



BROOKSTREET MIC II INC KEY FACTS

October 31, 2025

TARGET RATE 2025:	6.5%
CURRENT LOAN TO VALUE OF THE FUND	58%
MORTGAGES IN THE PORTFOLIO	172
MORTGAGES FUNDED SINCE INCEPTION	1,216
RESIDENTIAL FIRST MORTGAGES	100%
CURRENT ASSETS UNDER MANAGEMENT	\$108,098,845
AVERAGE SIZE OF MORTGAGE	\$604,602
CURRENT YIELD	6.5%

RETURN TO INVESTORS:

2025	6.5% (Q3)	(6.79%)*
2023-2024	6.75%	(6.90%)*
2022	6.25%	(6.40%)*
2021	6.00%	(6.14%)*
2018-2020	6.25%	(6.40%)*
2012-2017	6.00 - 6.25%	(6.40%)*

* ANNUALIZED ROLLING 12-MONTH AVERAGE SINCE INCEPTION

MORE INFORMATION:

MANAGEMENT COMPANY
BLACKBIRD MANAGEMENT
CORPORATION

FSRA MORTGAGE
ADMINISTRATORS
LICENSE # 12043

EXEMPT MARKET DEALER
BROOKVEST CAPITAL
CORPORATION
NRD #40310

1. SECTION 130.1,
INCOME TAX ACT

Brookstreet MIC II Inc. (BMIC II) is a Mortgage Investment Corporation as governed by the Canadian Income Tax Act¹ and was founded in 2012. BMIC II objective is to identify relatively lower loan to value, higher yielding mortgage opportunities, which are primarily in the form of first mortgages. BMIC II will also identify some lower risk second mortgages.

BMIC II lends to individual borrowers whose circumstances fall outside the very strict, standard lending guidelines of the Canadian banks and other institutional lenders. As a result of the continuous credit tightening over the last 10 years, BMIC II has been able to source lower risk mortgage loans that yield a higher rate of interest.

BMIC II was started as an alternative product to Brookstreet MIC Inc (BMIC). BMIC II provides investors with stable, risk adjusted returns while employing a more conservative lending approach.

BMIC II offers primarily first mortgage loans, on owner occupied properties. The portfolio will maintain an average loan-to-value of less than 80%. BMIC II lends on residential real estate in urban markets in Ontario.

The Manager, Blackbird Management Corporation has demonstrated the ability to manage risk while delivering consistent results. This makes BMIC II an attractive investment for the conservative investor looking for higher returns than traditional investments provide.