

# MIC Fast Facts

Please visit <http://apcapital.ca/covid-19/> for regular updates.

## March 2020 in Review:

AP Capital MIC's 121<sup>st</sup> consecutive monthly distribution of 7% p.a. was made on Wednesday, April 1<sup>st</sup>. In March, the fund's underwriting team advanced 11 mortgages for \$2.4 MM with a weighted Loan to Value (LTV) of 56.09%. Mortgage payouts received in the month summed \$9.95 MM from 18 mortgages repaid. Of those mortgages repaid, 3 were foreclosure files.

## 2019 Audited Return:

AP Capital Mortgage Investment Corporation is pleased to announce the 2019 audited return of 7.15% (Class B shares). Top up dividend of 0.15% will be distributed prior to end of April.

## Portfolio management:

Through the Covid-19 crisis the primary focus of the AP mortgage team is managing the current portfolio of mortgages and borrowers. Our team originates and manages the entire life of all mortgages we fund. We have increased our communication with mortgagors (borrowers) and expect payments to be made; however, our team is working with borrowers on a case-by-case basis for those requesting legitimate payment deferral. March and April default rates were relatively low and within our acceptable business parameters, allowing us to continue the 7% p.a. monthly distribution rate. These are positive signs and speak to the resilience of AP's portfolio and diligent underwriting practices. As the impacts of Covid-19 evolve, AP management will be making decisions on the ongoing monthly distribution rate on a month-to-month basis and will make adjustments only if needed. Managing in the short term is a day to day effort that our entire team is rising to the challenge of. Looking forward, we expect sustained high-quality mortgage applications and we remain optimistic towards the future of Canadian residential real estate.

## Monthly Distributions:

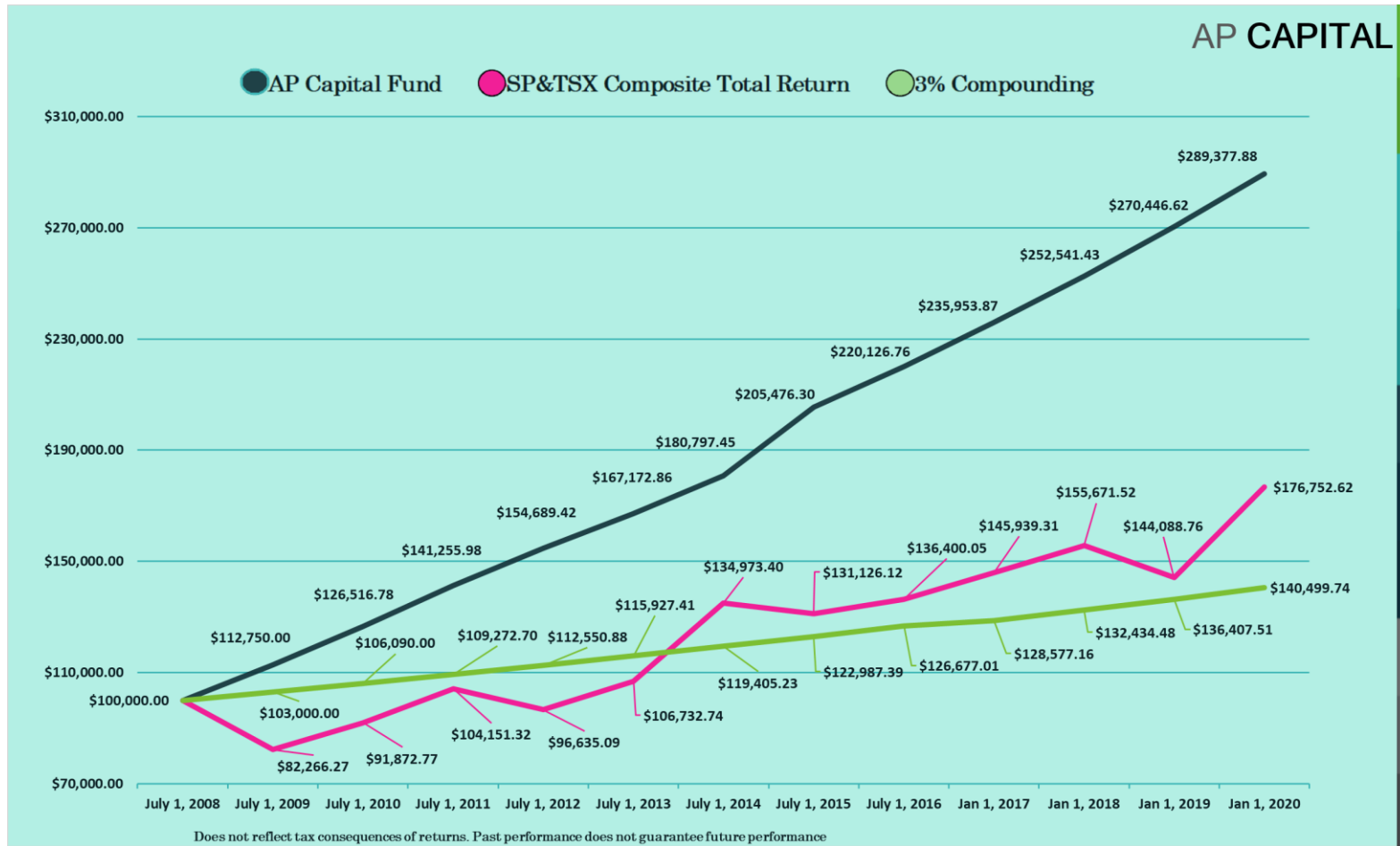
AP Capital MIC's 7% p.a. monthly distribution for March was made on Wednesday, April 1<sup>st</sup>. Shareholders who elect for monthly cash will see the direct deposit in their bank account, or via cheque. Shareholders electing for DRIP (dividend reinvestment) will have their accounts updated with the 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

## March 31, 2020

Shareholder Capital	\$97.17 MM
Credit Facility	<u>\$28.00 MM</u>
Lendable Funds	\$125.17 MM
Mortgages in portfolio	271
Portfolio Loan to Value (LTV)	57.91%
Mortgage funds in BC	90.58%
Mortgage funds in AB	9.35%
Mortgage funds in ON	0.07%
Mortgage funds in 1st position	70.25%
Mortgage funds in 2nd position	29.75%
Residential Mortgages	97.72%
Detached Properties	79.30%
Condos	10.23%
Townhouses/other	8.19%
Owner Occupied	64.76%
Mortgages in foreclosure	9
% of portfolio in foreclosure	7.58%
Average LTV on foreclosures	64.93%
10-year average return	8.66%
3-year average return	7.09%
2019 return	7.15%
Consecutive months of ≥7% distribution	121
Shareholder Accounts	1,285
Shareholders 7% monthly cash	50%
Shareholders share re-investment (DRIP)	50%
Open/cash shareholders	56%
Registered (RRSP, TFSA, etc) shareholders	44%

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trustee account for updated account balances. Note: There is often a significant delay in trustee accounts reflecting up-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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