

**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.

**2024-2025 FIRST PLACE MIC FISCAL YEAR**  
(Nov. 1, 2024 - Oct. 31, 2025)

**6.91%**

NET ANNUALIZED RETURN

**7.13%**

COMPOUNDED NET ANNUALIZED RETURN

Past performance is no guarantee of future results. Actual performance will vary. All return figures are net of fees and operating expenses.

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

**RATE SINCE INCEPTION**

5.72% annualized (simple) | 5.85% annualized (compounded)

**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, calculated and payable monthly, not charged on leveraged capital. This is equivalent to 1.5% per annum if calculated on total AUM (average fiscal year 2025). Alta West Capital does not charge EMD or Treasury fees.

**ASSET BACKED SECURITY**

The First Place MIC loan portfolio consists of 98% residential properties (including residential land/acreage) across AB, BC, and ON. See chart below.

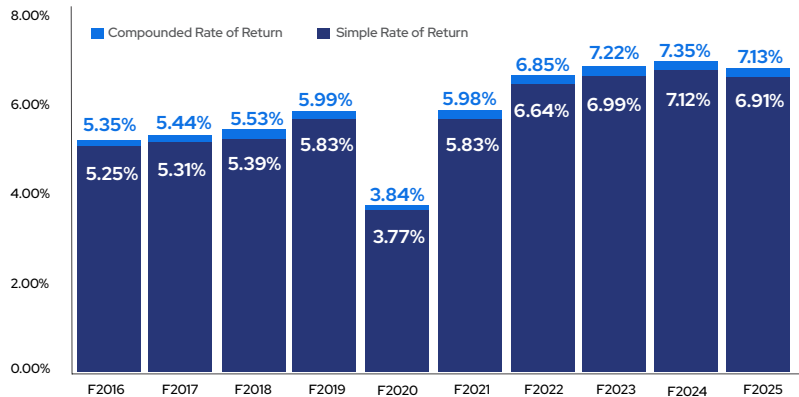
**CANADIAN MANAGER**

We are focused exclusively on Canadian assets and investors.

**FISCAL YEAR 2026 NET PERFORMANCE**

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
<b>Monthly Net Return</b>	0.55%	0.55%	0.55%	0.55%	0.55%							
<b>Annualized Net Return</b>	6.60%	6.55%	6.55%	6.57%	6.60%							

**AVERAGE 10-YEAR PERIOD: NET ANNUAL RETURN 5.90%,  
COMPOUNDED RETURN 6.07%**



\*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.

**\$26M**

ASSETS UNDER MANAGEMENT<sup>1</sup>

**98**

NUMBER OF MORTGAGES

**58%**

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

**\$261K**

AVG. LOAN SIZE

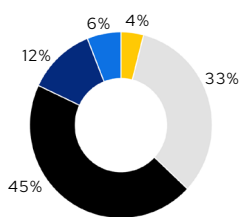
**<0.1%**

5 YR AVG. LOAN LOSS AS % OF AUM

**<4%**

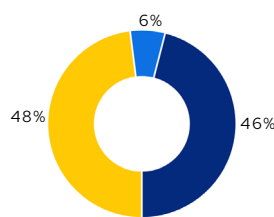
LARGEST LOAN AS % OF AUM

**LOAN SIZE**



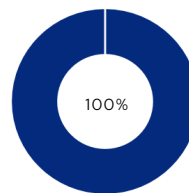
■ \$0 - \$100,000    ■ \$100,001 - \$250,000  
■ \$250,001 - \$500,000    ■ \$500,001 - \$750,000  
■ \$750,001 - \$1,000,000

**LOAN BY PROVINCE**



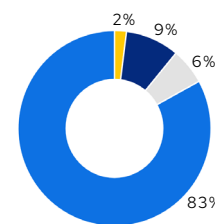
■ AB    ■ BC    ■ ON

**SECURITY POSITION**



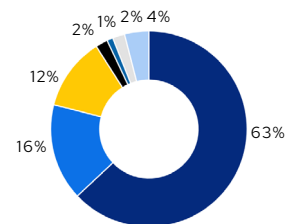
■ 1st Mortgage

**LOAN BY POPULATION**



■ Rural/Small Town (Pop ≤10,000)  
■ Small Market (Pop >10,000)  
■ Medium Market (Pop >50,000)  
■ Major Centre (Pop >100,000)

**LOAN BY PROPERTY TYPE**



■ Single Family    ■ Apartment  
■ Townhouse    ■ Duplex  
■ Residential Acreage    ■ Commercial  
■ Residential Land

Based on dollar amount of the portfolio. Figures may not sum due to rounding. <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 98% of assets under management are residential properties with the remaining being commercial/mixed-use.

**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  
Last day of the month only for registered plans

**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](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. 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](http://awcapital.ca).

**CONTACT US**

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