

## ALTA WEST CAPITAL - ESTABLISHED 1991

Alta West Mortgage Capital Corporation (Alta West Capital), as investment fund manager of First Place MIC, is an established industry leader in residential mortgage portfolio management and has managed risk and optimized returns for investors through many economic cycles and housing markets. Alta West Capital is one of the few alternative lenders that fund short-term residential mortgages across Canada. Our investment objective is to preserve shareholder capital and deliver consistent monthly returns.

## 2023-2024 FIRST PLACE MIC FISCAL YEAR (Nov. 1, 2023 - Oct. 31, 2024)

**7.12%\***

NET ANNUALIZED RETURN

**7.35%\***

COMPOUNDED NET ANNUALIZED RETURN

\*Past performance is no guarantee of future results. Actual performance will vary.

## WHAT ARE THE UNIQUE ADVANTAGES OF FIRST PLACE MIC?

**RATE SINCE INCEPTION**  
5.66%

**FUND PERFORMANCE**  
No negative yield since inception in 2007.

**INVESTMENT POLICY**  
We offer semi-monthly buy-ins, monthly distributions and a monthly redemption policy.

**TRANSPARENT FEES**  
2% per annum of outstanding share capital, not charged on leveraged capital. This is equivalent to 1.3% per annum if calculated on total AUM (average fiscal year 2024). Alta West does not charge EMD or Treasury fees.

**ASSET BACKED SECURITY**  
The First Place MIC loan portfolio consists of 100% residential properties (no land development) in major urban areas across AB, BC, and ON.

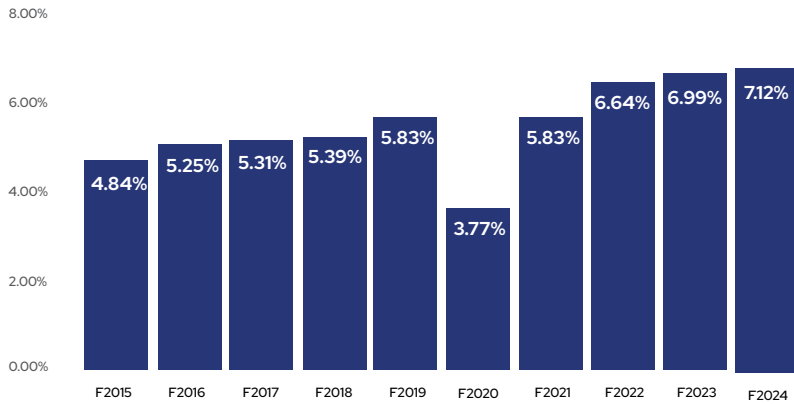
**CANADIAN MANAGER**  
We are focused exclusively on Canadian assets and investors.

## MONTHLY PERFORMANCE FOR FIRST PLACE MIC

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
<b>2025</b>	0.61%	0.60%	0.60%	0.59%	0.58%							
<b>2024</b>	0.57%	0.58%	0.60%	0.59%	0.59%	0.58%	0.59%	0.60%	0.60%	0.60%	0.60%	0.60%

\*Monthly reflects fiscal year (November-October)

## AVERAGE NET ANNUAL RETURN OVER 10-YEAR PERIOD = 5.70%



\*The above are net annualized yields earned by investors in the First Place MIC fiscal year, after the deduction of all management fees and operating expenses. The MIC has a fiscal year from November 1 to October 31 and pays dividends on a monthly basis. These yields may not be indicative of future returns as the MIC is subject to a variety of risks beyond management's control. Past performance is no guarantee of future results. Actual performance will vary.

