

DESCRIPTION OF THE INVESTMENT

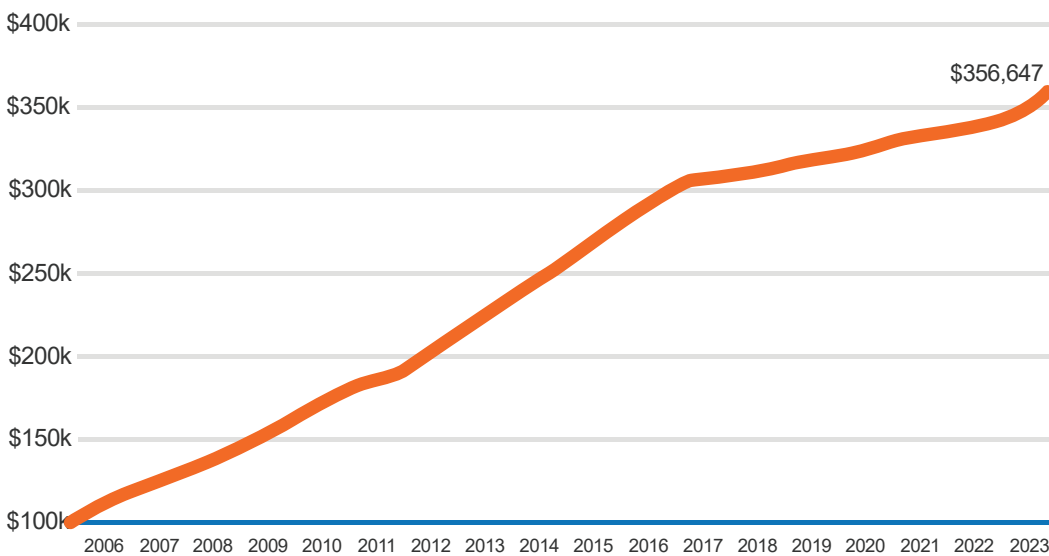
Liahona Mortgage Investment Corp. (LMIC) was incorporated under the laws of Ontario on December 22, 2006. LMIC underwrites a diversified portfolio of mortgages, concentrating on 1st and 2nd residential mortgages, along with a small number of commercial and construction mortgages that align with our risk and geographic profile. Our lending standards are stringent to minimize credit losses and ensure stable returns.

INVESTOR PROFILE

LMIC investors are comprised primarily of accredited investors as well as eligible and non-eligible investors under the offering memorandum prospectus exemption. Class A preference shares of LMIC can be held in non-registered or registered accounts (e.g., RRSP, RRIF, LIRA, TFSA, FHSA, etc.).

PERFORMANCE

Growth of \$100,000 Investment in LMIC
(if invested since LMIC inception in 2006)



SUMMARY

Portfolio	1st	2nd	Residential	Commercial
	87%	13%	89%	11%
Avg LTV	62%	62%	63%	57%

OBJECTIVE

To provide stable returns while striving to preserve and grow our clients' wealth.

HIGHLIGHTS

- Historic Annual Return 7.67% (since inception).*
- Targeted Dividends Paid Quarterly

LIAHONA MIC MANAGER

Liahona Capital Inc.

