M12 Capital Mortgage Investment Corporation

Private mortgage income secured by Ontario real estate.

CLASS A SHARES

FUND FACT SHEET

April 30, 2025

8.25% TARGET ANNUAL DISTRIBUTION[1]	QUARTERLY DISTRIBUTIONS	ONTARIO FOCUSED PORTFOLIO	REGISTERED PLAN ELIGIBLE RRSP, RRIF, TFSA, FHSA, RESP	MIN. INVESTMENT **$50,000**

Overview & Investment Strategy

M12 Capital Mortgage Investment Corporation (the "MIC") provides investors access to a diversified portfolio of private mortgages secured by Ontario real estate, delivering stable, risk-controlled income.

Secured by Ontario Real Estate

All mortgages are secured by a first or second charge on real estate in Ontario.

Experienced Management

Focused on disciplined underwriting, experienced borrowers, and active portfolio management.

Conservative Collateral Focus

Primarily residential properties in strong markets with solid borrower profiles.

Consistent Income Objective

Targeting stable, quarterly distributions through a diversified mortgage portfolio.

Portfolio Snapshot

~$20 Million
Assets Under Management

47
Total Mortgages

$340,000
Average Mortgage Size

15%	**85%**
First Mortgages	Second Mortgages

95%	**5%**
Residential	Commercial

Geographic Diversification

(By Value)

Greater Toronto Area	44%
Hamilton / Niagara Region	18%
Southwestern Ontario	13%
Eastern Ontario	13%
Northern Ontario	7%
Other Ontario	5%

PERFORMANCE & DISTRIBUTION HISTORY

Distribution History (Annualized)

Apr 2021 – Sep 2024	Oct 2024 – Dec 2024	Jan 2025 – Dec 2025	Jan 2026 – Current
9.00% Annualized	**9.50%** Annualized	**9.00%** Annualized	**8.25%** Annualized

Performance Summary

	YTD 2026	YTD 2025	1-Year Return	3-Year Annualized	Since Inception (Value of $1 Invested)
CASH	4.13%	9.00%	8.63%	8.92%	>$1.47
DRIP	4.20%	9.38%	8.97%	9.29%	>$1.60

Past performance is not indicative of future results.

M12 Capital Mortgage Investment Corporation
230-5975 Whittle Road
Mississauga, ON L4Z 3N1

m12mic.com

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About the Manager

GEORGE MOUTSOUROUFIS

Founder, President & CEO

George has over 30 years of experience in mortgage lending, capital markets and investment management. He founded M12 Capital with a clear mission: to deliver consistent income to investors through well-structured, short-term private mortgages secured by real estate in Ontario.

Experienced Leadership
Deep expertise in mortgage investing, underwriting and fund management.

Disciplined & Conservative Approach
We focus on credit quality, property value and strong exit strategies to protect capital.

Aligned With Investors
Our interests are aligned with our investors. We invest alongside our fund to ensure we share in the outcomes.

Focused on Ontario
We lend exclusively on Ontario real estate, where we have deep market knowledge and relationships.

Consistent Performance
Proven track record of delivering reliable monthly income since inception in 2021.

Investor First
Transparent communication, strong governance and a commitment to long-term relationships.

Key Fund Information

Fund Type	Mortgage Investment Corporation (MIC)
Fund Inception	July 2021
Minimum Investment	$50,000
Eligible Accounts	RRSP, RRIF, TFSA, FHSA, RESP, Corporate & Non-Registered
Distribution	Quarterly
Management Fee	2.00% per annum of average AUM[1]
Administrator	M12 Asset Management Lic. #13221
Auditor	LCAT Consulting and Accounting
Legal Counsel	Jef Levy LLP & Scalzi Law LLP

[1] Based on average assets under management.

Belco Private Capital Inc. – Dealer Representative

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M12 management's estimates, beliefs, and assumptions are inherently subject to significant business, economic, competitive, and other uncertainties and contingencies regarding future events and, as such, are subject to change. Although the forward-looking statements are based on assumptions and information that is currently available to management, including current market conditions and management's assessment of opportunities that are or may become available to M12, which are subject to change, management believes these statements have been prepared on a reasonable basis, reflecting M12's best estimates and judgments, they may prove to be incorrect. Forward looking statements necessarily involve known and unknown risks and opportunities in future periods to differ materially from those expressed or implied by such forward-looking statements. Subject to applicable law, M12 does not undertake any obligation to publicly update or revise any forward-looking statements. Past performance is not intended to provide an indication of future performance.

LET'S BUILD TOGETHER
We welcome the opportunity to discuss how M12 Capital MIC can support your investment objectives.

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