Q4 2025/26 (APR, MAY, JUN) INVESTOR NEWSLETTER

All Island Equity MIC Quarterly Update

Management is pleased to announce an annualized quarterly return of 7.77% for Q4 2025/26, along with a fiscal 2025/26 compounded return of 8.15% (Class B) and 9.15% (Class F). This quarter marked a significant milestone for the mortgage fund as the portfolio surpassed $100 million, reaching $100.9 million, with a portfolio weighted average loan-to-value (LTV) of 51.77%. During the final quarter of the year, new mortgage fundings reached $19.41 million at an average LTV of 51.74%.

Vancouver Island continues to demonstrate notable price stability and measured activity, reflecting the relative resilience of these communities compared with larger urban centres. Buyers remain selective, yet well-priced properties continue to transact, underscoring the durability of the Island market. In this environment, the alternative lending space continues to play an important role as traditional lenders maintain tighter underwriting standards and more rigid product structures. Strong and typically bankable borrowers are increasingly seeking flexible, customized solutions that better align with their specific circumstances. All Island continues to establish itself as the Vancouver Island specialist, selective in its approach while remaining broad in the range of residential and related lending solutions it can offer.

Recent consolidation within the MIC and credit union sectors have further reduced competition in core markets. The resulting gap has created a meaningful opportunity for well-capitalized, locally focused lenders to expand their presence. All Island Equity MIC is well positioned to serve a growing number of quality borrowers seeking reliable, flexible alternative financing solutions in markets we know and understand deeply. Management is actively increasing marketing efforts and engaging more closely with the local broker network to generate additional deal flow.

The 2025/26 audited financial statements and Offering Memorandum will be available in the coming months. To receive a copy, email investors@allislandequitymic.com. There will be capital raises in September and October. If interested, please contact your Integral Wealth agent to discuss participation. Management thanks you for your continued trust. For any questions, please reach out to investors@allislandequitymic.com.

Quarter 4 (2025/26) Highlights

MORTGAGE PORTFOLIO

Total Portfolio Size	Weighted Average LTV
$100.92M	51.77%

NEW FUNDINGS (Q4)

Total Fundings	Average LTV
$19.41M	51.74%

all island equity MORTGAGE INVESTMENT CORPORATION

Historical Returns

Q4 CLASS B	Q4 CLASS F
7.77%	8.77%
1 YEAR	**3 YEAR**
8.15%	8.06%
5 YEAR	**10 YEAR**
7.69%	6.77%
SINCE INCEPTION	
6.89%	

PORTFOLIO WEIGHTED AVG. LTV

51.77%

Management Contact

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SELLING AGENT

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Nanaimo, BC

AUDITOR

MNP LLP

345 Wallace St #400

Nanaimo, BC

Management Approach

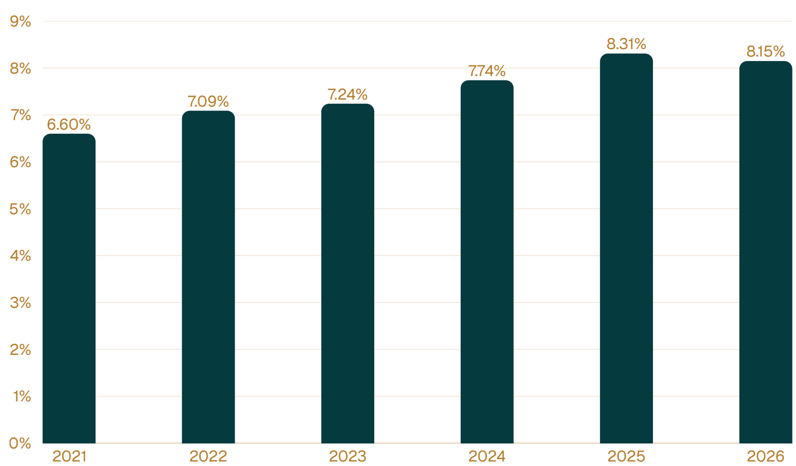
- ✔ Remaining highly selective in new loan originations
- ✔ Prioritizing experienced borrowers and clear exit strategies
- ✔ Maintaining conservative loan-to-value ratios
- ✔ Focusing on quality real estate in familiar markets

Ongoing portfolio management remains a key focus through:

- ✔ Regular file reviews
- ✔ Ongoing borrower communication
- ✔ Proactive renewals and refinements

Class B - Returns Since Inception

FISCAL YEAR - RATES OF RETURN

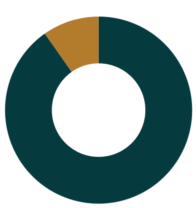


Portfolio Breakdown

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%

Why All Island Equity MIC

All Island Equity MIC offers a conservative, proven approach to mortgage investing built on stability, experience, and local insight:

HISTORICALLY LOW DEBT LEVERAGE

AIE MIC does not borrow to expand the portfolio. Investor capital remains secured by mortgages, avoiding added risk and volatility.

LOCAL MARKET FOCUS

Lending is concentrated in familiar markets, supported by decades of experience and deep local knowledge.

DEDICATED LOAN-LOSS ALLOWANCE

A reserve account is maintained to prudently manage risk and protect investors.

PROVEN TRACK RECORD OF STABILITY

Since 1997, AIE MIC has delivered steady, predictable returns through multiple market cycles.

Fund Information

TOTAL ASSETS	MINIMUM INVESTMENT
$101.71M	$25,000
DISTRIBUTIONS	**PRICE PER SHARE**
Quarterly	$10
DIV REINVESTMENT	**ELIGIBILITY**
Yes	RRSP, TFSA, RRIF