INVESTMENT DETAILS

Inception Date

December 22, 2006

Liahona MIC AUM

\$76.6 Million**

Current Investors

366

Investment Minimum

\$10,000

Purchases

Monthly

Redemptions

Monthly***

Taxation

Interest Income

Management Fee

3%

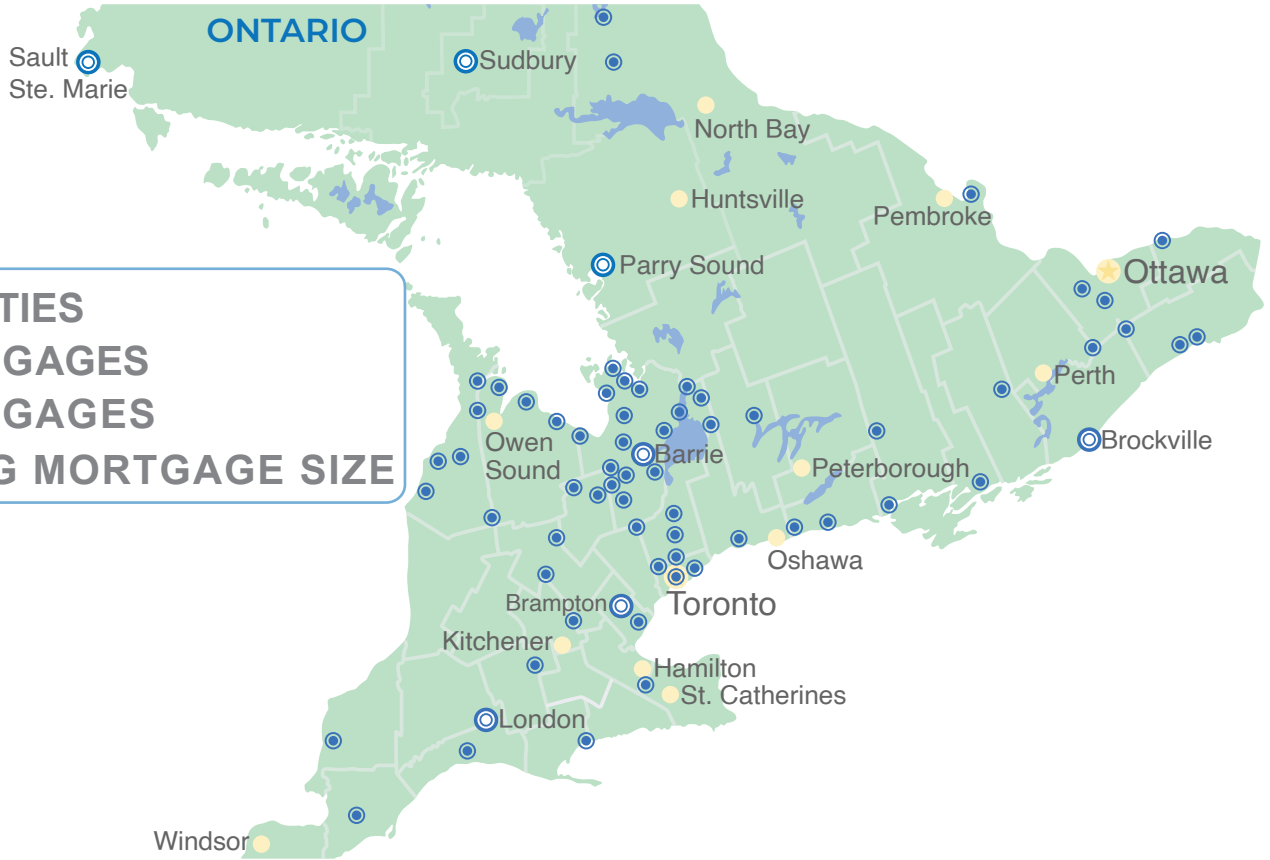
Average LTV

62%

*Historical return is based on audited Dec. 31, 2023 financial statements.

**Quarterly AUM is unaudited

***Refer to redemption schedule below

MORTGAGE PORTFOLIO


69 - PROPERTIES
56 - 1st MORTGAGES
13 - 2nd MORTGAGES
\$1.018M AVG MORTGAGE SIZE

EARLY REDEMPTION FEES

0-6 months = 3.0% fee
 6-12 months = 1.50% fee
 12+ months = No fee

Please refer to section 9.1(b) of the current LMIC offering memorandum for risks relating to redemption liquidity (see “General Disclaimers” below).

GENERAL DISCLAIMERS: The contents of this fact sheet should be read in conjunction with the offering memorandum of Liahona MIC dated April 30, 2024, a copy of which can be made available to you upon request. This fact sheet is intended for information purposes only and does not constitute an offer to sell or a solicitation to buy securities. No securities regulatory authority or regulator has assessed the merits of the information herein or reviewed this fact sheet. If you are a prospective investor, please note that this fact sheet is not intended to assist you in making any investment decision regarding the purchase of securities. Rather, LMIC has prepared an offering memorandum for delivery to prospective investors which describes certain terms, conditions and risks of the investment and certain rights that you may have. This fact sheet is not intended for delivery to any person without the accompanying offering memorandum. If you did not receive an offering memorandum, please contact us to obtain one. You should review the offering memorandum with your professional advisors before making any investment decision. This fact sheet and the accompanying offering memorandum are intended for delivery only to, and participating in the investment is restricted to, investors to whom certain prospectus exemptions apply, as described in the offering memorandum. Class A preference shares of LMIC are exempt market products that can only be purchased through Liahona Capital Inc., the exempt market dealer for LMIC.

HISTORICAL INFORMATION AND PAST PERFORMANCE: The data relating to LMIC in this fact sheet is provided solely to illustrate the historical performance of LMIC. Past performance is not a guarantee of future results and investors should not assume that the future performance of LMIC will equal or better the prior performance of LMIC generally or that the investment objectives of LMIC will be achieved. Further, certain statements in this fact sheet, as they relate to LMIC and its respective views or predictions about possible events, conditions or results of operations that are based on assumptions about future economic conditions and courses of action and includes future-oriented financial information with respect to prospective results of operations, financial position or cash flows that is presented either as a forecast or projection, are “forward-looking statements” within the meaning of that phrase under applicable Canadian securities laws. Although LMIC believes that the expectations reflected in the forward-looking statements are reasonable, it cannot guarantee future results, levels of activity, performance or achievements. Forward-looking statements are based on the current expectations, estimates and projections of LMIC, and involve a number of known and unknown risks and uncertainties which could cause actual results or events to differ materially from those presently anticipated, including those risks described in the accompanying offering memorandum under “Item 9 – Risk Factors”. The forward-looking statements herein are made as of the date hereof. Except as otherwise required by law, LMIC does not intend to, and assumes no obligation to, update or revise these or other forward-looking statements it may provide, whether as a result of new information, plans or events or otherwise. Investors are cautioned not to place undue reliance on these forward-looking statements as there can be no assurance that the conditions, events, plans and assumptions on which they are based will occur.

LIAHONA MIC SHORT TERM NOTES: From time-to-time Liahona MIC may issue short term notes to raise capital. As well Liahona Capital (the “Manager”) may offer incentives and prizes to investors and referring clients that invest in Liahona MIC Preferred Shares. Please note any and all short-term Notes are secured against the assets of Liahona MIC and as such have preference ahead of Preferred Shareholders.