

MIC Fast Facts

SHAREHOLDER BASE

58.80%	Investors choose 8% per annum (pa) monthly dividend
41.20%	Investors choose to re-invest dividends
62.66%	Investing with registered funds (RRSP)
37.34%	Investing with open funds

LOAN TO VALUES (LTV)

65%	Target LTV for fund
54.62%	Current LTV for fund
54.81%	Average LTV residential
52.12%	Average LTV commercial

MORTGAGE POSITIONS*

59.73%	1st mortgages
40.27%	2nd mortgages
0%	3rd mortgages

MORTGAGE PROPERTIES

91.49%	Residential mortgages
8.51%	Commercial mortgages

45.70% BC mortgages

40.87% Alberta mortgages

1.52% Saskatchewan mortgages

11.90% Ontario mortgages

MORTGAGE FORECLOSURES

2.56%	Foreclosure as a percentage of assets under management
48.24%	Foreclosure LTV

As of July 1, 2013. Loan to Value (LTV) percentages are based on independent appraisals performed in a reasonable time period prior to funding. Alta Pacific MIC does not currently hold mortgages with greater than 12 month terms. Appraisals are less than one year old and therefore the fund manager remains confident in the LTV stated.

* Alta Pacific's target for 1st vs 2nd mortgages is 50:50. Balanced distribution geographically is also a key target. Due to the nature of mortgages maturing on a month by month basis, these balances vary throughout the year.

Five Years Back + Five Years Forward: A Decade of Alta Pacific

In March 2007, Alta Pacific Mortgage Investment Corp. was formed by four ambitious Western-Canadian entrepreneurs. In the summer of 2008, the fund issued its first Class B shares. The first shareholders, naturally, were the founders and their families. Just months later, the first Alta Pacific mortgage was placed on a residential property in Alberta.

Five years have passed since that first investment and first mortgage. Today, Alta Pacific is home to more than 600 investors, and over time the fund has placed over one hundred mortgages on properties in Western Canada. The basic foundation of the fund has not changed over these years. The managing partners in the firm have stayed true to three core values: Security, Growth, and Transparency. As we look back over the last five years, and more importantly, look forward to the five years ahead, our belief in these three pillars is as strong as ever.

Security: For any Mortgage Investment Corporation (MIC) — including Alta Pacific, Western-Canadian real estate — the security of pooled investor funds is in real estate. All of Alta Pacific's shareholders are familiar with our steadfast adherence to Loan-to-Value (LTV). The underlying real estate assets and the LTV on these assets are the essential security that protects our investment. Our fund has maintained a LTV of no more than 65% over the past five years. This means that our pooled funds are secured by at least 35% equity in the real estate that secures our mortgages. The property values that substantiate this equity are based on independent appraisals, performed each time a mortgage is funded.

Growth: Alta Pacific has experienced consistent growth since 2008. Today, the fund manages approximately \$25 million in assets and forecasts continued growth in the coming years. The managing partners are as confident as ever in the performance of the fund and have invested in a great team of people, strong partners, and technology to manage growth today and into the future. Our firm is bolstered by committed and knowledgeable internal employees and external stakeholders. We depend on valuable insight gained through our work with approved Exempt Market Dealers and their dealing representatives, as well as top firms and individuals in select accounting firms and legal practices.

As Alta Pacific has grown over the past five years, the company has continually improved its policies and procedures and has made investments in software technology to optimize financial reporting. As with every growing business in the 21st century, we at Alta Pacific know that it's imperative to capitalize on new opportunities through cutting-edge technology, and the tools we use are chosen for that purpose. Over the last year, Alta Pacific successfully migrated to a MIC industry software system for financial management; this system allows us to manage the fund more efficiently and to set a path for growth in the future.

Transparency: In the early days of Alta Pacific, the founders and managing partners made a firm commitment, which they extended to every shareholder that has entrusted their savings to the fund. The commitment: Be transparent to shareholders and stakeholders. Transparency in every relevant aspect of its business, so that all parties can access the facts and always obtain a clear picture of the state of the fund. Far too often, the investment world witnesses situations where parties are not aware of the critical working elements of a business—namely, its performance and financial health. Our commitment to regularly publishing the "MIC Fast Facts," our accessibility to every investor and Exempt Market Dealer, and our participation in associations and industry events mean that every Alta Pacific shareholder and stakeholder has unimpeded access to our business.

To all our shareholders, whether you've been with us for a short while or since way back in 2008: thank you for your participation in Alta Pacific. The team continues to work diligently to deliver results and we're proud to have distributed positive returns every month, quarter and year since our launch five years ago. The managing partners and the rest of the team at Alta Pacific look forward to the next five years and beyond. We welcome each and every one of you to reach out and speak to us if you have any questions—or if you just wish to say hello. On behalf of all of us at Alta Pacific, have a great summer.