

May 5, 2022

Dear Valued Shareholder:

Re: March 31, 2022 Quarter-End Results and Dividend Distribution

Results for the quarter ended March 31, 2022 are now finalized and summarized below, with comparative figures provided for the previous quarter ended December 31, 2021 in brackets:

Net Income (3 months):	\$135,494	(\$114,148)
Net Annualized Yield:	5.31%	(4.34%)
Share Capital:	\$10,357,080	(\$10,422,910)
Mortgage Loan Portfolio:	\$7,311,515 (29 loans)	(\$6,048,531) (25 loans)
Cash on-hand:	\$3,209,443	(\$4,506,691)

Our net annualized yield of **5.31%** earned this past quarter is up notably, nearly one full percent, from the annualized yields of 4.34% and 4.69% that were generated in each of the two previous quarters ended December 31, 2021 and September 30, 2021.

This positive change is as a result of a flurry of new loan activity that literally began the morning of December 24, 2021, subsiding only just recently, which allowed us the most welcomed opportunity to commit most of our cash on new quality loan opportunities.

During this past quarter we lent out a total of \$3,357,268 on 8 new loans (of which 2 are single-family construction) and 3-existing construction loans. Conversely, we also received repayments totaling \$2,075,308 from 4 existing loans.

Although we had \$3,209,443 in cash at quarter end (down almost \$1.3 Million from the end of the previous quarter) a combined total of \$1,315,000 was unfunded on 5 construction loans, on which we were earning an average of 4.10% to hold those funds for future advances as construction progresses. We also had a total of \$2,236,467 invested in redeemable term deposits with Interior Savings Credit Union, on which we were earning 0.50%.

Subsequent to quarter-end; \$650,000 was advanced on 3 new loans and another \$250,000 advanced on an existing construction loan; one existing loan of \$190,759 was repaid in full; and, by the time you receive this letter, another 2 loans totaling \$540,000 will have funded, one of which is a construction loan with \$550,000 unfunded for future advances as construction progresses and for which we are charging a Standby Fee of 4.50% to hold these funds.

With everything committed to the date of this letter, including the unfunded portions of our construction loans, on which we earn the Standby Fees, all but about \$242,000 of our cash is not spoken for.

Though exciting news, things can change rapidly in the other direction. While we still continue to receive applications for new loan opportunities, the pace at which they are coming through the door is greatly reduced from what is has been over the past 4-months.

Currently, there is one partial redemption request for 16,000 Shares (\$160,000) eligible for the December 31, 2022 Redemption Date. If you are interested in adding to your holdings by
