

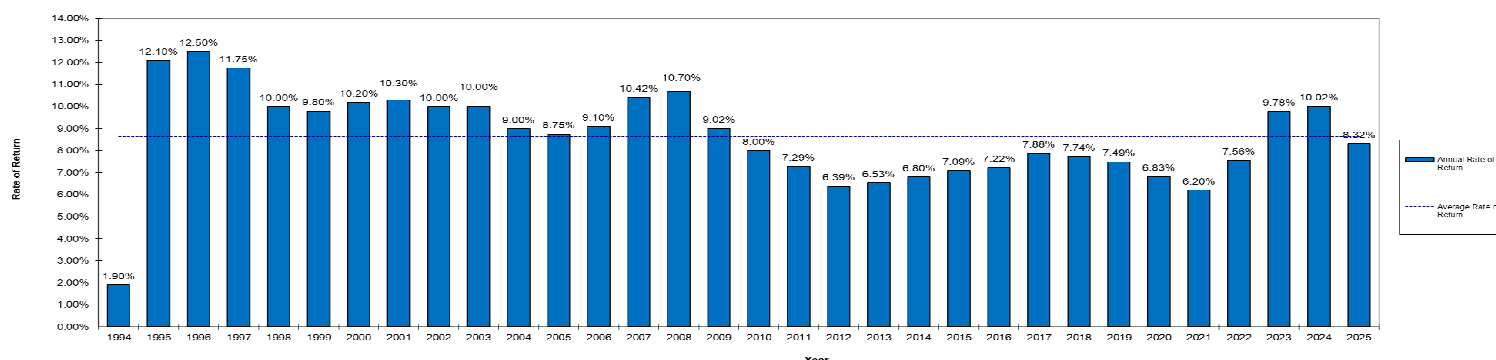
MORTGAGE INVESTMENT CORPORATION

OVERVIEW	INVESTMENT HIGHLIGHTS
Pacifica Mortgage Investment Corporation ("Pacifica") is a "mortgage investment corporation" ("MIC") within the meaning of the Income Tax Act (Canada) that invests primarily in a portfolio of residential, commercial, construction and other mortgages on real estate properties located in British Columbia and Alberta. Pacifica intends to pay all of its net income and any realized capital gains to holders of its Preferred Shares prior to taxation. Pacifica is licensed with the British Columbia Financial Services Authority ("BCFSA") as a "mortgage broker".	Capital Preservation Quarterly Income Stable \$1 Share Value Stable Returns Over 30 Year Successful Track Record

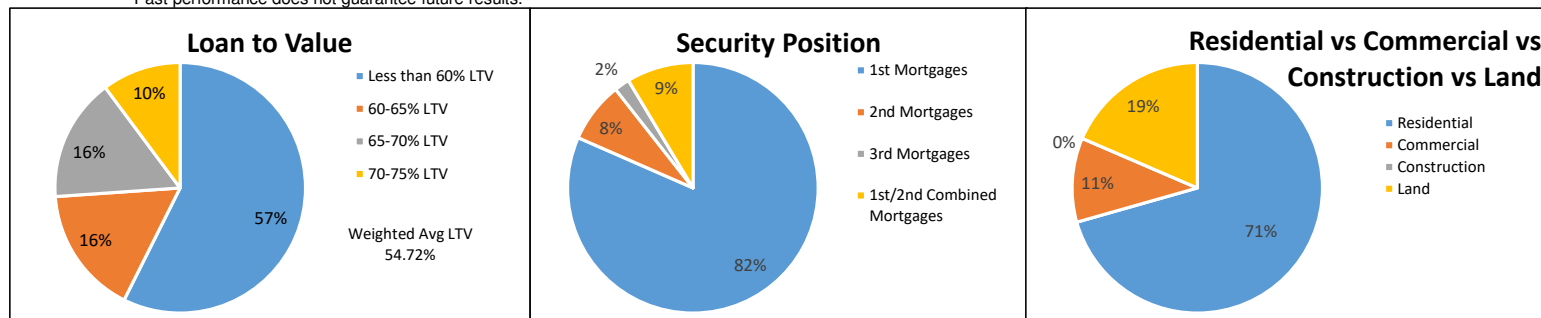
DETAILS (as of June 30, 2026)

Manager	Capital West Mortgage Inc.	Weighted Average Loan to Value Ratio	54.72%
Issue Type	Mortgage Investment Corporation	Annual Return for FY 2025*	8.32%
Inception Date	July 19, 1994	Historical Annual Average Returns*:	
Minimum Investment	\$ 25,000	2 Year	9.17%
Auditor	D&H Group LLP, CPA	5 Year	8.38%
Legal Counsel	Owen Bird Law Corporation Borden Ladner Gervais LLP	10 Year	7.90%
Transfer Agent	Odyssey Trust Company	Since Inception (1994)	8.65%
		Distributions	Quarterly
		Dividend Reinvestment Plan	Yes
		Total Assets	\$243 Million
		Closings	Monthly
		Management Fee	2% of Portfolio plus 25% of Loan Origination Fees
			* Returns are net of Management Fees

Pacifica Mortgage Investment Corp. Annual Rate of Return
1994 to 2025

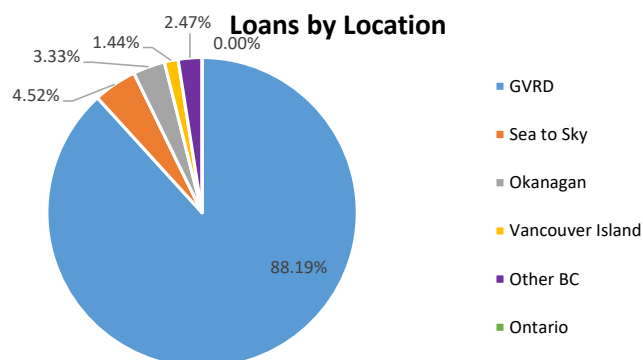


* Past performance does not guarantee future results.



No securities regulatory authority or regulator has assessed the merits of these securities or reviewed this document. Any representation to the contrary is an offence. The securities referred to in this document are offered for sale to eligible investors on a private placement basis in British Columbia and certain other jurisdictions in reliance on exemptions from applicable prospectus requirements. The securities are available for purchase only in those jurisdictions, and to those persons, where, and to whom, they may be lawfully offered for sale. This document is not, and under no circumstances is it to be construed as, a prospectus or advertisement or a public offering of these securities. The securities referred to may only be offered pursuant to the current Offering Memorandum, a copy of which may be obtained by contacting the issuer as shown above. Investors should review the Offering Memorandum before investing.

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* Sea to Sky includes Britannia Beach to Pemberton

WHO CAN INVEST

Individuals, Corporations, RRSP's, RRIF's, TFSA's

** Provided all are BC, AB, SK or ONT residents or registered in BC, AB, SK or ONT

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