

MIC Fast Facts

December 2019 in Review:

AP Capital MIC's 118th consecutive monthly distribution of 7% p.a. was made on Thursday, January 2. In December, AP Capital MIC's underwriting team advanced 19 mortgages for \$7.96 MM with a weighted loan-to-value (LTV) of 59.02%. 13 of the 19 mortgages are 1st position. Mortgage payouts received in the month summed \$6.3MM from 10 mortgages repaid.

Looking back at 2019 and moving into the new decade:

For Metro Vancouver housing market year 2019 was full of surprises. "We didn't see typical seasonal patterns in 2019. Home buyer demand was quieter in the normally busy spring season and it picked up in the second half of the year," Ashley Smith, Real Estate Board of Greater Vancouver president said. "In terms of home values, prices dipped between two and four per cent across the region last year depending on property type." More affordable mortgages, population growth and decreased prices are attracting more buyers to the real estate market. Significant increase in sales was recorded in December 2019 in comparison with 2018. REBGV reports that residential home sales in the region totalled 2,016 in December 2019, an 88.1% increase from the 1,072 sales recorded in December 2018.

Benchmark prices for all property types in Vancouver and Fraser Valley have increased gradually throughout the year according to MLS, although it's still 1.2-3.2% decrease from December 2018.

Home buyer's confidence has increased by the end of 2019 and the forecast from CMHC predicts an increase in sales activity in the next two years, as well as the average sale prices. The average price of a home of all property types in Metro Vancouver could raise as high as \$983,000 next year and over \$1 million in 2021, according to CMHC prognosis.

Monthly Distributions:

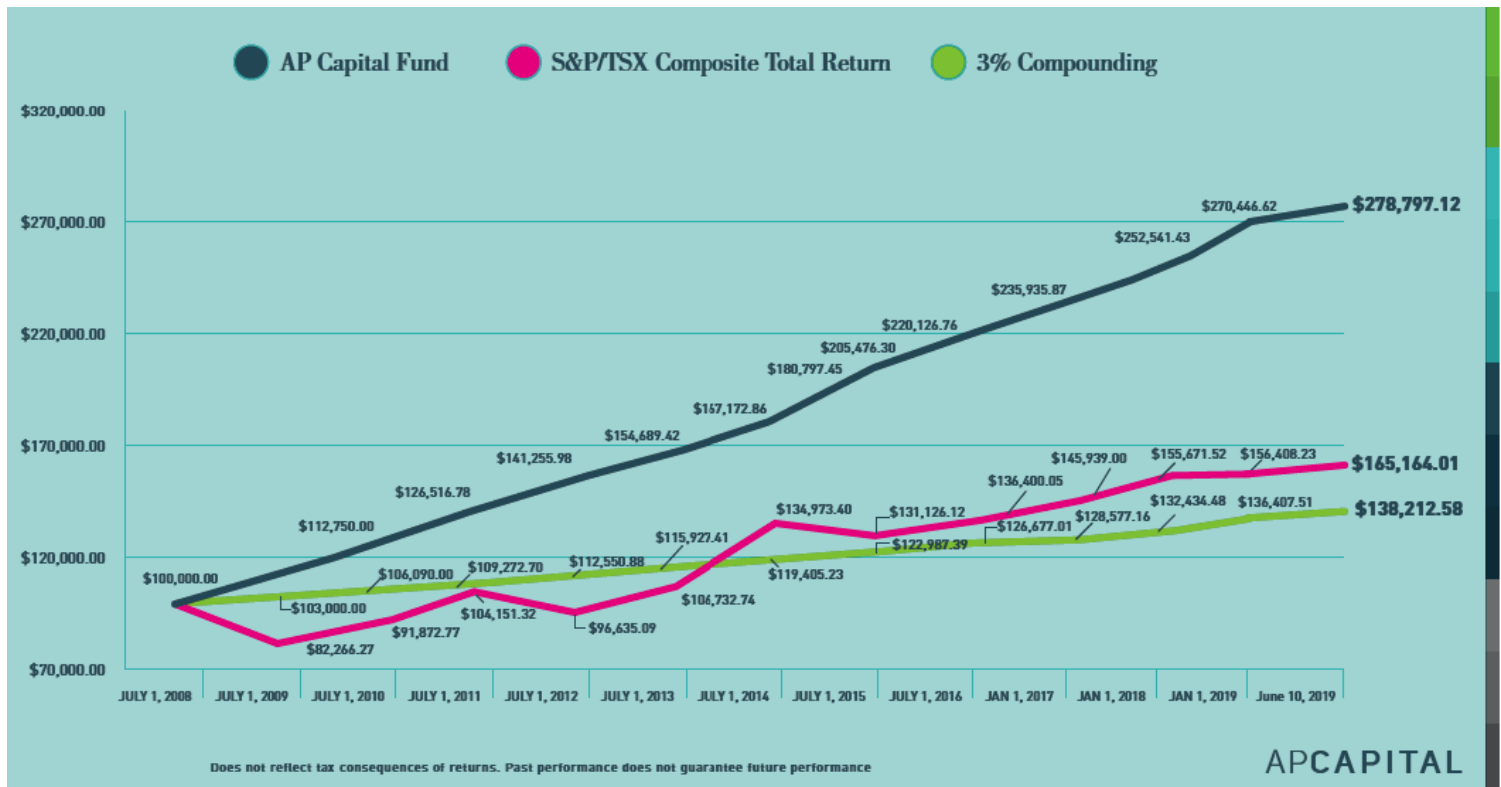
AP Capital MIC's 7% p.a. monthly distribution for December was made on Thursday, January 2. Shareholders who elect for monthly cash will see the direct deposit in their bank account, or via cheque. Shareholders electing for DRIP (dividend reinvestment) will have their accounts updated with the newly issued shares. For Open DRIP account holders, go online to Computershare for updated account holdings. RRSP, TFSA or other registered account holders on DRIP, access your trustee account for updated account balances. Note: There is often a significant delay in trustee accounts reflecting up-

December 31, 2019

Shareholder Capital	\$94.82 MM
Credit Facility	<u>\$28.00 MM</u>
Lendable Funds	\$122.82 MM
Mortgages in portfolio	264
Portfolio Loan to Value (LTV)	58.78%
Mortgage funds in BC	91.98%
Mortgage funds in AB	7.95%
Mortgage funds in ON	0.07%
Mortgage funds in 1st position	69.36%
Mortgage funds in 2nd position	30.64%
Residential Mortgages	98.14%
Detached Properties	82%
Condos	8%
Townhouses/other	4%
Owner Occupied	66.5%
Mortgages in foreclosure	9
% of portfolio in foreclosure	8.08%
Average LTV on foreclosures	67.49%
10-year average return	9.17%
3-year average return	7.10%
2018 return	7.09%
Consecutive months of ≥7% distribution	118
Shareholder Accounts	1,270
Shareholders 7% monthly cash	52%
Shareholders share re-investment (DRIP)	48%
Open/cash shareholders	58%
Registered (RRSP, TFSA, etc) shareholders	42%

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to-date account balances. Contact AP Capital if you would like a real-time account snapshot. All distributions and returns noted are "after Management Fees"



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