

BROOKSTREET MIC INC KEY FACTS

November 30, 2025

TARGET RATE 2025:	7.5%
CURRENT LOAN TO VALUE OF THE FUND	63%
MORTGAGES IN THE PORTFOLIO	103
MORTGAGES FUNDED SINCE INCEPTION	3,197
INVESTMENTS WITHIN GTA	59%
INDIVIDUAL INVESTORS	150
CURRENT ASSETS UNDER MANAGEMENT	\$33,189,426
AVERAGE SIZE OF 1ST MORTGAGE	\$472,472
FIRST MORTGAGES	80%
SECOND MORTGAGES	20%
CURRENT YIELD	7.5%
12 MONTH YIELD*	7.85%

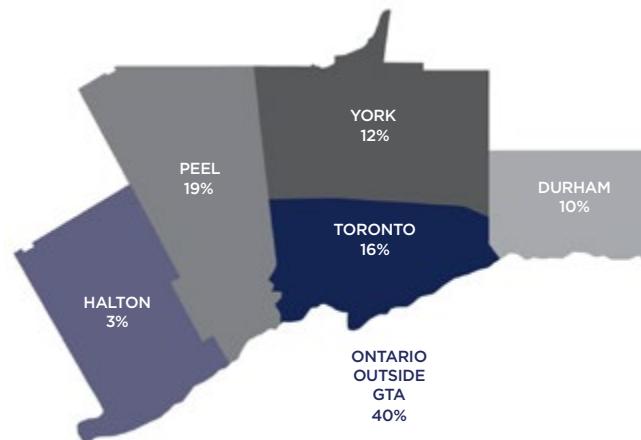
* ANNUALIZED ROLLING 12-MONTH AVERAGE SINCE INCEPTION

Founded in April 2010, Brookstreet MIC Inc. (BMIC) is a Mortgage Investment Corporation as governed by the Canadian Income Tax Act¹. BMICs primary investment objective is to preserve capital by identifying relatively low-risk, residential, low loan to value and higher yielding mainly first and some second mortgage opportunities. BMIC lends to credit-worthy borrowers who are not adequately served by conventional lending sources.

THE PORTFOLIO

BMICs mortgage portfolio consists of residential mainly first mortgages and some second mortgages. These mortgages are directly secured by residential real-estate in the Greater Toronto Area and other larger urban centres in Ontario. Brookstreet distributes dividends to its investors on a quarterly basis. Dividends are treated as interest income.

INVESTMENTS WITHIN THE GTA



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