

MIC Fast Facts

SHAREHOLDER BASE

56.15%	Investors choose monthly dividend
43.85%	Investors choose to re-invest dividends
66.29%	Investing with registered funds (RRSP)
33.71%	Investing with open funds
689	Total number of shareholders

LOAN TO VALUES (LTV)

65%	Target LTV for fund
64.33%	Current LTV for fund
63.79%	Average LTV residential
75.16%	Average LTV commercial

MORTGAGE POSITIONS*

56.05%	1st mortgages
43.95%	2nd mortgages
0%	3rd mortgages

MORTGAGE PROPERTIES

85.01%	Residential mortgages
14.99%	Commercial mortgages

65.52%	BC mortgages
30.49%	Alberta mortgages
3.15%	Saskatchewan mortgages
0.83%	Ontario mortgages
167	Number of Mortgages

MORTGAGE FORECLOSURES

0	Number of Mortgages in Foreclosure
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As of August 1, 2014. 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 24 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.

Diversification: Built into Alta Pacific

For as long as Canadians have been investing, they have been given a simple piece of advice: "Diversify your investments"—in other words, don't put your eggs in one basket. This old adage contains a powerful truth, and for the team at Alta Pacific, it's a key strategy for success.

Alta Pacific reached a milestone early in 2014, when the fund's portfolio surpassed the 100 active mortgages mark. It continued to add mortgages at a steady rate over the winter, with more than 150 mortgages by July 1. In terms of our diversification principle, this is a great achievement: 150 mortgages is diversification. What's more, the active mortgage portfolio stretches across the Western Provinces and includes a number of borrowers nearly equal to the number of mortgages. With only one exception (where a single borrower holds two mortgages with the firm), each of these mortgage loans is backed by a unique borrower. Each borrower is legally bound to the terms of the mortgage, with funds secured by the respective property.

The number of mortgages under Alta Pacific's management demonstrates its commitment to ensuring diversity for the fund. At the same time, we remain focused on maintaining low risk-exposure for the mortgage pool. Risk exposure is commonly measured using the loan-to-value (LTV) metric. Our LTV target for the fund is to not exceed 65%; Alta Pacific's mortgage pool closed June at 63.8% LTV.

We continue to see strong demand for specialty mortgages. By all accounts (economists as well as the average Canadian) the outlook for Canada's economy remains steady for the foreseeable future, giving Alta Pacific confidence in continued operational success and strong shareholder returns. The success of the fund is largely linked to our process of due diligence on every mortgage, funded or rejected. This due diligence process requires thoroughness, precision, and experience — qualities that Alta Pacific is proud to embody.

Internally prepared financial statements show Alta Pacific exceeding its yield goal for the 2013/14 fiscal year; which ended June 30. The external audit will be carried out during August and early September after which the audited yield to investors will be issued, and returns will be distributed to the fund's Class B shareholders.

As we kick off the 2014/15 fiscal year, Alta Pacific continues to follow its operating strategy that is matched with a skilled team, consistent loan procedures and quality technology tools. This structure is bolstered by Alta Pacific's associations and partnerships with experienced mortgage brokers, attorneys, bankers, accountants, real estate lenders, financial advisors and exempt market dealers.

Thank you to all stakeholders, and most importantly to our shareholders for their continued commitment and support. Enjoy the rest of the summer!

About Alta Pacific

The company's objective is to acquire and maintain a diversified portfolio of Canadian mortgages that preserves capital and generates strong returns, providing monthly dividends for its shareholders. This objective is achieved through prudent mortgage investment to qualified real estate owners, with a primary focus on short-term residential financing needs not currently met by traditional real-estate lenders. Alta Pacific Mortgage Management Corporation is the manager of and portfolio advisor to the Company.

www.altapacificmortgages.com • 778-328-7401 • info@altapacificmortgages.com
As of September 1st we are moving to: 1601-128 West Pender Street, VANCOUVER, BC, V6B 1R8
30-10324 Ave, EDMONTON, AB, T6E 1Z8

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