

**FUND SUMMARY**

<b>Mortgage Portfolio</b>	
<i>Principal balance adjusted at quarter end</i>	\$55,745,666
<b>Line of Credit</b>	(\$1,486,081)
<b>Other Current Assets</b>	\$433,696
<b>Total Assets</b>	\$54,693,281
<b>No. of Mortgage Investments</b>	219
<b>Average Loan Size</b>	\$252,444
<b>Fund Type</b>	Mortgage Investment Corporation
<b>Price per Class A Preferred Share</b>	\$1.00
<b>Shareholder Equity</b>	\$53,015,068
<b>Registered Plan Holdings</b> (RRSP, TFSA, RRIF, etc.)	\$26,887,715
<b>Cash / Non-Registered Holdings</b>	\$26,127,353
<b>DRIP Shareholdings</b>	50.70%
<b>Average LTV of Loans in Default</b>	53.99%
<b>Armada Management &amp; Director Ownership</b>	13.01%

*Unaudited, as of June 30, 2024.*

<b>Gross Portfolio Yield</b>	11.21%
<b>Monthly Dividend Rate</b>	7.5%
<b>Estimated Annual Yield</b>	9%
<b>Target Return</b> +375 bps from 3-5 yr bond	7.28%
<b>3 – 5 Year Bond Benchmark</b>	3.53%
<b>Performance vs. Target</b>	+1.72%
<b>Bank Prime Rate</b>	6.95%

*Data is unaudited, as of June 30, 2024. Benchmark reflects the Bank of Canada 3 – 5 Year Bond Yield. Target return is calculated as a spread of 375 basis points over the 3 – 5 Year Bond. Estimated Annual Yield is unaudited and calculated as an annualized yield based on year-to-date performance net of anticipated fees and expenses. The actual rate of return earned by each investor may depend on the timing of their transactions, whether they receive dividends in cash or via dividend reinvestment plan, and their tax structure. Past performance is no indication of future returns. Armada Mortgage Corporation relies on the offering memorandum exemption as per section 2.9 of National Instrument 45-106. This document does not provide disclosure of all information required for an investor to make an informed decision. Investing in private securities is risky and interested parties should talk to a registered dealing representative. Current OM valid until April 30, 2025.*

**Dear Friends, Family, and Fellow Shareholders**

We are pleased to report on our performance and key developments from April to June 2024. Despite a slower real estate market influenced by fluctuating interest rates, Armada has maintained stability and delivered consistent returns. Our diversification strategy has allowed us to adapt to market shifts, focusing on high-quality residential mortgage assets and expanding into resilient urban and suburban areas.

The Canadian real estate market has seen a cooling in major urban centers, but suburban areas remain stable, driven by ongoing housing supply shortages and lifestyle changes. Our focus on residential mortgages in active real estate markets has positioned us well to capitalize on these trends.

Financially, Armada has achieved steady earnings, allowing us to maintain consistent dividend distribution at 7.5%. We anticipate that our return for 2024 will be similar to or better than last year's, reflecting our disciplined investment approach.

Additionally, we are proactively preparing for the upcoming Anti-Money Laundering (AML) requirements from the Financial Transactions and Reports Analysis Centre of Canada (FINTRAC), ensuring compliance in time for October 11<sup>th</sup> when these new requirements come into effect. This is quite a big change for the industry.

It was an honour for Gordon to be invited by the Canadian Mortgage Brokers Association of BC to do a presentation on how these new regulations will impact due diligence for lending and brokering activities. There were more than 250 industry professionals who attended the event.

Looking ahead, Armada is well-positioned for growth. Slow payers from year-end have been turning out of the portfolio, and application volume for new mortgages has remained steady. We remain committed to delivering transparency as we navigate the evolving market landscape.

