



July 2021 In Review

AP Capital MIC's 137th consecutive monthly dividend was made on Tuesday, August 3rd. The current monthly dividend rate is 5.65% per annum. In July, AP's underwriting team advanced 19 mortgages for \$7.9 MM. The Loan-to-Values (LTV) of 58.84% in July mortgages falls well below the fund's 70% target. Mortgage payouts received in the month summed \$5.3 MM from 14 mortgages.

Market Update

Scarcity of housing supply for home buyers across BC's Lower Mainland and Fraser Valley is the persisting story in the summer of 2021. Keith Stewart, Real Estate Board of Greater Vancouver's Economist says "Low housing supply remains a fundamental factor in Metro Vancouver's housing market" The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,850, an 18.5% decrease compared to July 2020 (12,083). Meanwhile, the Fraser Valley Real Estate board is seeing inventory levels at their lowest since 1981. Baldev Gill, the board's Chief Executive Officer stated, "to put our market into perspective, home buyers are looking at the same level of inventory to choose from that they had forty years ago." The Fraser Valley Real Estate Board's total active inventory sits at 4,901 units, a 10.5% decrease compared to June, and 33% fewer than July 2020.

Meanwhile, housing demand is driven from many elements; immigrants being one driving factor. According to the office of Immigration Minister Marco Mendicino, Canada seeks to welcome 401,000 newcomers in 2021. Historically, 10-12% of immigrants to Canada moved to Greater Vancouver; meaning upwards of 48,000 new residents can be expected in Greater Vancouver. One can see how demand for housing, coupled with current housing supply constraints, will continue to support and bolster the housing market.

