

2023 Fund Facts

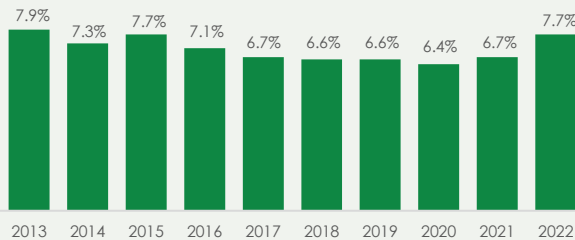
OBJECTIVE | The Westboro Mortgage Investment Fund strives to be a consistent fixed income solution that produces above average risk adjusted returns for investors.

Fund Details

Date as of:	Feb 28, 2023	Inception Date:	May 2004
Portfolio Assets:	\$337,632,000	Minimum Investment*:	\$50,000
Compounded Target Annual Yield (Class F):	8.73%	RRSP/RRIF/RESP/TFSA:	Eligible
February Annualized:	8.40%	Investor Eligibility:	Accredited
Number of Mortgages:	721	Liquidity:	Monthly with one month notice
Average Loan Size:	\$468,000	Distribution Reinvestment Plan:	Available
Percentage First Mortgages:	95.25%	Leverage:	\$200M Line of Credit, TD Bank as Agent & RBC as Co-Lead
Average Loan-to-Value:	57.63%	Auditor:	KPMG LLP
Loan Losses and Reserves per Annum:		Management Fee:	2% for Class F
2018	0.63%	Legal:	Osler, Hoskin, & Harcourt LLP
2019	0.90%	Administrator:	SGGG Fund Services Inc.
2020	1.81%		
2021	1.57%		
Average Mortgage Interest Rate:	8.92%		

*Exceptions to investment advisors

Fund Performance

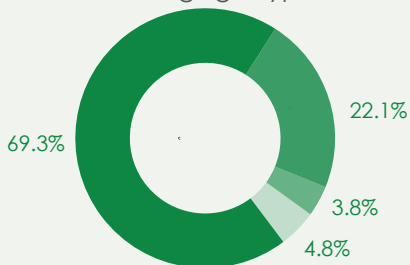


Average Compounded Yield

YTD	8.7%
3 Year:	6.9%
5 Year:	6.8%
10 Year:	7.1%
Inception:	8.4%

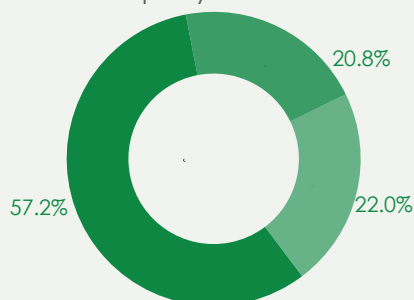
Portfolio Summary

Mortgage Type



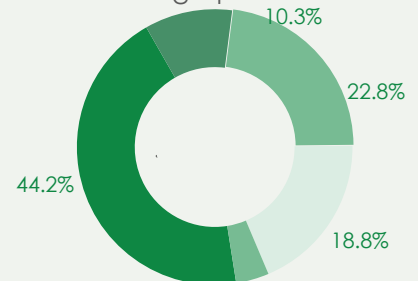
- Residential 1st - 69.3%
- Res 1st - Construction - 22.1%
- Commercial - 3.8%
- Seconds - 4.8%

Property Location



- Urban - 57.2%
- Small Centre - 20.8%
- Rural - 22.0%

Geographic Mix



- Ottawa & Valley - 44.2%
- Kingston & Seaway - 10.3%
- Southwestern Ontario - 22.8%
- Central Ontario - 18.8%
- Quebec - 3.9%



WESTBORO MORTGAGE

INVESTMENT FUND

2023 Fund Facts

10 Year Historical Returns (Class F)

SINCE INCEPTION AVAILABLE UPON REQUEST

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Bonus*	Total	Compounded Annual Yield
2013	0.67%	0.67%	0.67%	0.67%	0.67%	0.67%	0.67%	0.67%	0.58%	0.58%	0.58%	0.58%	0.00%	7.68%	7.9%
2014	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.10%	7.06%	7.3%
2015	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.44%	7.40%	7.7%
2016	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.54%	0.54%	0.54%	0.54%	0.00%	6.80%	7.1%
2017	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.00%	6.48%	6.7%
2018	0.54%	0.54%	0.54%	0.50%	0.50%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.00%	6.40%	6.6%
2019	0.54%	0.54%	0.50%	0.50%	0.50%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.00%	6.36%	6.6%
2020	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.00%	6.24%	6.4%
2021	0.50%	0.50%	0.44%	0.44%	0.44%	0.46%	0.46%	0.48%	0.50%	0.50%	0.50%	0.63%	0.65%	6.50%	6.7%
2022	0.50%	0.52%	0.52%	0.52%	0.60%	0.64%	0.66%	0.66%	0.67%	0.70%	0.70%	0.70%	0.00%	7.39%	7.7%
2023	0.70%	0.70%													

* Year end top-up distributions are typically paid post year-end financial audit

VEHICLE

Limited Partnership
Mutual Fund Trust

CLASS

F

FundSERV CODE

KEN 812
KEN 813

MANAGEMENT FEE

2%

FUND TRACKING

Bloomberg:
WESTMOR CN

History of the Fund

Founded in 2004 in Ottawa, Ontario, the Westboro Mortgage Investment Fund was initially focused on servicing the alternative residential mortgages needs of local residents. The fund has built, fostered, and maintained hundreds of relationships with broker clients, borrowers, investors, and advisors. Leveraging these long-term relationships has allowed the fund to expand in size and scope. Throughout the years, the fund has strategically expanded its lending region to include Central and Southwestern Ontario and the Gatineau region of Quebec. Today, the fund manages assets in excess of \$300 million all while maintaining the primary objective of providing investors with a consistent and stable fixed income solution for their investment portfolio.

Key Benefits of the Fund

- Highly desirable core market - Ottawa Valley
- Strong mortgage origination
- Favorable tax treatment for corporate investors (*Westboro does not provide tax advice please consult your tax advisor*)
- All fees and interest revenue flow directly to the fund
- Diversified portfolio of primarily short-term, residential first mortgages
- Extensive underwriting experience in private mortgages
- Average mortgage LTV < 60%, Average Beacon Score for Borrowers > 700
- Experienced management team



Scott Roberts

Vice President Sales – Funds

Email sroberts@westboromic.com

Tel 613-729-5764 ext. 246

Cell 416-930-8407

267 Richmond Road, 2nd Floor, Ottawa, Ontario K1Z 6X3 |
613.729.5764 investor.info@westboromic.com |
www.westboromic.com

This document does not represent an offering of securities. The securities described herein are only available to accredited investors in Canada through registered dealers, in accordance with applicable securities laws. The information disclosed in this summary is incomplete. Please see the Westboro website at www.westboromic.com or speak to your dealer. Securities of Westboro Mortgage Investment LP, Westboro Mortgage Investment Trust and Westboro Mortgage Investment Corp. can be acquired by contacting Westboro Management Ltd., in its capacity as a registered exempt market dealer. You may also contact your investment dealer or Kensington Capital Advisors Inc., in its capacity as a registered exempt market dealer. Kensington Capital Advisors Inc. acts as a sales agent for the Fund and receives an annual fee of 35 basis points on capital raised by it, or by investment dealers, in the Fund. Kensington Capital Partners Limited owns an indirect 30.37% equity interest in Westboro Management Ltd.