

August 10, 2022

Dear Valued Shareholder:

**Re: June 30, 2022 Quarter-End Results and Dividend Distribution**

Results for the above noted quarter-end have been finalized and are summarized below, with comparative figures provided for the previous quarter ended March 31, 2022 in brackets:

Net Income (3 months):	<b>\$157,485</b>	(\$135,494)
Net Annualized Yield:	<b>6.07%</b>	(5.31%)
Share Capital:	<b>\$10,412,000</b>	(\$10,357,080)
Mortgage Loan Portfolio:	<b>\$9,335,377 (33 loans)</b>	(\$7,311,515) (29 loans)
Cash on-hand:	<b>\$1,274,054</b>	(\$3,209,443)

Our net annualized yield of 6.07% earned over this past quarter is up again notably compared to the results for the previous quarter-end, continuing this upward trend since the 4.69% generated for the quarter ended September 30, 2021.

During this past quarter we were able to fund a total of \$2,902,283 on 9-new loans (2 of which are single-family construction) and progress advances on 4-existing construction loans (\$3,357,268 funded the previous quarter on 8 new loans and 3-existing loans). Conversely, we also received back a total of \$875,805 from 4-existing loans we were repaid on during the period (\$2,075,308 on 4-existing loans in the previous quarter).

This heightened activity over these past 2-quarters has reduced our cash on-hand considerably to \$1,274,054 as of June 30, 2022. Subsequent to quarter-end a further \$200,000 was advanced on 1-existing construction loan and 1-new construction loan while a total of \$840,434 was repaid on 2-existing loans bringing our cash position to \$2,087,753 as of the date of this report.

Of this cash \$1,780,000 is earning standby fees averaging 4.46%, compensating us for holding these funds back to fund future advances on 6-existing construction loans as work progresses, plus we still hold \$304,973 in term deposits earning a meager 0.50% while we actively continue to entertain new lending opportunities to put this to work for us.

Four (4) partial redemption requests for a total of 30,690 Shares, eligible for the December 31, 2022 Redemption Date, were received. To-date, 3 other Shareholders have purchased 8,000 of those Shares and there remains a total of 22,169 Shares available for purchase. If you are interested in adding to your holdings by purchasing some of these remaining redeeming Shares please let Rebecca know and she will walk you through the process.

Of the \$157,485 in net earnings being distributed with this report a total of \$64,910 (41%) was reinvested by some of our Shareholders to purchase an additional 6,491 Shares increasing our share capital up slightly to \$10,476,910 as a of the date of this report.

**REMINDERS:**

- A form of Resolution was included with our last reporting for the March 31, 2022 quarter-end for your signature and return in an enclosed stamped and self-addressed envelope. If you haven't already signed and returned this form of resolution to us please do so at your earliest convenience. If the form has been lost please download a copy from our website under the downloads tab, "Review Engagement Resolution"; and

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