



December 2024 In Review

AP Capital MIC's 178th consecutive monthly distribution was made on Thursday, January 2nd. In December AP's underwriting team advanced 30 mortgages for \$16MM. The Loan-to-Values (LTV) of 57% in December falls well below the fund's 70% target. Mortgage payouts received in the month summed \$16.3MM from 26 mortgages.

Fund Update

As we start 2025, AP Capital looks at the ever evolving economic landscape and its impact on our business. Here are a few considerations to guide AP's strategy in 2025.

Interest Rate Outlook - Stability: We expect 2025 to bring stability to interest rates with a slight trend towards declining rates. We expect and forecast our yield, net of fees, will remain above our 10-year average return of 7.75% throughout 2025.

Alternative Mortgage Market in Canada - A Haven of Opportunities: Opportunities for alternative lenders like AP Capital continue to remain stable through varying business cycles. As household sales activity is expected to rebound in the lower rate environment, AP is poised for another steady year in originations.

Housing Market Resilience - A Silver Lining: The persistent imbalance between supply and demand in BC's housing market remains a foundation of household market values. After a rate cycle through the last 36 months, detached homes remained a steady asset class for values.

Private Alternative Mortgage Funds as an investment: In unpredictable times, it becomes attractive to explore investments that offer stability plus attractive returns. Investing in an alternative mortgage fund stands out as a compelling option. Speak to your financial advisor to consider introducing or expanding your position in 2025.

The team at AP wants to thank you for your continued trust and partnership. In 2025, we remain committed to diligently managing our investments and navigating the evolving economic landscape. Until next month.

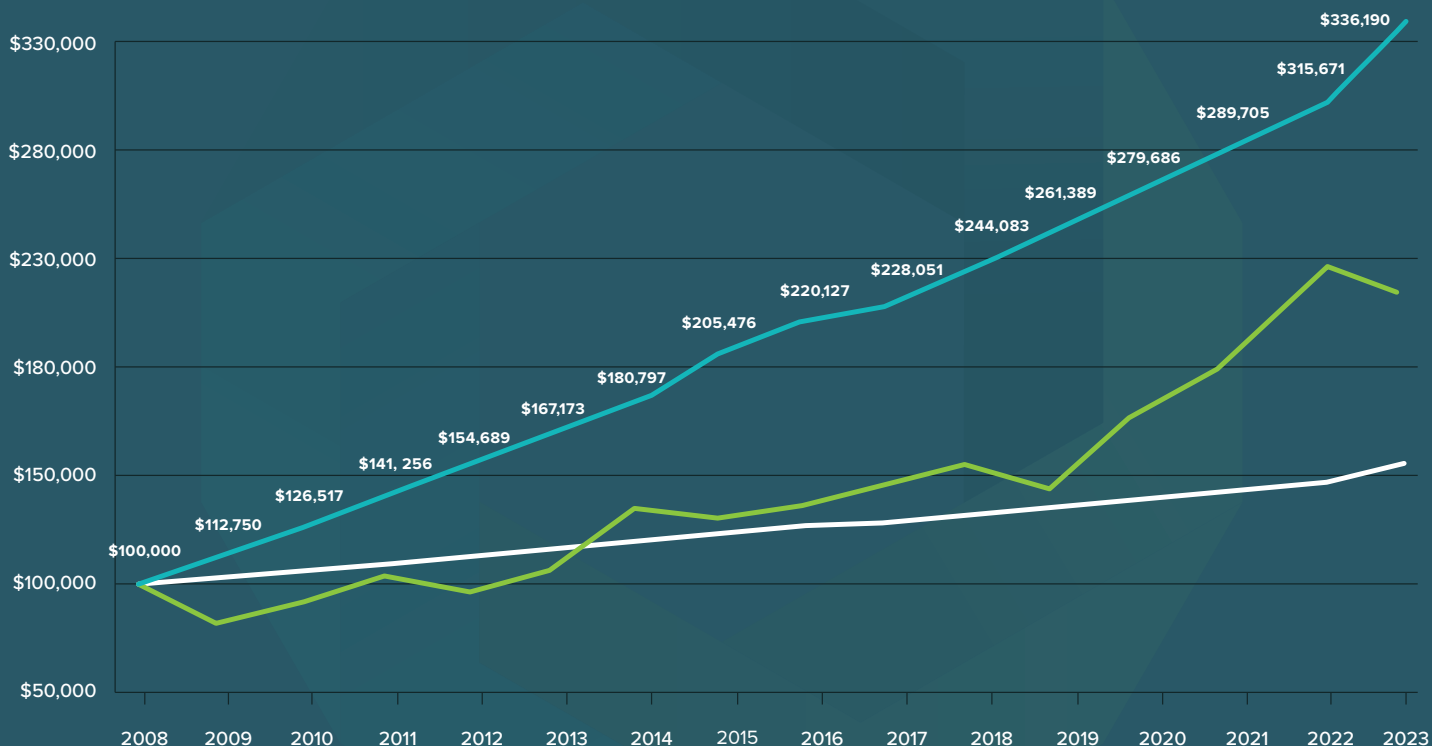
Monthly Distributions

AP Capital MIC's monthly distributions (in cash or shares/DRIP) are managed by transfer agent SGGG Fund Services. Online access to shareholder account services are available. Registered account holders (i.e. RRSP, TFSA), please access your trustee accounts for balances. All distributions and returns are "after deduction of Management Fees".

Mortgages Under Administration	\$247 MM
Mortgages funded since inception	\$1 B
Mortgages in Portfolio	414
Mortgages funded since inception	2,396
Portfolio Loan to Value (LTV)	57%
Mortgage funds in BC	92%
Mortgage funds in AB	8%
Mortgage funds in 1 st position	78%
Mortgage funds in 2 nd position	22%
Residential Mortgages	97%
Single Detached Homes	60%
Serviced & Urban Lots	29%
Condos	6%
Townhouses	2%
Owner Occupied	42%
Average credit score of borrowers	711
% of portfolio in foreclosure	5.27%
Average LTV on foreclosures	53%
Consecutive months of distributions	178
Class B shares	8.50% p.a.
Class F shares	9.00% p.a.
Class I shares	9.50% p.a.
Shareholder Accounts	1,592
Shareholders monthly cash distributions	51%
Shareholders share re-investment (DRIP)	49%
Open/cash shareholders	68%
Registered (RRSP, TFSA, etc) shareholders	32%



● AP Capital MIC
 ● S&P/TSX Composite Total Return
 ● 3% Compounding



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

2014	8.15%	2019	B class	7.00%
			F class	7.71%
2015	13.65%	2020	B class	6.80%
			F class	7.33%
2016	7.20%	2021	B class	5.68%
			F class	6.23%
2017	7.03%	2022	B class	6.34%
			F class	6.87%
2018	B Class	2023	B class	7.84%
	F Class		F Class	8.36%

*Introduction of F class shares

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