

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% annualized

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 Capital does not charge EMD or Treasury fees.

ASSET BACKED SECURITY

The First Place MIC loan portfolio consists of 98% residential properties (no land development) focused on major urban areas across AB, BC, and ON.

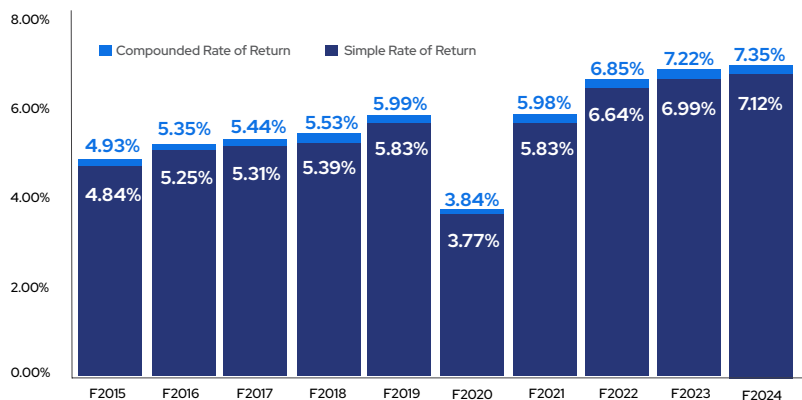
CANADIAN MANAGER

We are focused exclusively on Canadian assets and investors.

MONTHLY NET PERFORMANCE FOR FIRST PLACE MIC (FISCAL YEAR)

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
2024-2025	0.61%	0.60%	0.60%	0.59%	0.58%	0.57%	0.57%	0.56%	0.56%	0.56%	0.55%	
2023-2024	0.57%	0.58%	0.60%	0.59%	0.59%	0.58%	0.59%	0.60%	0.60%	0.60%	0.60%	0.60%

AVERAGE 10-YEAR PERIOD: NET ANNUAL RETURN 5.70%, COMPOUNDED RETURN 5.85%



*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 (compounded rate of return). These yields may not be indicative of future returns as the MIC is subject to a variety of risks beyond management's control. Important information regarding these investments is set out in the Offering Memorandum, which should be reviewed prior to investing.

\$25M

ASSETS UNDER MANAGEMENT¹

101

NUMBER OF MORTGAGES

56%

WEIGHTED LOAN-TO-VALUE (LTV)²

\$252K

AVG. MORTGAGE LOAN SIZE

¹Figures as of September 30, 2025

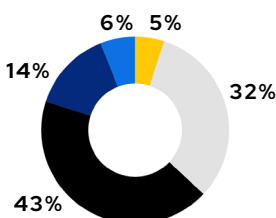
<0.2%

5 YR AVG. LOAN
LOSS AS % OF AUM

<5%

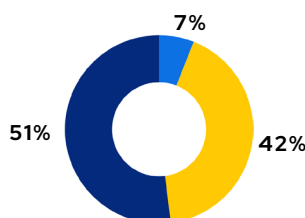
LARGEST LOAN
AS % OF AUM

Loan Size



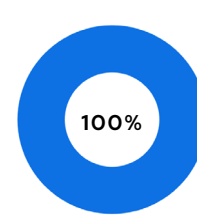
■ \$0 - \$100,000
 ■ \$100,001 - \$250,000
 ■ \$250,001 - \$500,000
 ■ \$500,001 - \$750,000
 ■ \$750,001 - \$1,000,000

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 September 30, 2025

¹Value of mortgages in the fund. ²Calculated 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 98% 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 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 day of the month 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. This communication is only directed at persons in these jurisdictions. Alta West Capital holds a mortgage broker license in British Columbia, Alberta and Ontario. Alta West Capital holds a mortgage broker license in British Columbia, a mortgage brokerage license in Alberta and Ontario, as well as a mortgage administration license in Ontario. FSRA Brokerage License 12633, FSRA 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 as the MICs are subject to a variety of risks beyond management's control. To read the full disclaimer, click [HERE](#) or visit awcapital.ca.

CONTACT US

T 1.403.254.9075 EXT. 4218
E investor.relations@awcapital.ca
awcapital.ca