



ACTION REQUIRED

February 22, 2022

Re: Crossroads-DMD Mortgage Investment Corporation (the "Issuer")

As you are aware, you hold class B preferred shares of the above Issuer (the "Class B Shares") in a self-directed account with Olympia Trust Company ("Olympia"). If your account was originally opened with Computershare Trust Company of Canada, it is currently being transferred to Olympia as the result of our acquisition of the Computershare Trust Company of Canada self-directed accounts.

As Olympia is the registered holder of the Securities, we have received the enclosed material regarding the Issuer and the proposed Plan of Arrangement with Durum Opportunities Fund (the "Arrangement").

Pursuant to the Arrangement:

- (i) holders of Class B Shares may elect to receive, subject to pro-rationing and adjustment, the following:
 - (a) a cash amount equal to \$0.56 per Class B Share (the "Cash Consideration"), up to a maximum aggregate payment of \$10,000,000 (the "Maximum Cash Consideration"); or
 - (b) class A units of Durum Opportunities Fund ("DOF Units") and warrants to purchase DOF Units at an exercise price of \$17.09 exercisable for a period of 18 months following the completion of the Plan of Arrangement (the "DOF Warrants"), on the basis of 0.033333 of a DOF Unit and 0.033333 of a DOF Warrant for each Class B Share (the "Equity Consideration").

To the extent aggregate Cash Consideration elected to be received by such Class B Shareholders exceeds the Maximum Cash Consideration, then such Class B Shareholders shall receive their pro-rated amount of the Cash Consideration and preferred units of DOF (the "DOF Preferred Units") on the basis of 0.56 of a DOF Preferred Unit for each Class B Share, subject to adjustment, (the "Preferred Unit Consideration") up to a maximum aggregate issuance of 4,000,000 DOF Preferred Units (the "Preferred Unit Maximum"), for the remainder of their Class B Shares. Further, to the extent that the Class B Shareholders who, as a result of pro-rationing, are deemed to have elected to receive Preferred Unit Consideration for a portion of their Class B Shares and the aggregate number of DOF Preferred Units to be received by such Class B Shareholders exceeds the Preferred Unit Maximum, then such Class B Shareholders shall receive their pro-rated amount of DOF Preferred Units and receive Equity Consideration for the remainder of their Class B Shares.

Class B Shareholders who do not make an election prior to 5:00 p.m. (Calgary time) on April 4, 2022, by returning a duly completed Election Form to Olympia shall be deemed to have elected to receive Equity Consideration (as defined above) in respect of their Class B Shares. SEE REVERSE.

Olympia has not been involved in the preparation of the information and has not reviewed the merits of the information. As such, Olympia shall not be liable for any errors, omissions, misrepresentations or other defects or deficiencies relating to the information.

We encourage you to review this information with your legal advisor or accountant.

Best regards,

Olympia Trust Company



**CROSSROADS-DMD MORTGAGE INVESTMENT CORPORATION
ELECTION FORM**

FOR CLASS B SHAREHOLDERS ONLY

Pursuant to the Arrangement, the undersigned hereby elects to receive one of the following forms of consideration for each of its Crossroads Shares. Crossroads Shareholders may elect to receive the Cash Consideration (Option 1) OR the Equity Consideration (Option 2).

Crossroads Shareholders may elect only ONE of the Options below:

OPTION 1 - CASH CONSIDERATION

Class B Shareholders who check this box will receive \$0.56 in cash for each Class B Share deposited pursuant to the Arrangement, subject to pro-rationing and adjustment as set forth in the Plan of Arrangement.

OPTION 2 - EQUITY CONSIDERATION

Class B Shareholders who check this box will receive 0.033333 of each of a DOF Unit and DOF Warrant for each Class B Share deposited pursuant to the Arrangement, subject to adjustment as set forth in the Plan of Arrangement.

Class B Shareholders who do not deliver a duly completed Election Form to Olympia Trust Company prior to 5:00 p.m. (Calgary time) on April 4, 2022 shall be deemed to have elected to receive Equity Consideration.

Name of Account Holder: _____

Account Number: _____

Daytime Telephone Number: _____

Email Address: _____

Signature of Account Holder: _____

**Deliver completed Election Form prior to 5:00 p.m. (Calgary time) on April 4, 2022
to Olympia Trust Company as follows:**

<u>Via Email:</u>	<u>Via Facsimile:</u>	<u>Via Mail:</u>
crossroads@olympiatrust.com	(403) 668-8307	Olympia Trust Company PO Box 128, STN M Calgary, AB T2P 2H6

INQUIRIES (TOLL FREE): 1-833-684-1546