

Fund Overview

Ryan Mortgage Income Fund Inc. ("Ryan") was established in 1984. The fund's objective is to balance stable annual returns with capital preservation. Ryan's investment strategy is to lend money by way of residential mortgages to Canadians who fall outside of the conventional banking system. Ryan has a unique advantage in its contractual right on all private mortgages originated by Alpine Credits (one of Canada's leading private mortgage groups). Over the past 10 years, Ryan has generated its investors an annual return ranging from 9.05% to 9.92%.

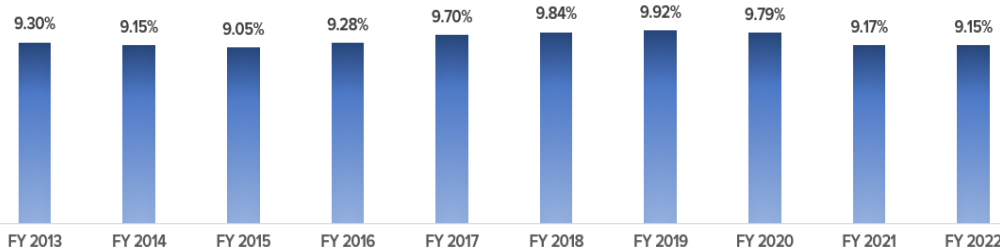
Ryan Mortgage Income Fund: Fund Details

Fund Type	Mortgage Investment Corporation (MIC)	Mortgage Type	Residential (99%), Commercial (1%)
Inception Date	December 1984	Geographical Diversification	BC, AB, ON, QC
Minimum Investment	\$10,000	Funds Under Management	\$683 million
Average Mortgage Size	\$127,000	Total Number of Mortgages	5,383
Weighted Average LTV*	54%	Financial Service Fee	2.00%
Registered Plans	Eligible for all plans	Insider Holdings	\$19.5 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

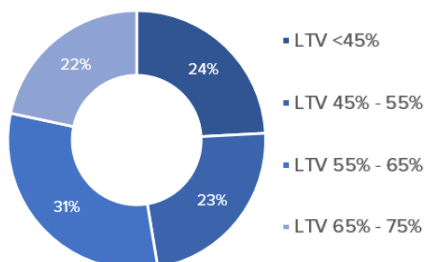
All reported returns are net of fees



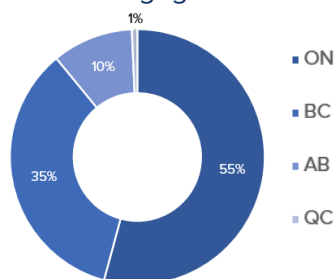
December 31, 2022	9.15%
3 Year Average	9.37%
5 Year Average	9.57%
10 Year Average	9.44%

Portfolio Overview

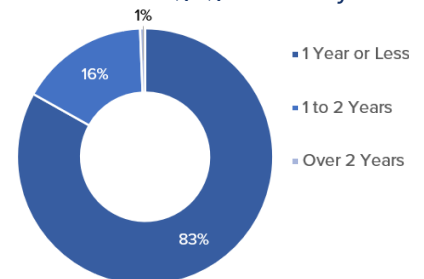
Loan-to-Value



Mortgage Location



Mortgage Maturity



All investments, including Ryan Mortgage Income Fund Inc. ("Ryan"), carry risks including but not limited to liquidity risk, credit risk, default risk and others which are set out in the Offering Memorandum ("OM"). Please contact an Amur Capital Dealing Representative for a copy of Ryan's OM. 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. Ryan 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 Ryan 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 Ryan's exempt market dealer ("EMD") to sell its Preferred Shares in those jurisdictions pursuant to exemptions from the prospectus requirements. Intrysync Capital Corporation ("Intrysync") is a selling party and registered under the securities laws of the Province of Ontario to act as Ryan'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 Ryan 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.