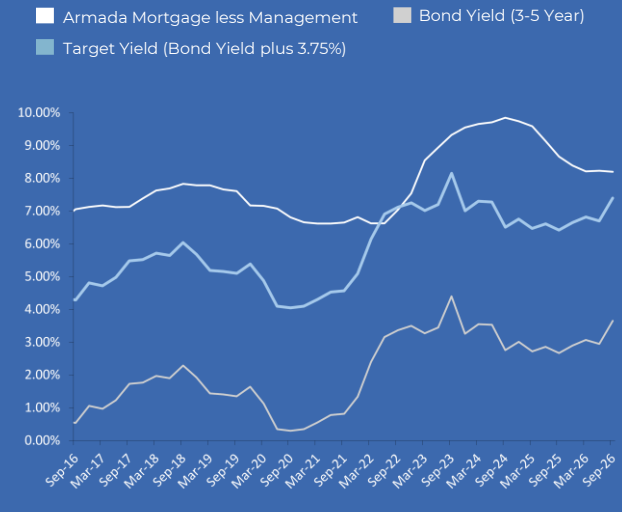
ARMADA MORTGAGE

As of September 30, 2026

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	$70,959,766
No. of Mortgage Investments	265
Average Mortgage Size	$267,773
Average Loan to Value	47.27%
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

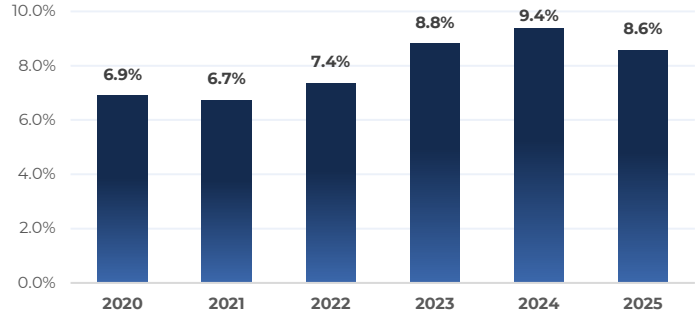


Historic returns compared to Government of Canada 3 - 5 year bond yield

Investment Objective

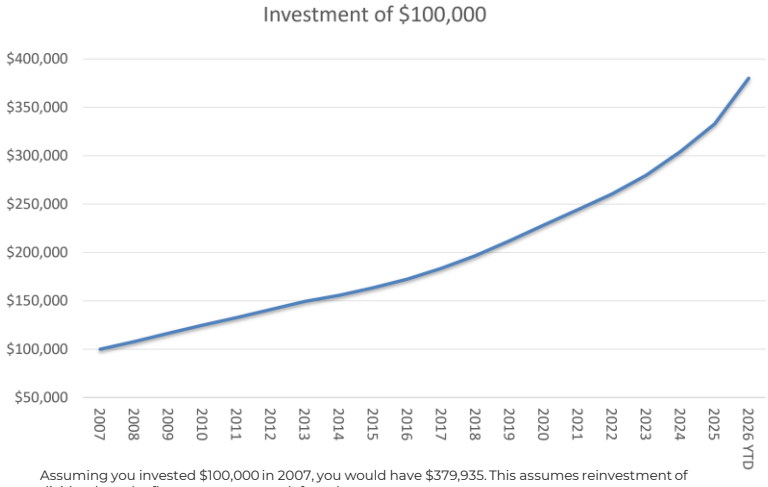
Armada's primary investment objective is to source and maintain a diverse portfolio of private mortgage investments and to use the interest income generated to provide a stable, attractive risk-adjusted return for holders of our Preferred Shares.

Historic Returns



3-Year	5-Year	10-Year	20-Year
8.9%	**8.2%**	**7.7%**	**7.0%**

The Power of Compounding



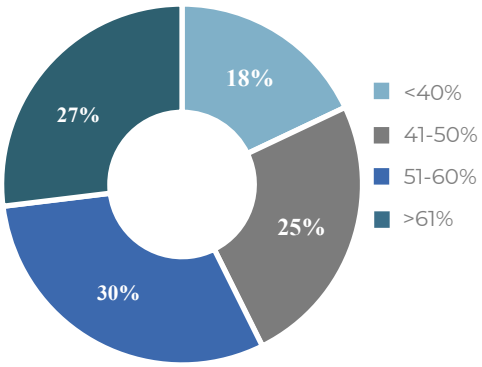
Assuming you invested $100,000 in 2007, you would have $379,935. This assumes reinvestment of dividends and reflects pre-tax or tax deferred returns.

Diversified by Region

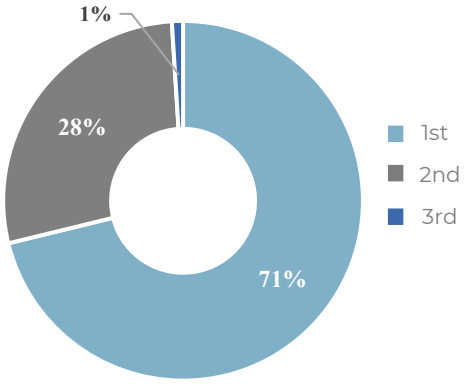
Region	# of Loans	Mortgage Rank 1st	Mortgage Rank 2nd	Total Mortgage Balance	Avg LTV
Mainland BC	120	$21,423,937	$10,864,987	$32,288,924	40%
Interior BC	19	$6,596,893	$538,203	$7,135,096	41%
Vancouver Island	21	$6,078,398	$1,401,909	$7,480,307	38%
Alberta	48	$5,980,580	$2,771,364	$8,751,944	51%
Greater Toronto & Ottawa	57	$10,429,658	$4,873,836	$15,303,494	55%
Total	**265**	**$50,509,466**	**$20,450,299**	**$70,959,765**	**47%**

Refer to the Offering Memorandum for further details.

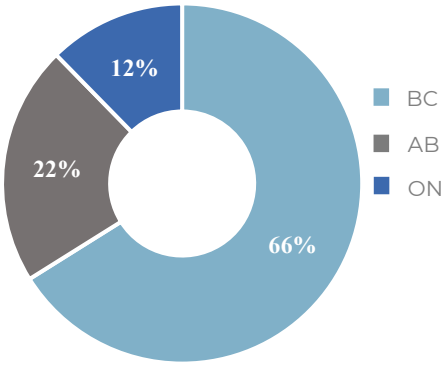
Loan-to-Value



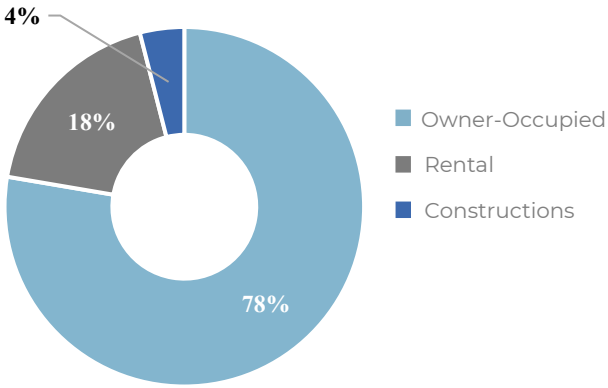
Mortgage Rank



Geographic Concentration



Asset Class



Weighted Average Loan-to-Value

47.27%

Distribution Rate

6.75%

Dividends paid monthly

Director & Management Preferred Share Ownership

11.09%

Percent of shareholder equity, as of September 30, 2026

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

ARMADA MORTGAGE CORPORATION

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, 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.