

BROOKSTREET MIC INC KEY FACTS

February 28, 2026

TARGET RATE 2026:	7.5%
CURRENT LOAN TO VALUE OF THE FUND	62%
MORTGAGES IN THE PORTFOLIO	91
MORTGAGES FUNDED SINCE INCEPTION	3,195
INVESTMENTS WITHIN GTA	57%
INDIVIDUAL INVESTORS	150
CURRENT ASSETS UNDER MANAGEMENT	\$28,179,878
AVERAGE SIZE OF 1ST MORTGAGE	\$478,007
FIRST MORTGAGES	79%
SECOND MORTGAGES	21%
CURRENT YIELD	6.5%
12 MONTH YIELD*	7.45%

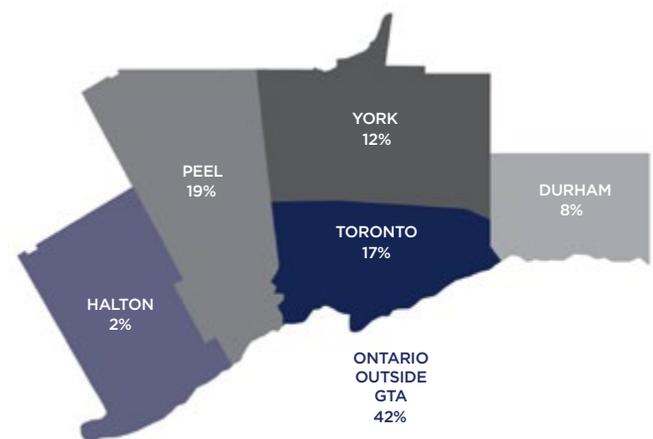
* ANNUALIZED ROLLING 12-MONTH AVERAGE SINCE INCEPTION

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