MANAGER: AIE MIC MANAGEMENT CORP.

Fund Fact Sheet
(as of June 30, 2026)

all island equity MORTGAGE INVESTMENT CORPORATION

Investment Objective

All Island Equity MIC offers a passive investment through a diversified portfolio of short-term, real estate–secured mortgages designed to deliver consistent returns.

Investment Strategy

We take a local, disciplined approach to lending, focusing on markets we know and trust while maintaining high-quality collateral across a range of loan types.

Portfolio Summary

As of June 30, 2026, the portfolio includes 107 mortgages with a weighted average loan-to-value of 50.77%. 90.24% are 1st mortgages and 9.76% are 2nd mortgages. Over 60% of the portfolio is residential, with the remainder in land, commercial, and construction.

Fund Information

TOTAL ASSETS
$101.71M

INVESTED CAPITAL
$100.92M

LOAN LOSS RESERVE
$750,000

MINIMUM INVESTMENT
$25,000

DISTRIBUTIONS
Quarterly

DIVIDEND REINVESTMENT
Yes

PRICE PER SHARE
$10

SHARE CLASS
B/F

ELIGIBLE ACCOUNTS
RRSP, TFSA, RRIF, RESP

Historical Returns (Annualized)

1 YEAR
8.15%

5 YEAR
7.69%

3 YEAR
8.06%

10 YEAR
6.77%

SINCE INCEPTION
6.89%

Portfolio Composition

WEIGHTED AVERAGE LTV
51.77%

AVERAGE LOAN SIZE
$943,184

NUMBER OF LOANS:
107

Mortgage Portfolio Growth

2026: $100.92M (+24%)

2025: $81.60M (+34%)

2024: $60.82M (+7%)

2023: $56.74M (+20%)

2022: $47.27M (+24%)

2021: $38.10M (+13%)

2020: $33.73M (+34%)

2019: $25.24M (+13%)

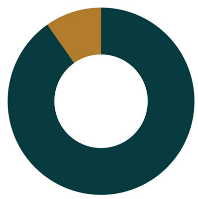
2018: $22.42M (+31%)

Portfolio Breakdown

PROPERTY TYPE

- Residential: 60.62%
- Construction: 5.12%
- Commercial: 18.51%
- Raw Land: 15.75%

SECURITY POSITION



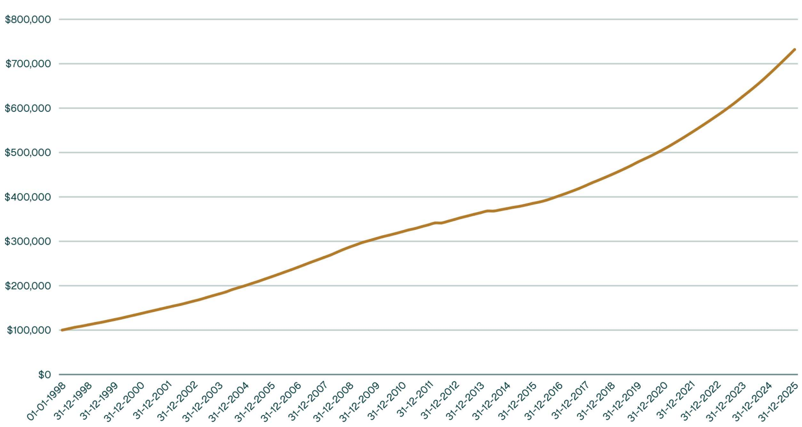
- 1st Mortgage: 90.24%
- 2nd Mortgage: 9.76%

PORTFOLIO LTV

- 50% or Lower: 42.17%
- 71–75%: 7.90%
- 61–70%: 29.13%
- 51–60%: 20.80%

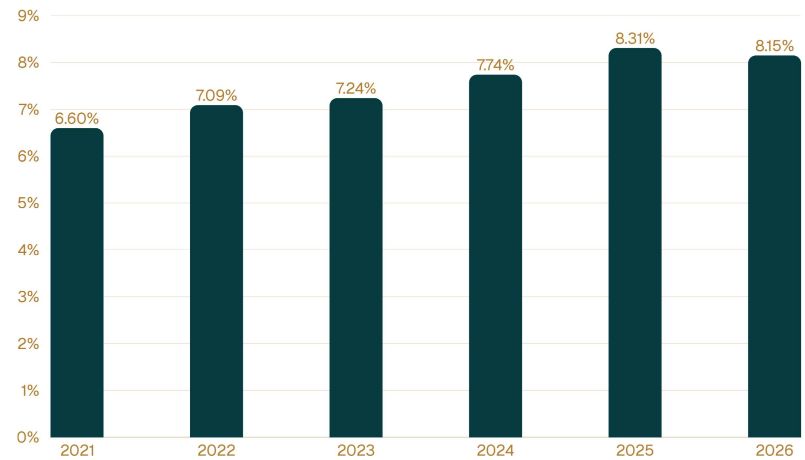
Class B - Returns Since Inception

GROWTH OF $100,000 (SINCE INCEPTION)



Class B - Returns Since Inception

FISCAL YEAR - RATES OF RETURN



Management Contact

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SELLING AGENT

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DISCLAIMER

Historical returns based on Class B compounding reinvested dividends, net of management and agent fees. 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 August 6, 2025 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.