

## 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 10.26%.

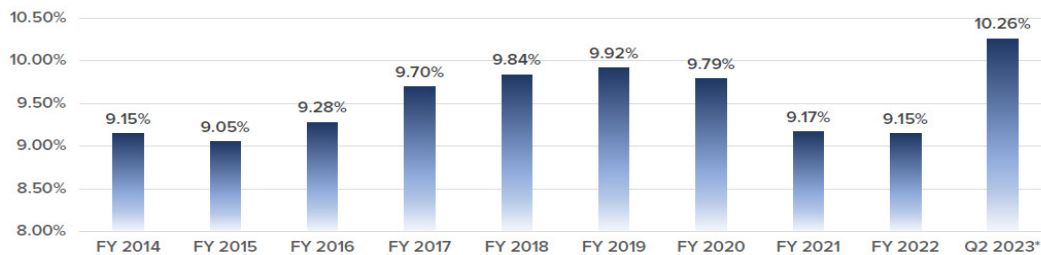
## Ryan Mortgage Income Fund: Fund Details

<b>Fund Type</b>	Mortgage Investment Corporation (MIC)	<b>Mortgage Type</b>	Residential (99%), Commercial (1%)
<b>Inception Date</b>	December 1984	<b>Geographical Diversification</b>	BC, AB, ON, QC
<b>Minimum Investment</b>	\$25,000	<b>Funds Under Management</b>	\$699 million
<b>Average Mortgage Size</b>	\$129,000	<b>Total Number of Mortgages</b>	5,427
<b>Weighted Average LTV*</b>	52%	<b>Financial Service Fee</b>	2.00%
<b>Registered Plans</b>	Eligible for all plans	<b>Insider Holdings</b>	\$19.5 million
<b>Auditor</b>	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

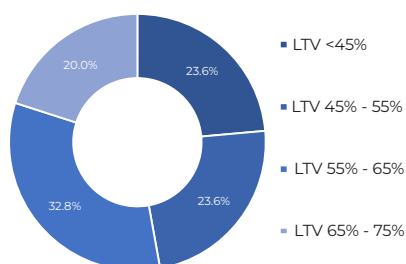


June 30, 2023	10.26%
3 Year Average	9.37%
5 Year Average	9.57%
10 Year Average	9.44%

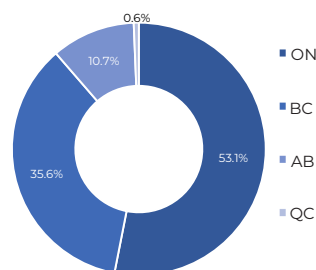
\*Unaudited annualized return to date, annualized yield as of 30 June 2023

## Portfolio Overview

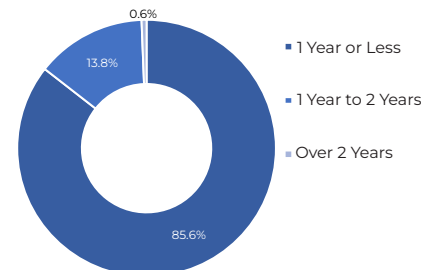
### Loan-to-Value



### 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. 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.