



# ANTRIM BALANCED MORTGAGE FUND

Fund	Fund Name	Currency	Min. Initial Purchase	Min. Subsequent Purchase
ABM102	Antrim Balanced Mortgage Fund Class B, Series B	CAD	\$1,000	\$1,000
ABM103	Antrim Balanced Mortgage Fund Class B, Series C (F-Class)	CAD	\$1,000	\$1,000

## Fund Company Information

Company Name	Antrim Balanced Mortgage Fund Ltd.
Fund Manager	Antrim Investments Ltd.
Address	9089 Glover Road Langley, BC V1M 2R8 604.530.2301
Telephone	888.550.6039
Toll-Free	Will Granleese
Contact	will@antriminvestments.com
Email	

## FundSERV Technical Support

Provider Name	Prometa Fund Support Services Inc.
Address	220 -155 Carlton Street Winnipeg, Manitoba, R3C 3H8
Toll-Free	877.548.3751
Fax	204.946.5992
Email	dealerservices@prometa.ca

## Product Overview

Manufacturer Code	ABM
FundSERV / FUNDcom	Yes
Product Type	Pooled Fund
Tax Structure	Corporate
Qualified Investors	Yes
Accredited Investors Only	No
Certified Shares Available	No
Taxation Details	T5
Series Accounting	No
Distributions	Quarterly: Cash or DRIP
Eligible Provinces	All
RRSP Eligible	Yes
RESP Eligible	Yes
TFSA Eligible	Yes
FundSERV Agreement	Required. Dealers are required to execute a standard FundSERV Services Dealer Agreement. Agreement is available via Antrim Investments Ltd. Please contact Antrim Dealer Services at dealerservices@antriminvestments.com.
Payment Method	FundSERV Only

## Management Fees

Class B, Series B Preferred	1%
Class B, Series C Preferred (F-Class)	1%

## Fund / Transaction Details

		Series	Fund ID
Trans. Type	Fund Codes	B	102
		C (F-Class)	103
Buys			Yes
Sells			Yes
Switches			Yes
Transfers			Yes

## Purchase Details

Pricing Model	Daily
Price	\$1.00 / per unit (Fixed)
Settlement Period	Trade Date + 2
Required Documentation	Subscription Agreement
Min. First Purchase	\$1,000
Min. Next Purchase	\$1,000

## Redemption Details

Pricing Model	Daily
Settlement Period	*Trade Date + 2

*\*See Offering Memorandum for redemption restrictions*

## Dealer Details

Commissions	No load
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## Trailer Fees

Class B, Series B Preferred	1% annually paid monthly
Class B, Series C Preferred (F-Class)	None

## Purchases

FundSERV with completed Subscription Agreement.

Email a completed Subscription Agreement within 3 business days to our office at trades@antriminvestments.com.

*This document does not constitute an offer or solicitation to sell or purchase any securities. The securities described herein are offered on a private placement basis and are available for purchase only under an Offering Memorandum dated October 24, 2025 for Antrim Balanced Mortgage Fund Ltd. (the "MIC") in those jurisdictions, and to those persons, where, and to whom, they may be offered for purchase in compliance with applicable securities laws. Please read the Offering Memorandum before purchasing any securities. Please note that there are management fees and expenses associated with an investment in the MIC. An investment in the MIC is not guaranteed and any past performance by the MIC may not be repeated.*

## FUND FACTS

**FUND CODE**  
ABM 103

**PAR VALUE**  
\$1.00

**MANAGEMENT FEE**  
1%

**ASSETS(MILLIONS)**  
\$922M

**RISK ANALYSIS**  
Medium

## PRODUCT OVERVIEW

### KEY FACTS

**FUND MANAGER**  
Antrim Investments Ltd.

**PORTFOLIO MANAGER**  
Will Granleese CIM, FMA, M.B.A

**PRODUCT TYPE**  
Pooled Fund

**DISTRIBUTIONS**  
Quarterly: Cash or DRIP

**ELIGIBLE PROVINCES**  
All

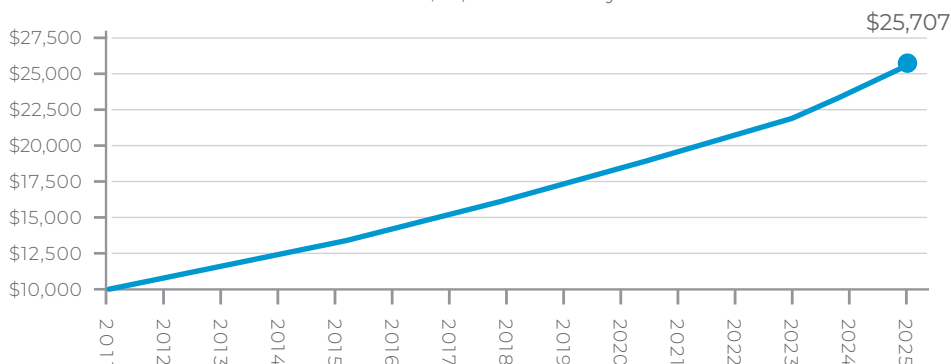
**RRSP/RESP/TFSA**  
Eligible

**MINIMUM INITIAL INVESTMENT**  
\$1,000

**MINIMUM SUBSEQUENT INVESTMENT**  
\$1,000

**REDEMPTION SETTLEMENT PERIOD**  
T+2\*

## HISTORIC RETURNS\* Growth of \$10,000 since July 2011



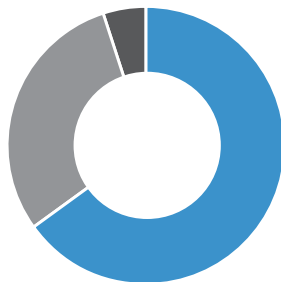
## FUND PERFORMANCE SERIES C (Percent return)