**\$18.4M**

ASSETS UNDER MANAGEMENT<sup>1</sup>

**64**

NUMBER OF MORTGAGES

**59%**

WEIGHTED LOAN-TO-VALUE (LTV)<sup>2</sup>

**\$287K**

AVG. MORTGAGE LOAN SIZE

<sup>1</sup>Figures as of March 31, 2025

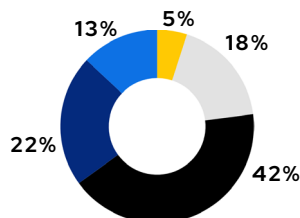
**<0.2%**

5 YR AVG. LOAN LOSS AS % OF AUM

**<5%**

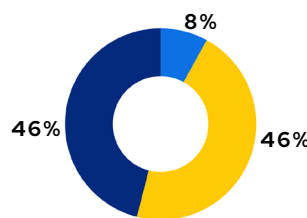
LARGEST LOAN AS % OF AUM

### Loan Size



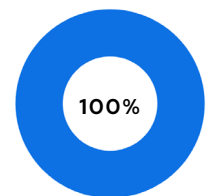
■ \$0 - \$100,000  
 ■ \$100,001 - \$250,000  
 ■ \$250,001 - \$500,000  
■ \$500,001 - \$750,000  
 ■ \$750,001 - \$1,000,000

### Loan By Province



■ AB  
 ■ BC  
 ■ ON

### Mortgage Type



■ 1st Mortgage

Note: Based on dollar amount of the portfolio. Figures may not sum due to rounding. Figures as of March 31, 2025

<sup>1</sup>Value of mortgages in the fund. <sup>2</sup>Calculated as mortgage amount divided by the value of the property secured at time of origination. The properties included in the weighted LTV calculation are of similar property types as 100% of assets under management are residential properties with the remaining being retail or mixed-use retail/residential properties.

**MINIMUM INVESTMENT**

\$10,000

**TRUSTEES**

Olympia Trust Company

**INCEPTION**

May 2007

**FISCAL YEAR END**

October 31

**FUNDSERV CODE**

BEL 1811

**REGISTERED FUNDS ELIGIBLE**

RRSP, RRIF, RESP, TFSA, FHSA, LIRA, LIF,  
SPOUSAL RRSP

**DISTRIBUTED UNDER  
EXEMPTIONS**

Permitted Investor  
Accredited Investor  
Family, Friends & Business Associates  
Offering Memorandum (AB, BC, ON,  
MB, YT & SK)

**PURCHASE FREQUENCY\***

15th and last business day of the month

**DIVIDEND DISTRIBUTIONS**

Dividends are distributed monthly. Dividends paid to  
shareholders are taxed as interest income.

**FINANCIAL LEVERAGE**

Up to \$11,000,000

**AUDITOR**

Czechowsky, Graham & Hanevelt  
Chartered Accountants

**LEGAL ADVISORS**

Osler, Hoskin & Harcourt LLP

\*If the 15th or last business day falls on a weekend, the closing will occur on the next business day

**DISCLAIMER**

Alta West Capital is registered as an Exempt Market Dealer ("EMD"), Restricted Portfolio Manager ("RPM") and Investment Fund Manager ("IFM") in the province of Alberta. The firm is also registered in the provinces of British Columbia, Ontario, Manitoba, Saskatchewan and Yukon as an EMD. This information is directed only to residents of those provinces. For more information, contact Investor Relations at (403) 254-9075 ext. 4218 or by email at [investor.relations@awcapital.ca](mailto:investor.relations@awcapital.ca). This communication is only directed at persons in these jurisdictions. Alta West Capital holds a mortgage broker license in British Columbia, Alberta and Ontario. FSCO Brokerage License 12633, FSCO Mortgage Admin License 12634.

The information contained herein is for general information purposes and is not intended to be a solicitation. Important information regarding this security is set out in the offering document of each MIC fund, which should be reviewed prior to investing. Please contact us for a copy of this document.

The information contained herein is current to the date indicated in this First Place MIC brochure. Neither Alta West Capital nor First Place MIC assumes any obligation to notify the reader of any changes. Past performance is no guarantee of future results. Actual future performance may vary from historic performance. To read the full disclaimer, click [HERE](#) or visit [awcapital.ca](http://awcapital.ca).

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