

Fund Fact Sheet:

(as of March 1st, 2021)



Fund Overview

Blue Stripe Financial, founded in 2015, is the newest member of the Amur Financial Group of companies. Without abandoning our philosophy of capital preservation, Blue Stripe offers investors a more aggressive lending approach supplying the final piece to our fully diversified portfolio. Blue Stripe's fundamental investment objective is to achieve long-term capital appreciation through investments that offer high return potential. Intended for investors who are willing to accept an increased degree of risk, Blue Stripe seeks to invest in higher ratio mortgages over shorter terms & reduced amortizations.

Blue Stripe Financial Ltd: Fund Details

(as of March 1st, 2021)

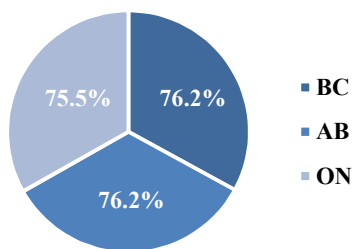
- **Fund Type:** Mortgage Investment Corporation (MIC)
- **Inception Date:** 2015
- **Minimum Investment:** \$10,000
- **Most Recent Annual Return (2020):** 13.09%
- **3 Year Average Return:** 13.48%
- **Weighted Average LTV:** 75.9%*
- **Auditor:** MNP, LLP
- **Mortgage Type:** Residential / Primary Residence
- **Geographical Diversification:** BC, AB, ON
- **Funds Under Management:** \$11,376,380
- **Total Number of Mortgages:** 333
- **Average Mortgage Size:** \$34,163
- **Registered Investment Qualified:** Yes
- **Financial Service Fee:** 2.00%

*LTV = Loan to value. This is the total debt owing divided by the property's value at the time the loan was advanced.

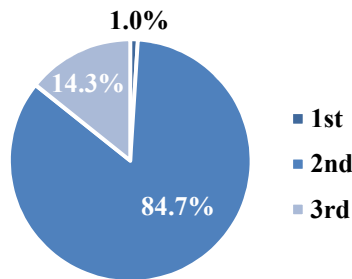
MORTGAGE COMPOSITION TABLE

Position	#	Total Value Mortgages	Yield	Loan to Value	Average Mortgage Size
1 st Mortgage	1	\$112,969	9.75%	59.2%	\$112,969
2 nd Mortgage	293	\$9,639,364	14.36%	77.0%	\$32,899
Other Mortgage	39	\$1,624,047	13.83%	70.9%	\$41,642
TOTALS	333	\$11,376,380	14.24%	75.9%	\$34,163

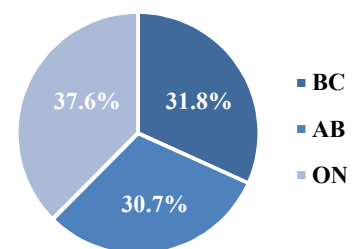
LTV by Province



Securty Position



Mortgage Location



All investments, including Blue Stripe Financial Ltd., carry risks. Past returns are not an indication of future returns and all information in this brochure is for discussion purposes only and is not intended to imply risk profiles. Neither the information nor any opinion expressed in this document constitutes an offer to sell securities or financial instruments or provide any investment advice or service. The Office of the Registrar of Mortgage Brokers at the Financial Institutions Commission regulates the mortgage brokering and lending activities of Mortgage Investment Corporations (MICs) under the Mortgage Brokers Act. The Registrar and the Mortgage Brokers Act do not regulate the capital raising and investment marketing activities of MICs which are subject to securities legislation and regulation.

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