



Morex Capital™

MORTGAGE INVESTMENT CORPORATION

FUND FACT SHEET · APRIL 2026

Mortgage Income Fund

Short-term first and second mortgages on Greater Toronto Area homes, delivering steady quarterly income, secured by real estate, since 2012.

8.06%

CLASS A ANNUALIZED
SINCE INCEPTION*

8.31%

WITH DRIP REINVESTED*

69%

WEIGHTED AVERAGE LTV

\$286M+

FUNDED · 585
MORTGAGES

14+ yr

TRACK RECORD SINCE
2012

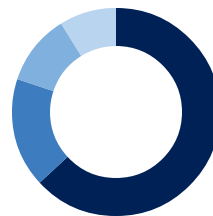
Fund Facts

Issuer	Morex Capital Corp. (MIC)
Manager & EMD	Morex Asset Management Corp.
Inception	February 2012
Offering	Offering Memorandum
Share value (NAV)	\$10.00 per share
Target yield	8% per annum (DRIP)
Distributions	Quarterly · DRIP available
Management fee	Class A: 1.37%
FundSERV	A: CCI 1101 · F: CCI 1105
Minimum	\$5,000 accredited / \$150,000 non-individuals
Redemption	1-yr closed, then 90-day notice on anniversary
Registered plans	TFSA · RRSP · LIRA · RRIF
Average loan	\$482,757

Independent Oversight

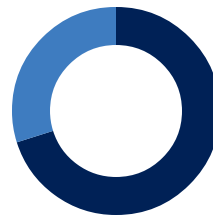
Trustee	Olympia Trust Company
Auditor	MMT Professional Corp.
Legal counsel	McMillan LLP
Fund administrator	SGGG Fund Services Inc.

Portfolio Composition



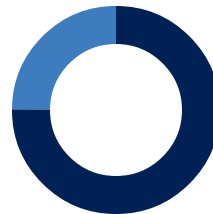
PROPERTY TYPE

■ Detached	63%
■ Townhome	17%
■ Condo	11%
■ Semi-detached	9%



SECURITY POSITION

■ First mortgages	70%
■ Second mortgages	30%



MORTGAGE LOCATION

■ Greater Toronto Area	75%
■ Golden Horseshoe	25%

FUND HIGHLIGHTS

- ✓ Positive annual return every year since inception
- ✓ Short 12-month terms re-price the book
- ✓ Over 75% of capital has stayed 10+ years
- ✓ 100% residential, secured by registered liens
- ✓ Low exposure to the condo market
- ✓ Quarterly income, uncorrelated to markets

Common Sense Lenders™

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*Average annualized return on Class A shares, after all fund fees, from inception (February 2012) to April 30, 2026; 8.31% assumes all distributions reinvested under the DRIP. The 8% target yield is a target only, not a guaranteed or forecast return. Past performance is not indicative of future results and returns are not guaranteed. Morex Capital Corp. is distributed by Morex Asset Management Corp., an Exempt Market Dealer registered with the Ontario Securities Commission. This Fund Fact Sheet is for information purposes only and does not constitute an offer to sell or a solicitation to buy securities. Units are offered pursuant to an Offering Memorandum and only to investors in jurisdictions of Canada who meet certain eligibility or minimum purchase requirements; important information about the Fund, including its objectives and risks, is in the Offering Memorandum, available from Morex Capital Corp. or your advisor. This is a risk investment; capital is at risk and you may lose some or all of it. Investments are not guaranteed and are not CDIC-insured. Distributions may change and past performance may not be repeated. All amounts in Canadian dollars unless otherwise noted.