

Investment Summary

LENDWORTH CLASS B COMMON SHARES

Lendworth MIC is not registered as a securities dealer or advisor in Canada, nor with the Ontario Securities Commission (OSC). The information provided here is intended solely for general informational purposes and should not be interpreted as an invitation to buy or sell securities. If you are seeking personalized investment guidance, kindly seek advice from a qualified financial professional.

INVESTMENT OFFERING

Issuer	Lendworth Mortgage Investment Corporation
Security Offered	CAD \$ Class B Common Shares
Price Per Security	\$ 1.00
Minimum Secuirty	CAD \$ 25,000.00 (25,000 Shares)
Maximum Subscription	CAD \$ 50,000,000.00 (50,000,000 Shares)
Eligible for Registered Plans	RRSP, TFSA, RRIF, Spousal RRSP

INVESTOR RETURNS

Investor Target Return	8% Annual Return on Investment
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INVESTMENT SUMMARY

Asset Type	1st & 2nd Mortgages - Primarily 2nd Mortgages
Distributions	Monthly
Distribution Taxation	Interest Income
Dividend Reinvestment	Available

FEE SCHEDULE

Mortgage Manager Administration Fee	2.00% per Annum, Paid Monthly
Early Redemption Fee \$200.00 Plus Redemption Terms	0-12 Months 2.00% 12-24 Months 1.00%

INVESTMENT HIGHLIGHTS

Lending Areas	Major City Centres in Ontario, Canada
Maximum Lending Value	85% LTV
Maximum Mortgage Amount	10% of Portfolio

INVESTMENT STRATEGY

- Our real estate investment portfolio is exclusively dedicated to high-demand properties, primarily in the Greater Toronto Area (GTA) and its surrounding regions. We predominantly focus on second mortgages and small commercial properties, offering interest-only mortgages typically with a one-year term.
- To ensure fair market assessments, we collaborate with a select group of appraisers from our approved list. Property appraisals must not exceed 30 days in age. Furthermore, all mortgage approvals require the endorsement of at least two signing officers, who are also our mortgage managers. Title insurance is a mandatory component for all our mortgages.
- We exclusively engage with licensed mortgage agents and brokers within the mortgage broker industry. Our dealings involve a carefully selected group of seasoned lawyers.
- One of our core principles is that each of our Principals invests alongside our shareholders, ensuring a shared interest in prudently managing the risks associated with the mortgages we choose to invest in.
- Our management philosophy prioritizes safeguarding our investors' capital while consistently delivering returns to our shareholders.

TYPICAL BORROWER

- Individuals who are self-employed
- Looking to consolidate debts and enhance their credit profile
- Bridge financing solutions
- New immigrants with limited credit history in Canada

USE OF PROCEEDS

The Company will utilize all proceeds from the Offering, net of the expenses outlined in "The Offering," for the acquisition of Authorized Investments, as detailed in the "Use of Proceeds" section.

INVESTMENT SUMMARY

RISK FACTORS

Interest Rate Fluctuations	Legislation Risks
Property Value Depreciation	Mortgage Default Risk
Regulatory Uncertainties	Concentration of lending within the GTA, Ontario market

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INVESTOR RETURNS

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(Subject to market conditions.) |
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Please feel free to reach out to one of our esteemed executive officers at Lendworth MIC without any hesitation. Our dedicated team is readily available to provide you with comprehensive assistance and answers to any inquiries you may have regarding your mortgage investments. Your satisfaction is our top priority, and we are here to ensure your financial success.

Lendworth Mortgage Investment Corporation

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