

Fund Fact Sheet:

(as of December 31, 2022)



Fund Overview

Manchester Investments Inc. (Manchester) was established in 2009 and has been offering its shareholders a simple and reliable stream of investment income ever since. Manchester's investment strategy is to buy low risk private residential mortgages from the mortgage origination groups (Alpine Credits & Sequence Capital). This commitment to best in class investing practices has resulted in above average yield since inception while maintaining a low risk portfolio of mortgages. MII offers its shareholders an excellent investment option that is centered on primarily residential first mortgage investments, capital preservation, and a stable return.

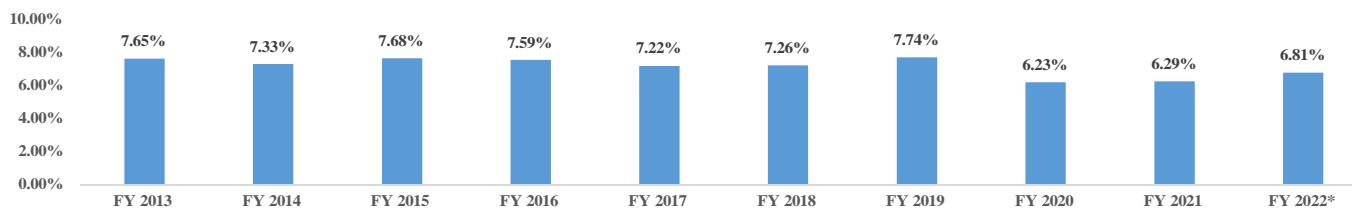
<ul style="list-style-type: none"> • Fund Type: Mortgage Investment Corporation (MIC) • Inception Date: 2009 • Minimum Investment: \$ 10,000 • Average Mortgage Size: \$ 268,079 • Weighted Average LTV: 47.03% • Registered Investment Qualified: Yes • Auditor: MNP LLP 	<ul style="list-style-type: none"> • Mortgage Type: Residential (100%) • Geographical Diversification: BC, AB, ON • Funds Under Management: \$ 217,680,000 • Total Number of Mortgages: 812 • Financial Services Fee: 1.50% • Insider Holdings: 11.7% of Total Shares
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* LTV = Loan to value. This is the total debt owing divided by the property's value at the time the loan was advanced.

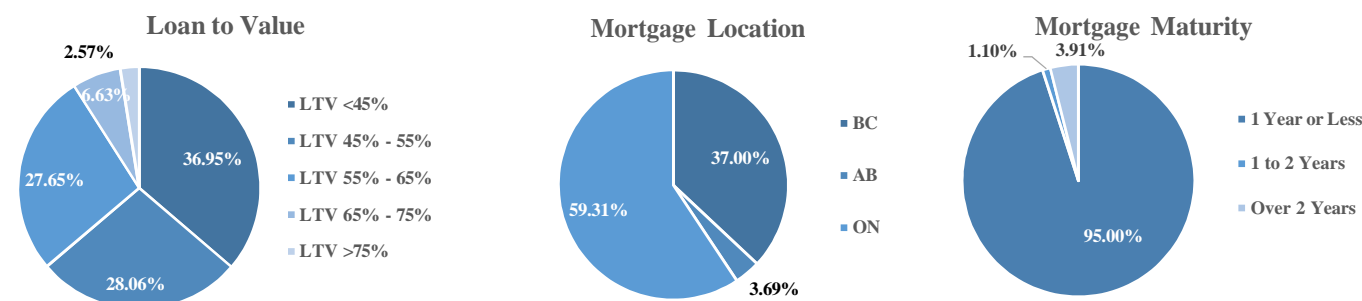
Most Recent Return (2022)	3 Year Average	5 Year Average	10 Year Average
*6.81%	6.75%	6.95%	7.31%

*Unaudited year to date, annualized yield as of 31 December 2022
All data in this fund fact sheet is internal data provided by Manchester Investments Inc.

Return by Year



*Unaudited year to date, annualized yield as of 31 December 2022



All investments, including Manchester Investments Inc. (Manchester), carry risks including but not limited to liquidity risk, credit risk, default risk and others which are set out in the Offering Memorandum (OM), please contact a Amur Capital Dealing Representative for a copy of Manchester's OM. Past returns are not an indication of future returns, there are no guarantees of returns and all information in this brochure is for discussion purposes only and is not intended to imply risk profiles. Neither the information nor any opinion expressed in this document constitutes an offer to sell securities or financial instruments or provide any investment advice or service. The Office of the Registrar of Mortgage Brokers at the Financial Institutions Commission regulates the mortgage brokering and lending activities of Mortgage Investment Corporations (MICs) under the Mortgage Brokers Act. The Registrar and the Mortgage Brokers Act do not regulate the capital raising and investment marketing activities of MICs which are subject to securities legislation and regulation. Amur Capital Management Inc. (Amur Capital) is a selling party and a related entity, is registered under the securities laws of the Provinces of British Columbia and Alberta to act as Manchester's exempt market dealer ("EMD") to sell its Preferred Shares in those jurisdictions pursuant to exemptions from the prospectus requirements. Intrinsyc Capital Corporation ("Intrinsyc") is a selling party and registered under the securities laws of the Province of Ontario to act as Manchester's exempt market dealer to sell its Preferred Shares in Ontario pursuant to exemptions from the prospectus requirements. If you are interested in purchasing Preferred Shares in Manchester please contact your financial advisor or Amur Capital's Investor Relations to better understand the risks and your suitability for the product. There are restrictions on eligibility to purchase this product, contact your financial advisor or Amur Capital Investor Relations to learn more.

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