**Funding Activity**

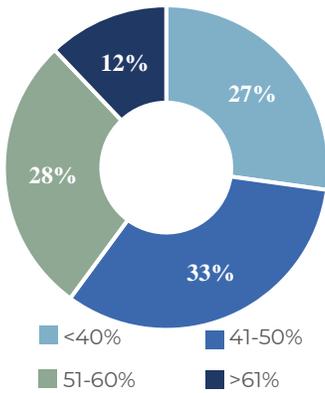
Mortgages Funded	\$6,280,750
Mortgages Repaid	(\$4,488,411)
Mortgages Renewed	\$8,423,398

**Mortgage Portfolio Summary as of June 30, 2024\*:**

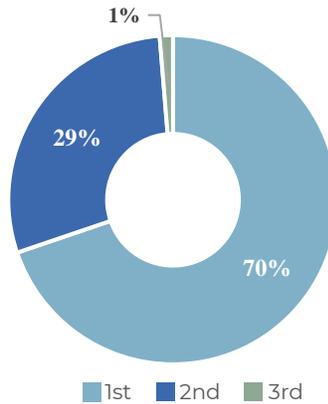
Region	No. of Mortgages	1 <sup>st</sup> Mortgages	2 <sup>nd</sup> Mortgages	Total Mortgage Value	Average LTV
Central Vancouver Island	4	757,000	49,873	806,873	38.56%
Fraser Valley	40	6,391,868	3,355,016	9,746,884	39.75%
Kamloops	4	517,924	210,700	728,624	50.89%
Kelowna	8	115,207	799,534	914,741	44.25%
North Fraser	14	1,924,143	1,215,560	3,139,703	40.78%
North Shore	5	2,463,809	306,107	2,769,916	44.29%
Penticton	2	615,000	0	615,000	52.79%
Richmond/Delta	8	950,000	988,195	1,938,195	47.92%
Surrey/White Rock	26	8,872,178	1,351,734	10,223,912	42.87%
Vancouver	9	1,602,500	552,297	2,154,797	39.71%
Vernon	1	110,000	0	110,000	17.60%
Victoria	7	1,155,227	766,380	1,921,607	44.66%
Alberta	27	4,511,552	1,119,496	5,631,048	50.04%
Hamilton	3	500,456	171,411	671,867	44.50%
Kitchener-Waterloo	3	312,000	365,485	677,485	44.57%
Ontario Other	14	1,904,239	1,313,276	3,217,515	54.21%
Ottawa	11	1,706,824	657,070	2,363,894	47.91%
Toronto CMA	33	4,505,331	3,147,747	7,653,078	43.65%
<b>Total</b>	<b>219</b>	<b>\$38,915,258</b>	<b>\$16,369,881</b>	<b>\$55,285,139</b>	<b>43.62%</b>

