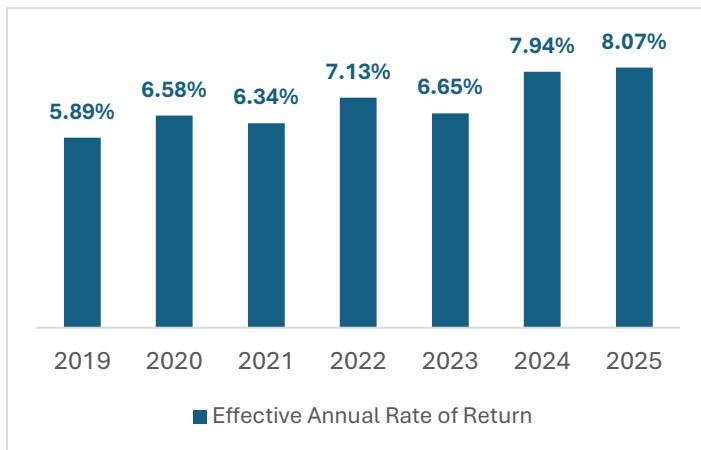


ELITE MORTGAGE CORP.
#201 – 2420 MCCALLUM ROAD, ABBOTSFORD, B.C. V2S 6R9
OPERATING IN THE HEART OF THE FRASER VALLEY SINCE INCEPTION, 1999

- 25 years experience in prudent, professional underwriting, risk management and portfolio administration.
 - Flexible short-term mortgage financing options with a focus on first and second mortgages.
 - All loans secured by Canadian residential, agricultural, and commercial real estate.
 - Income distributions quarterly and topped up at each fiscal year end.
 - RRSP, RRIF, TFSA, RESP, and Non-Registered eligibility.
 - Annually audited Financial Statements according to International Financial Reporting Standards (IFRS).
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Elite Mortgage Corp. is a Mortgage Investment Corporation (MIC) based in Abbotsford, B.C. We offer investors an opportunity to participate in a diversified portfolio of high-yield mortgages. The interest and fees generate income which is distributed to investors (net of all administrative fees and expenses). In June 2022, Elite Mortgage Corp. amalgamated with two other MICs administered by the same management company, with the goal of growing the company and maintaining our target rate of return through 2026.

The graph below reflects the rates of return for investors over the past 7 years.



***The effective annual return is based on the weighted average share capital outstanding during the year.**

Elite's objective is to maintain a steady stream of income through relatively low-risk, high-quality mortgages. Our prudent lending practices have allowed us to maintain a strong portfolio of primarily first and second mortgages.

FUND INFORMATION

Fund Administrator: Valley Wide Management Corp.

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