

Fund Fact: Accredited was established in 1994 and represents the largest individual MIC fund portfolio under management at Great Pacific Mortgage and Investments Ltd.

FUND OVERVIEW

Accredit Mortgage Ltd. provides investors with access to a professionally managed portfolio of residential and construction 1st, 2nd, and 3rd mortgages located across robust real estate markets in British Columbia.

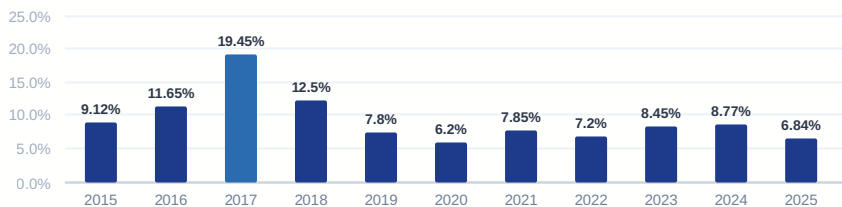
The fund actively controls risk thresholds through institutional underwriting and strict alignment, maintaining a long-standing conservative baseline with an average portfolio Loan-to-Value (LTV) ratio of 65%.

MARKET OPPORTUNITY & NICHE STRATEGY

- **Institutional Realignment:** Capitalizing on the systemic reduction in the numbers of primary institutional mortgage lenders.
- **Standardized Exclusions:** Utilizing the high standardization of conventional branch underwriting to capture highly secure alternative borrowers.
- **Local Autonomy Gaps:** Benefiting from the ongoing contraction and complete elimination of local bank branch approval limits and discretionary autonomy.

HISTORICAL RATE OF RETURN

ANNUAL DIVIDEND YIELD (2015 – 2025)



FUND DETAILS

Share Price (May 21, 2026) **\$1.31** / Class 'A'

Year of Inception **1994**

Dividend Yield (2024) **8.77%**

Dividend Yield (2025) **6.84%**

Assets Under Management **\$19,451,594**

Average Loan-to-Value **65.00%**

Distribution Frequency **Quarterly**

Registered Plan Status **RRSP, RRIF, TFSA, Cash**

Fund Trustee **Olympia Trust Co.**

Fund Auditor **MNP LLP.**

GEOGRAPHICAL BREAKDOWN

PORTFOLIO ALLOCATION BY REGION

Greater Victoria	<div style="width: 71.79%;"></div>	71.79%
Mid Vancouver Island	<div style="width: 13.65%;"></div>	13.65%
Comox	<div style="width: 9.75%;"></div>	9.75%
Sooke	<div style="width: 3.46%;"></div>	3.46%
Lower Mainland	<div style="width: 1.35%;"></div>	1.35%

Disclaimer: This document does not provide all information required to make an informed investment decision. Investors should read the offering memorandum, notably the risk factors relating to the securities being offered. Shares of the MIC funds are not offered by prospectus and all investors must qualify for an exemption from the prospectus requirements which are available in the offering memorandum.

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