\* Based on funding principal

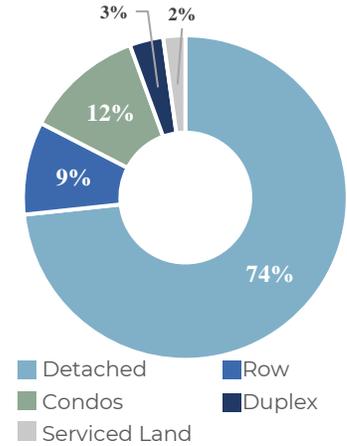
Loan-to-Value



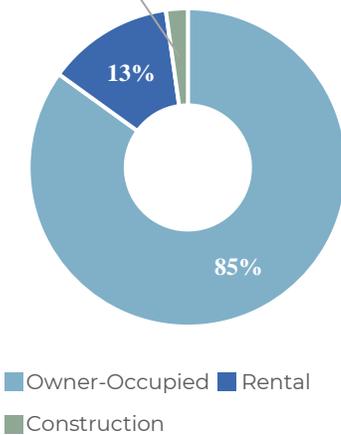
Mortgage Rank



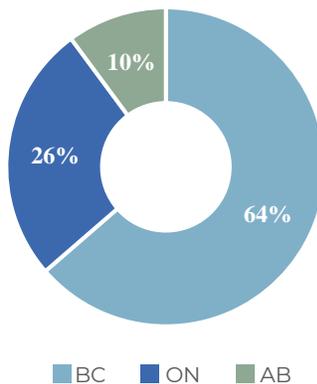
Asset Type



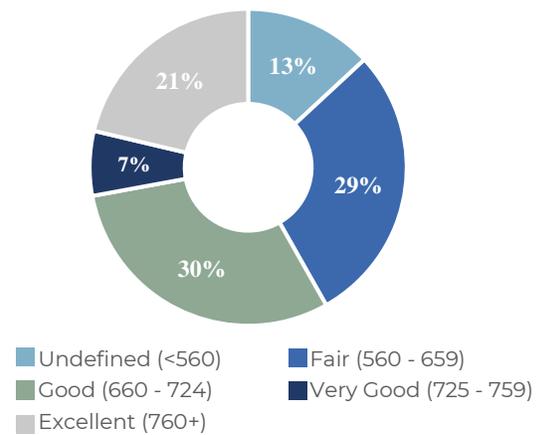
Asset Class



Geographic Concentration



Credit Score



**Recent Transactions**

**Semi-Detached Single-Family Residential**



**\$640,000**  
Refinance for Lower Rate  
**Surrey, BC**

<b>Security Rank</b>	1 <sup>st</sup> Mortgage
<b>Interest Rate</b>	8.49%
<b>Term</b>	12-months Closed Term
<b>Loan-to-Value</b>	41%

Borrowers' previous mortgage was up for renewal at a high rate, and they wanted to refinance. Armada was able to offer them a lower rate than their previous lender and provided financing for a new 1<sup>st</sup> mortgage with interest-only payments.

**Apartment High Rise Residential**



**\$155,000**  
Debt Consolidation  
**Calgary, AB**

<b>Security Rank</b>	1 <sup>st</sup> Mortgage
<b>Interest Rate</b>	8.99%
<b>Term</b>	12-months Open Term
<b>Loan-to-Value</b>	56%

Borrower needed funds to purchase a new principal residence. Armada offered the borrower an open 1<sup>st</sup> mortgage, which the client plans to payout after one year once they can declare more income.

**Detached Single-Family Residential**



**\$250,000**  
Refinance & Debt Consolidation  
**Oakville, ON**

<b>Security Rank</b>	2 <sup>nd</sup> Mortgage
<b>Interest Rate</b>	9.49%
<b>Term</b>	12-months Closed Term
<b>Loan-to-Value</b>	40%

Borrower wanted to refinance their existing 2<sup>nd</sup> mortgage and needed additional funds for debt consolidation. Through Armada, the borrower got a new 2<sup>nd</sup> mortgage with interest-only payments until they can refinance with an institutional lender.

**Shareholder Distribution History**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Top-Up	Total
<b>2024</b>	0.604%	0.625%	0.625%	0.625%	0.625%	0.625%								<b>TBD</b>
<b>2023</b>	0.542%	0.542%	0.542%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	0.604%	1.748%	<b>8.81%</b>
<b>2022</b>	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.487%	0.487%	0.487%	0.500%	0.500%	0.500%	1.641%	<b>7.35%</b>
<b>2021</b>	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	1.224%	<b>6.72%</b>
<b>2020</b>	0.500%	0.500%	0.500%	0.500%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	0.458%	1.236%	<b>6.90%</b>

Table above summarizes the history of monthly dividend payments per Class A Preferred Share. Armada Mortgage Corporation distributes 100% of its net income each year through a monthly fixed dividend in combination with an annual 'top-up' dividend. Dividend rates are set quarterly by the Board of Directors based on portfolio yield and performance of the fund. Top-up dividends are variable and represent the residual undistributed net income remaining at year-end.

**A People First Lender**

Armada Mortgage Corporation is an alternative mortgage provider, offering financing solutions to Canadian homeowners in situations where traditional mortgage loans are not available. Through our depth of experience and brokerage relationships, we provide investors with access to a pool of private loan opportunities with conservative loan-to-value ratios and attractive risk-adjusted returns. Our expertise has enabled us to deliver short-term financing solutions for borrowers, and consistent monthly dividends for shareholders, since 1995.

**For further information, please contact:**

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This information does not constitute a solicitation of an offer to purchase Preferred Shares of Armada Mortgage Corporation ("Armada") in any jurisdiction and is qualified entirely by the information in the Offering Memorandum dated April 29, 2024, including the risk factors therein. This material cannot be distributed, altered, or communicated without the prior written consent of Armada. Past performance is not indicative of future returns.