

Fund Overview

Blue Stripe Financial Ltd. ("Blue Stripe") was founded in 2017 with the fundamental investment objective to achieve long-term capital appreciation through mortgage investments that offer high return potential. Blue Stripe pursues a more aggressive lending approach focused on smaller mortgages with higher LTV ratios over shorter terms and reduced amortizations. This fund is intended for investors who are willing to accept an increased degree of risk. Since inception, Blue Stripe has generated its investors an annual return ranging from 12.58% to 14.48%.

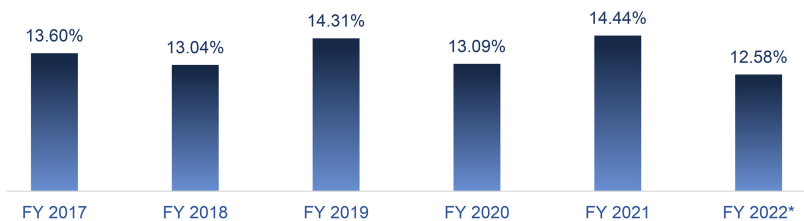
Blue Stripe Financial: Fund Details

Fund Type	Mortgage Investment Corporation (MIC)	Mortgage Type	Residential (100%)
Inception Date	2017	Geographical Diversification	BC, AB, ON
Minimum Investment	\$10,000	Funds Under Management	\$16.5 million
Average Mortgage Size	\$50,000	Total Number of Mortgages	310
Weighted Average LTV*	74%	Financial Service Fee	2.00%
Registered Plans	Eligible for all plans	Insider Holdings	\$3.8 million
Auditor	MNP, LLP		

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

Historical Returns

All reported returns are net of fees

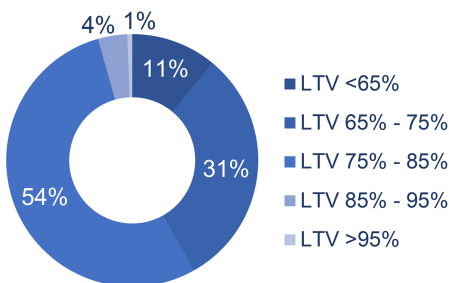


*Unaudited year to date, annualized yield as of 31 December 2022.

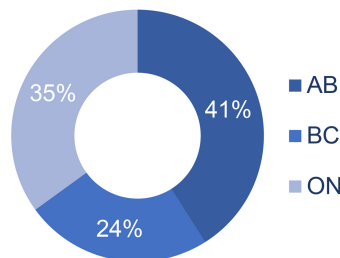
December 31, 2022	12.58%*
3 Year Average	13.37%
5 Year Average	13.49%

Portfolio Overview

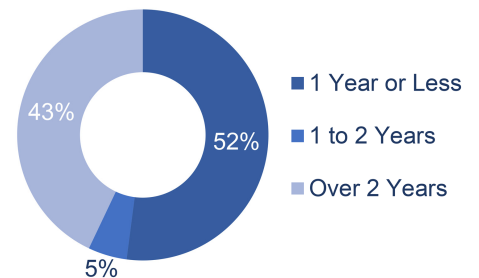
Loan-to-Value



Mortgage Location



Mortgage Maturity



All investments, including Blue Stripe Financial Inc. ("Blue Stripe"), carry risks including but not limited to liquidity risk, credit risk, default risk and others. Past returns are not an indication of future returns, there are no guarantees of 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. Blue Stripe engages in mortgage brokering and lending activities as a Mortgage Investment Corporation ("MIC"). In relation to those activities, it is regulated by the British Columbia Financial Services Authority ("BCFSA") pursuant to the Mortgage Brokers Act (BC). The BCFSA does not regulate the capital raising and investment marketing activities of Blue Stripe or MICs, which are subject to securities legislation and regulation in the applicable province. Amur Capital Management Corporation ("Amur Capital") is a selling party and a related entity, and is registered under the securities laws of the Provinces of British Columbia and Alberta to act as Blue Stripe's exempt market dealer ("EMD") to sell its Preferred Shares in those jurisdictions pursuant to exemptions from the prospectus requirements. Intrinsyc Capital Corporation ("Intrinsyc") is a selling party and registered under the securities laws of the Province of Ontario to act as Blue Stripe's exempt market dealer to sell its Preferred Shares in Ontario pursuant to exemptions from the prospectus requirements. If you are interested in purchasing Preferred Shares in Blue Stripe please contact your financial advisor or Amur Capital Investor Relations to better understand the risks and your suitability for the product. There are restrictions on eligibility to purchase this product, contact your financial advisor or Amur Capital Investor Relations to learn more.