1YR	3 YRS	5 YRS	10 YRS	SINCE INCEPTION
<b>908%</b>	<b>769%</b>	<b>707%</b>	<b>696%</b>	<b>698%</b>

## ANNUAL RETURN %

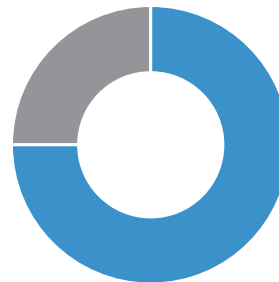
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>713%</b>	<b>650%</b>	<b>665%</b>	<b>677%</b>	<b>678%</b>	<b>701%</b>	<b>701%</b>	<b>629%</b>	<b>601%</b>	<b>636%</b>	<b>764%</b>	<b>908%</b>

## PORTFOLIO BY GEOGRAPHIC REGION



■ 65% BC ■ 30% ON ■ 5% AB

## TARGET ASSET ALLOCATION



■ 75% 1st Mortgages ■ 25% 2nd Mortgages

## GEOGRAPHIC LENDING AREA

The Fund will focus on lending in major centres of British Columbia, Alberta and Ontario that exhibit active and liquid real estate markets.

## INVESTMENT OBJECTIVES

The fundamental objective of the Fund is to provide a steady stream of interest income by investing in a diversified portfolio of residential first and second mortgages. It may invest in conventional 1st and 2nd mortgages located in British Columbia, Alberta and Ontario with a loan-to-value (LTV) not to exceed 75% of appraised value.

## HOW HAS THE FUND PERFORMED?

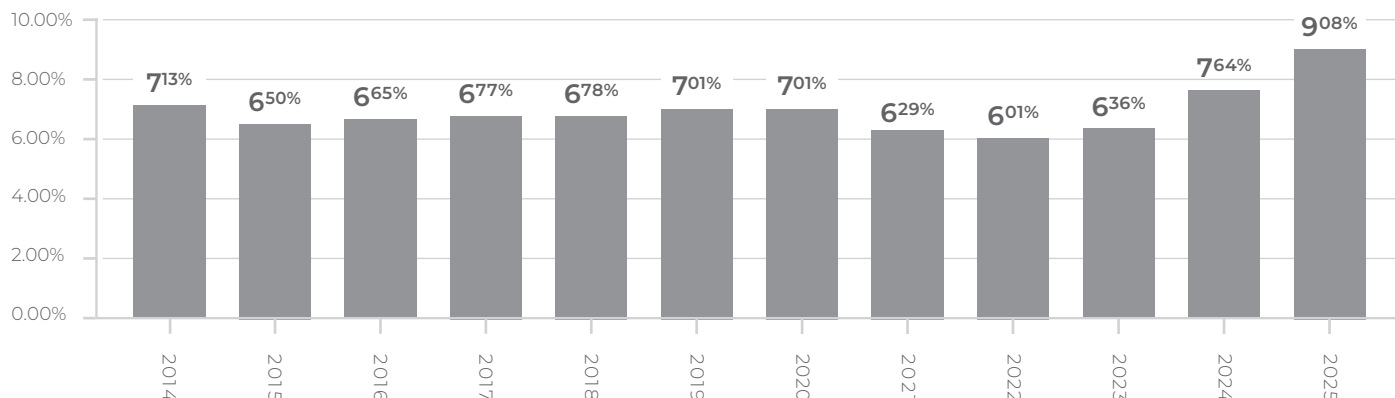
Target asset allocation is 75% in residential 1st mortgages and 25% in residential 2nd mortgages. The Fund will not maintain a cash position and will utilize a line of credit for enhancing returns and liquidity.

## RISK ANALYSIS



## ANNUAL RETURN %

This chart shows how F Class shares of the fund performed in each of the past ten years. The range of returns and change from year to year can help you to assess how risky the fund has been in the past. It does not tell you how the fund will perform in the future.



## WHO SHOULD INVEST IN THE FUND?

The Fund may be suitable for medium to long-term investors who are:

- Seeking a high-quality income investment
- Seeking a regular income stream
- Seeking an alternative to traditional Real Estate Investments
- Contributing to the income component of a diversified portfolio

This document does not constitute an offer or solicitation to sell or purchase any securities. The securities described herein are offered on a private placement basis and available for purchase only under an offering memorandum and in those jurisdictions, and to those persons, where, and to whom, they may be lawfully offered for sale. Please read the offering memorandum before investing. Management fees and expenses are associated with an investment in Antrim Balanced Mortgage Fund Ltd. An investment in Antrim Balanced Mortgage Fund Ltd. is not guaranteed and past performance may not be repeated.

**What are the risks of investing in the Fund?** The purchase of Preferred Shares involves a number of significant risks. You could lose all the money you invest. Only investors who can reasonably afford the risk of loss of their entire investment should consider the purchase of Preferred Shares. Certain risks associated with the purchase of Preferred Shares are described below in the offering memorandum. Investors in Preferred Shares should carefully consider the risks described in the offering memorandum and speak to a qualified advisor before making an investment. Redemptions are processed T + 2 on a best-efforts basis. Please refer to the Offering Memorandum, See '5. Securities Offered - 5.1 Terms of Securities - Redemption Practices and Rights - Holder.'

## TAX TREATMENT

According to section 130.1 of the Canadian Income Tax Act, the fund must distribute 100% of its annual net income before taxes to shareholders in the form of a dividend. Dividends are expressed as a percentage (%) and treated as regular income for income tax reporting.

