

FUND FACT SHEET

First Accredit Mortgage Corp.

First Mortgage Investment Fund

Fund Mandate: First Accredit was established in 2001 as a dedicated institutional vehicle for the more conservative client to invest exclusively in senior first mortgage assets.

FUND OVERVIEW

First Accredit Mortgage Corp. was specifically established in 2001 to provide a high-grade, risk-mitigated investment vehicle for conservative clients seeking reliable capital preservation and consistent passive cash flow.

The fund limits operations to high-quality credit underwriting, securing a portfolio backed primarily by senior positions on residential assets across Vancouver Island and mainland British Columbia.

INVESTMENT PORTFOLIO RESTRICTIONS

- **Strict Senior Lien Rule:** The corporation invests 100% exclusively in senior first mortgages, completely prohibiting junior or subordinate positions.
- **Conservative Leverage:** Individual loan-to-value parameters rarely exceed 75%, maintaining an exceptional current average portfolio LTV of 51.97%.
- **High Liquidity Mandate:** A minimum of 50% of the entire fund portfolio is permanently held in residential asset mortgages or standard physical cash.
- **Stable Valuation:** Share value is anchored at a fixed price of \$1.00 per Class 'A' share, with a standard initial client investment baseline of \$5,000.

HISTORICAL RATE OF RETURN

ANNUAL DIVIDEND YIELD (2015 – 2025)



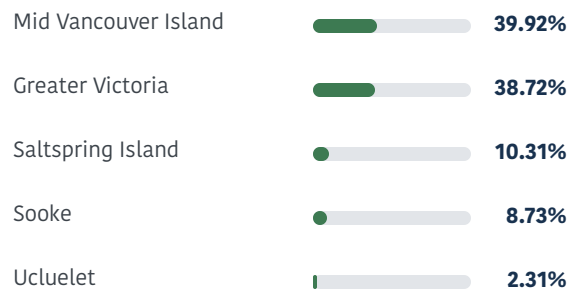
Historical dividends paid. Past performance does not predict future results.

FUND DETAILS

Share Price May 21, 2026	\$1.00 / Class 'A'
Minimum Investment	\$5,000
Year of Inception	2001
Target Annual Yield	5.00% – 8.00%
Dividend Yield (2024)	6.92%
Dividend Yield (2025)	5.68%
Assets Under Management	\$10,463,487
Average Loan-to-Value	51.97%
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



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. Great Pacific Mortgage & Investments Ltd. is a registered Exempt Market Dealer under the Securities Act (British Columbia).