



# ALL ISLAND EQUITY MIC

## Q4 2023/24 (April, May, June) Investor Newsletter

### Historical Returns

<b>Q4 Annualized Return</b>	<b>7.55%</b>
<b>1 year</b>	<b>7.74%</b>
3 year	7.35%
5 year	6.95%
10 year	5.62%
Since Inception	6.80%

Portfolio Weighted  
Avg. Loan-to-Value 47.12%

### Management Contact

Brad Rembold  
Office: 250-244-9700  
Direct: 250-729-9781  
brad@allislandequitymic.com

www.allislandequitymic.com  
191 Fern Road West  
Qualicum Beach BC, V9K1S4

### Fund information

Total Assets	\$66.34M
Min. Investment	\$25,000
Distributions	Quarterly
Price per share	\$10
Div. Reinvestment	YES
RRSP, TFSA, RRIF Eligible	

### Selling Agent

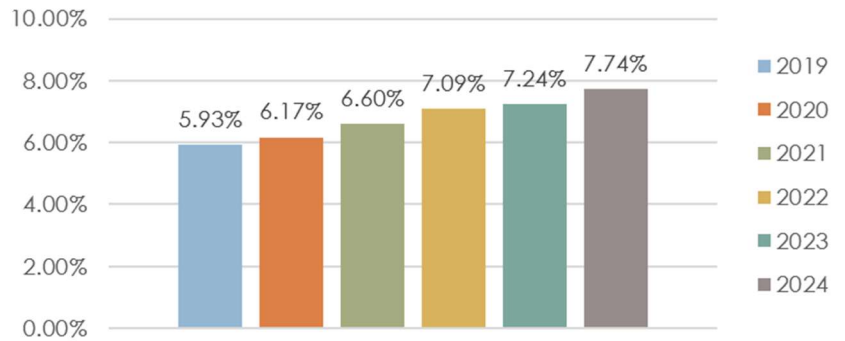
Integral Wealth Securities Limited  
450 Wentworth Street  
Nanaimo BC

### Auditor

MNP LLP  
345 Wallace St #400  
Nanaimo BC

Historical returns above based on compounding reinvested dividends. These materials are not to be distributed, reproduced, or communicated to a third party without the express written consent of All Island Equity MIC. These materials should be read in conjunction with the AIE MIC Offering Memorandum dated October 13, 2023 including the risk factors identified therein. This report has been provided for general information purposes only and is not intended to be a solicitation to purchase shares in AIE MIC or advice regarding the suitability of the investment for specific investors. Past results are not indicative of future performance. Returns based on quarterly compounded and reinvested returns of Class B shares. Class F returns may vary depending on the fee agreement with your agent.

Management is pleased to declare an annualized quarterly return of 7.55% for Q4 2023/24 as well as a 7.74% compounded Class B return for the fiscal year. During the quarter, the mortgage portfolio ended at \$60.82M, with the overall loan-to-value decreasing to 47.12%. New mortgage fundings totaled \$9.714M with a 47.23% weighted average loan-to-value. Historical returns for Class B shares from 2019 – 2024 are as follows:



There was a notable increase in loan payouts this quarter, with the capital gains tax increase and decreasing institutional bank rates being partly responsible. Management was able to reissue the funds at higher yields for newly underwritten loans with reduced LTV exposure. Loan repayment remains consistent, with management continuing to adopt an assertive approach to payment collection.

The Bank of Canada has announced its second rate cut of the year. Bond rates have decreased steadily over the last few months which has led to lower bank lending rates. This rate environment should contribute to further stability in the real estate market as we enter the fall and winter cycles.

The allowance for bad debts account stands at \$570,000. Following the board's instructions, management will adjust this account based on market conditions and portfolio performance. This approach remains reasonable given the current market variability. If these funds are not needed, they will be allocated to future dividend payments.

All Island Equity MIC will be raising capital in September. The updated 2023/24 audited financial statements and offering memorandum will be available for review in the coming weeks. If you are interested in investing, please email [info@allislandequitymic.com](mailto:info@allislandequitymic.com) or contact Andre Sullivan or Daniel Martinez at Integral Wealth Securities Nanaimo.

As always, management thanks you for your continued business and trust. If you have any questions related to our operations, please feel free to reach out to Brad Rembold at [brad@allislandequitymic.com](mailto:brad@allislandequitymic.com).

#### Property Type



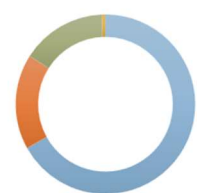
- Residential (46.5%)
- Multi Family Res (2.5%)
- Raw Land (25%)
- Commercial (14.3%)
- Construction (11.7%)

#### Security Position



- 1st Mortgage (81.6%)
- 2nd Mortgage (18.4%)

#### Portfolio LTV



- 50% or Lower (66.9%)
- 51 - 60% (17.1%)
- 61 - 70% (15.1%)
- 71 - 75% (0.7%)