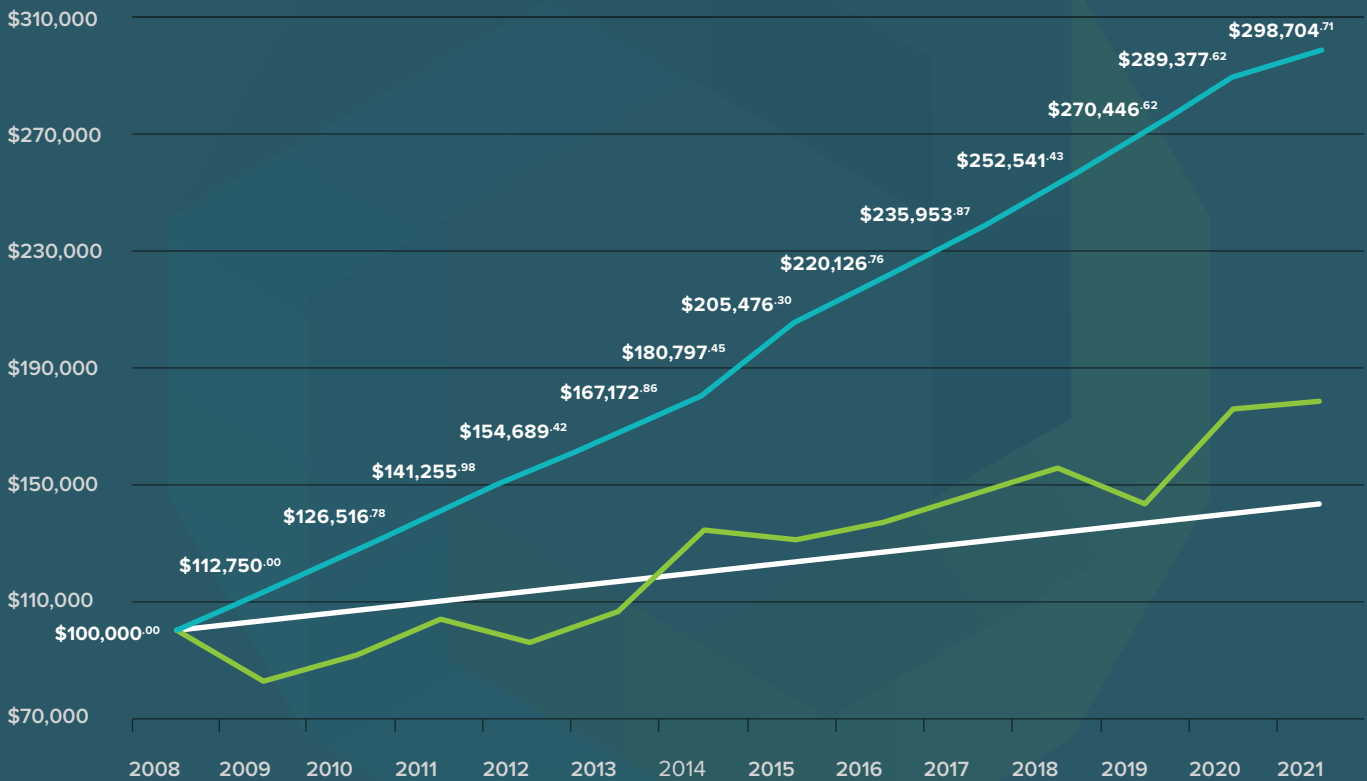
Monthly Distributions

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, visit Computershare's InvestorOnline portal for updated account holdings. Registered account holders on DRIP, access your trustee account for updated account balances. Please 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" are deducted.

Shareholder Capital	\$102.95 MM
Credit Facility	\$28.0 MM
Lendable Funds	\$130.95 MM
Mortgages in Portfolio	244
Portfolio to Loan Value (LTV)	57%
Mortgage funds in BC	91%
Mortgage funds in AB	9%
Mortgage funds in ON	0%
Mortgage funds in 1 st position	84.2%
Mortgage funds in 2 nd position	15.8%
Residential Mortgages	98%
Detached Properties	70.1%
Condos	7.4%
Townhouses/other	20.5%
Owner Occupied	51.3%
Mortgages in foreclosure	3
% of portfolio in foreclosure	2.3%
Average LTV on foreclosures	67.8%
10-year average return	8.6%
3-year average return	7%
2020 return	6.8%
Consecutive months of ≥5.65% distribution	137
Shareholder Accounts	1,219
Shareholders 5.65% monthly cash	48%
Shareholders share re-investment (DRIP)	52%
Open/cash shareholders	62%
Registered (RRSP, TFSA, etc) shareholders	38%



● AP Capital Fund
 ● SP&TSX Composite Total Return
 ● 3% Compounding



Does not reflect tax consequences of returns. Past performance does not guarantee future performance.

THESE MATERIALS SHOULD BE READ IN CONJUNCTION WITH THE OFFERING MEMORANDUM DATED APRIL 15, 2021, INCLUDING THE RISK FACTORS IDENTIFIED THEREIN. THIS UPDATE HAS BEEN PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO BE A SOLICITATION TO PURCHASE SHARES OF AP CAPITAL MORTGAGE INVESTMENT CORPORATION OR ADVICE REGARDING THE SUITABILITY OF THE INVESTMENT FOR SPECIFIC INVESTORS. ALL PURCHASES OF SHARES IN AP CAPITAL MORTGAGE INVESTMENT CORPORATION MUST BE MADE THROUGH AN APPROVED REGISTRANT (IIROC OR EXEMPT MARKET DEALER). ANY OPINIONS EXPRESSED HEREIN ARE EFFECTIVE AS AT THE DATE OF THE REPORT. MANAGEMENT DOES NOT UNDERTAKE TO NOTIFY THE READER OF ANY SUBSEQUENT CHANGE OF CIRCUMSTANCE OR OPINION. HISTORIC RETURNS SET OUT ABOVE ARE NET OF ALL FUND EXPENSES AND MANAGEMENT FEES. PAST RESULTS ARE NOT INDICATIVE OF FUTURE PERFORMANCE. FOR FURTHER INFORMATION AND DISCLOSURES PLEASE REFER TO THE INVESTOR SECTION ON OUR WEBSITE.