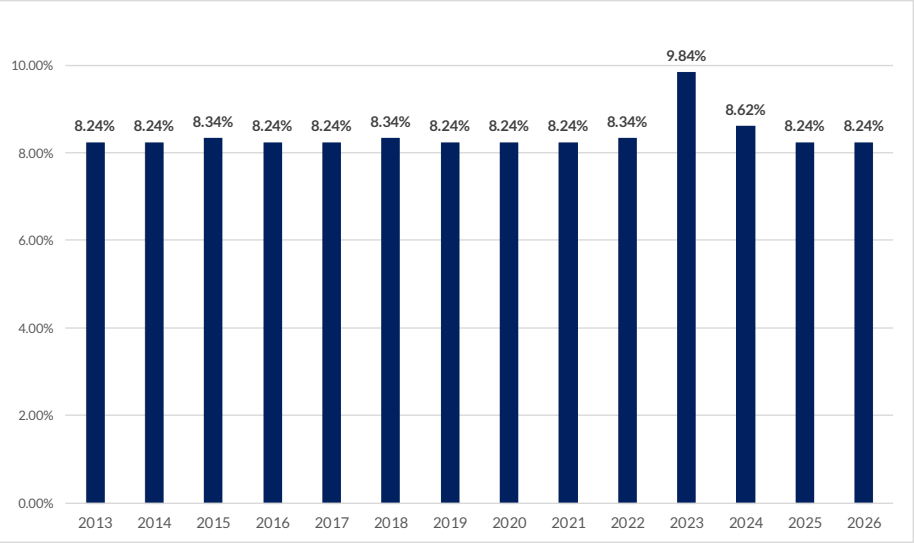
FUND FACT SHEET
Class A Series G Units
September 30, 2026

Genesis Mortgage Investment Corp. invests in residential and commercial mortgage loans secured by real estate in major urban centres in BC, Alberta and Ontario. 100% of regular distributions can be earmarked to personal RRSPs and TFSAs for tax-sheltered investing. Since its inception in 2012, Genesis Mortgage Investment Corporation has invested in 816 mortgages with a cumulative loan amount of $1.2 billion. To date, Genesis Mortgage Investment Corporation has completed 56 regular dividends and 4 special dividends, totaling $121.5 million.

FUND DETAILS

Fund Type	Mortgage Investment Corporation	**Inception**	October 16, 2012
Eligibility	Registered Plan Eligible	**Unit Value**	$1.00
Investor Eligibility	Accredited Investors Only	**Purchases**	1st and 15th of each month
Management Fee	2.00%	**Redemptions**	12 month lock-up period, then monthly with 90 days notice
Distribution	Quarterly	**TTM Yield**	8.24% (at September 30, 2026)

PERFORMANCE HISTORY (DRIP)



CORPORATE SUMMARY

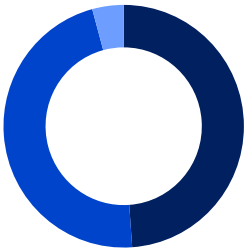
Manager	Gentai Capital Corporation
Inception	October 16, 2012
Manager AUA	$458.2 million

PERIOD	RETURN
Since Inception	8.40%
10 - Year	8.46%
5 - Year	8.65%
3 - Year	8.70%
1 - Year	8.24%

Annualized returns at September 30, 2026

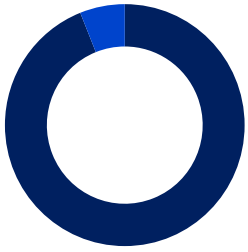
PORTFOLIO COMPOSITION

MORTGAGE POSITION



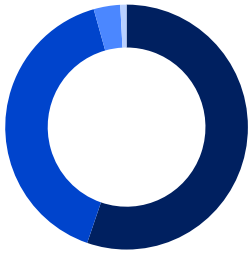
- 1st Mortgages (48.9%)
- 2nd Mortgages (46.9%)
- Other Mortgages (4.2%)

ASSET CLASS



- Residential (93.9%)
- Commercial (6.1%)

GEOGRAPHIC REGION



- BC (55.3%)
- ON (40.4%)
- AB (3.5%)
- QC (0.8%)

PORTFOLIO METRICS

Mortgage Portfolio Size	$172.7 million
Number of Investments	42
Weighted Average LTV	59.6%
Weighted Average Interest Rate	11.6%

GENTAI CAPITAL FAMILY OF FUNDS

Gentai Capital was founded on the principles of protecting investors' capital and providing stable fixed income. Since its inception in 2012, Gentai Capital has been providing investment funds that have outperformed their respective peer groups and benchmarks and, in aggregate, have funded nearly $1.6 billion across 1,280 loans. Gentai Capital also has never missed a distribution payment since inception, offering investors consistent fixed income with meaningful downside protection.

For more information please contact | 1-604-558-8098 | Info@GentaiCapital.com | Investor.Relations@GentaiCapital.com | Visit us at GentaiCapital.com

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