

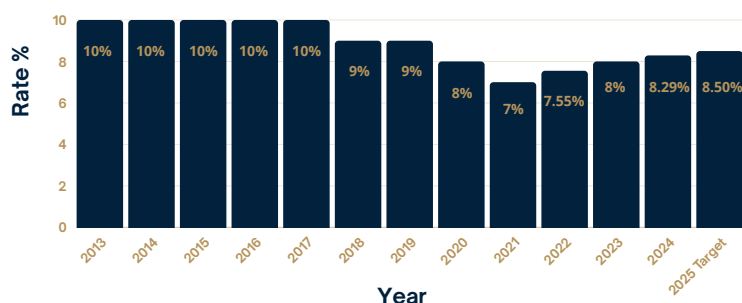


ROYAL CANADIAN
MORTGAGE INVESTMENT CORPORATION

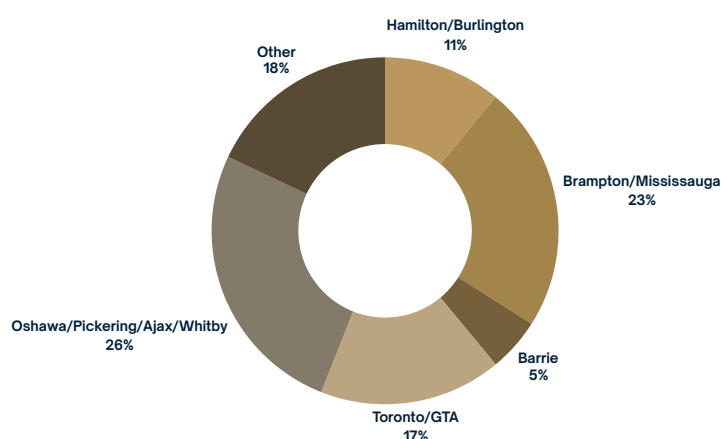
COMPANY OVERVIEW

Royal Canadian MIC was established in 2013. We are a private lender that specializes in providing loans on residential real estate properties across Ontario. Royal Canadian MIC offers eligible investors an opportunity to participate in a diversified portfolio with long-term, consistent returns.

HISTORICAL RETURNS



OUR PORTFOLIO



- Lending Areas GTA, Ontario
- Maximum Lending Value 85%
- Maximum Mortgage Amount 10% of Portfolio

Effective June 1, 2025

- Total Mortgage Portfolio \$58,640,942.99
- Average Mortgage Rate 10.88%
- Average Mortgage amount \$297,669.76
- Average Lending Value 64.90%

INVESTMENT STRATEGY

- Our real estate portfolio is exclusively focused on properties in areas that are considered highly marketable, primarily lending within the GTA/surrounding.
- 1st and 2nd mortgages. Interest only, primarily one year terms.
- We only deal with licensed mortgage agents/brokers.
- We work with a select group of appraisers from our approved list to ensure assessments are of fair market value. Property appraisals must be no more than 30 days old.
- All mortgages must be approved by a minimum of 2 signing officers, mortgage managers.
- All mortgages must have title insurance coverage.
- By each of our Principals investing alongside our shareholders, we have a vested interest in carefully managing the risks associated with the mortgages we choose to invest in.

TYPICAL BORROWER

- Self-employed
- New immigrants that have limited credit history in Canada
- Borrowers looking to consolidate debt
- Bridge financing

USE OF PROCEEDS

All proceeds from the Offering (after deducting the costs of issue, described under “The Offering”) will be used by the Company to acquire Authorized Investments. See “Use of Proceeds”.



RRSP, LIRA,
TFSA
Eligible



Stable
investments
with lower
volatility



Monthly
Cash
Distributions



Shareholders
Are Our
Partners



Capital
Preservation

COMMON INVESTMENT OFFERING

Issuer	Royal Canadian Mortgage Investment Corporation
Securities Offered	CAD \$ Common Class A, B
Price Per Security	\$1.00
Minimum Subscription	Class B \$25,000 or Class A \$250,000
Maximum Subscription	CAD \$100,000,000 (100,000,000 Shares)
Eligible For Registered Plans	RRSP, TFSA, RRIF, Spousal RRSP

COMMON INVESTOR RETURNS

Investor Target Return Effective June 1, 2024	8.50% (Please note, this is dependent on market rate/conditions and may be adjusted accordingly)
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INVESTMENT SUMMARY

Asset Type	1st and 2nd Residential Mortgages
Distributions	Monthly
Distribution Taxation	Interest Income
Dividend Reinvestment	Available

FEE SCHEDULE

Mortgage Manager Administration Fees	2% Per Annum, Paid Monthly
Early Redemption	The Early Redemption schedule is provided on the following page.
Redemption Fee	\$200 - Applicable to all redemption requests

SHAREHOLDER EARLY REDEMPTION SCHEDULE

Common Class	Year 1	Year 2	Year 3	Year 4	Year 5
Class A	4.00%	2.70%	1.40%	0.00%	0.00%
Class B	6.00%	4.80%	3.60%	2.40%	1.20%

***Please refer to the Offering Memorandum for full redemption terms and rights.**

ROYAL CANADIAN MORTGAGE INVESTMENT CORPORATION

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Any forward-looking statements that are contained herein involve a number of risks and uncertainties. Should one or more of these risks materialize, or should assumptions underlying the forward-looking statements prove incorrect, actual events or results might differ materially from events or results projected or suggested in these forward-looking statements. Prospective investors should review the risks relating to an investment in the Offering with their legal and financial advisors.