

## Fund Overview

Amur Capital High Yield Fund Inc. (“ACHYF”) was founded in 2015 with the fundamental investment objective to achieve long-term capital appreciation through mortgage investments that offer high return potential. ACHYF 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, ACHYF has generated its investors an annual return ranging from 12.58% to 14.44%.

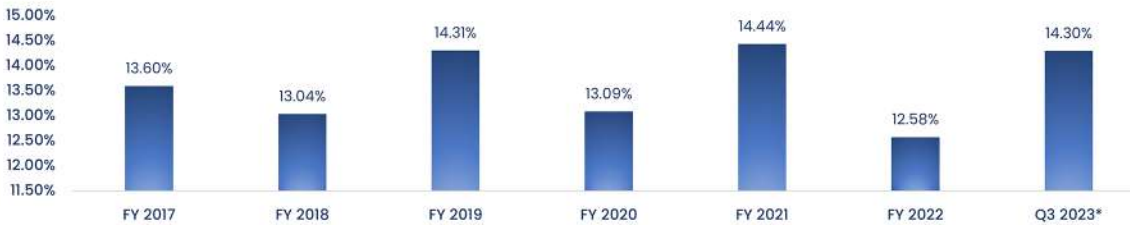
## Amur Capital High Yield Fund: Fund Details

<b>Fund Type</b>	Mortgage Investment Corporation (MIC)	<b>Mortgage Type</b>	Residential / Primary Residence
<b>Inception Date</b>	2015	<b>Geographical Diversification</b>	BC, AB, ON
<b>Minimum Investment</b>	\$25,000	<b>Funds Under Management</b>	\$18 Million
<b>Average Mortgage Size</b>	\$52,472	<b>Total Number of Mortgages</b>	342
<b>Weighted Average LTV*</b>	72.33%	<b>Financial Service Fee</b>	2.00%
<b>Registered Plans</b>	Eligible for all plans	<b>Insider Holdings</b>	\$2.92 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

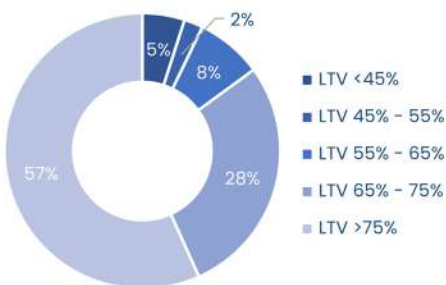


September 30 <sup>th</sup> , 2023	14.30%*
3 Year Average	13.37%
5 Year Average	13.47%

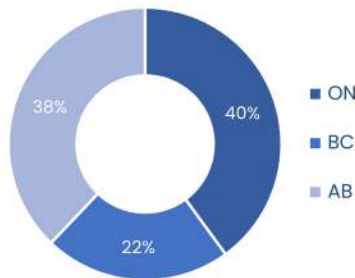
\*Unaudited annualized yield is projected to be 14.30%, YTD as of September 30th, 2023, is 10.72%.

## Portfolio Overview

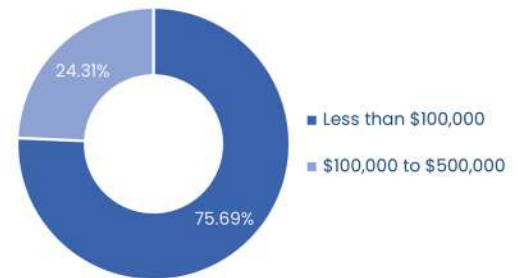
Loan-to-Value



Mortgage Location



Mortgage Maturity



All investments, including Amur Capital High Yield Fund Inc. (“ACHYF”), 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 ACHYF’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. ACHYF 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 ACHYF 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 ACHYF’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 ACHYF, 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.