

Fund Overview

Caplink Mortgage Trust ("CMT") is an Alberta-based open-ended investment fund structured as Limited Partnerships ("LPs") that invest in mortgages originated in Canada, the United States and Mexico. The LPs are secured by lower loan-to-value (LTV) mortgages with prime and near prime borrowers on well-located residential real estate in Canada, the United States and Mexico.

Fund Details

Fund Type	Mutual Fund Trust
Minimum Investment	Series A Units: \$10,000 Series C Units: \$10,000 Series F Units: \$25,000
Fund Status	Offering Memorandum
Inception Date	November 2022
Offering Memorandum	March 7, 2023
Fund AUM	\$32,005,821 (as of March 31, 2023)
Investor Capital	\$24,716,540 (as of March 31, 2023)
Bank Line of Credit	\$7,102,574 (as of March 31, 2023)
Fund Manager	Caplink Financial Corporation ¹
Commission Series	Series A: • Trailing Commission of up to 1.0% per annum Series C: • Up to 4.0% commission paid to selling agents • Up to 1.5% Trailing Commission, per annum, paid quarterly Series F: • No Commission
Management Fee	Annually, 1.0% on outstanding Series A, Series C and Series F LP units (paid as 1/12 of 1.0% per month)
Mortgage Administration Fee	Annually, 0.25% of Mortgage Administration Value (paid as 1/12 of 0.25% per month to each affiliated MLO on outstanding Series A, Series C and Series F LP units)
Hurdle Rate	4.0% to 6.0%, set annually
Special Allocation to Manager	Paid annually if the annual return is above the Hurdle Rate ⁴ .
Registered Plan Status	Eligible for RRSP, TFSA, LIRA, LIF, RRIF, RESP, RDSP
Target Distribution Rate	6.0% to 8.0% per annum, paid quarterly ³ .
Distributions to Investors	Paid quarterly with cash or by DRIP
Redemption Limits	1.0% of NAV per calendar month ² .
Redemption Charges	May apply, depending on Unit Series, see OM for details ² .
Corporate Governance	Independent Board of Trustees (CMT) and Independent Board of Directors (GP)
Fiscal Year End	December 31st
Auditors	Kingston Ross Pasnak LLP
Legal Counsel	Norton Rose Fulbright

¹ Caplink Financial Corporation is registered as an Exempt Market Dealer in AB, BC, SK and MB and as an Investment Fund Manager and Restricted Portfolio Manager in AB and BC. Its principal regulator is the Alberta Securities Commission. Caplink Financial Corporation is also licensed as a Real Estate Brokerage in AB, as a Mortgage Broker in AB, MB, and BC, as a Mortgage Broker and Mortgage Administrator in ON, and as a Financing Corporation in SK.
² Under normal course redemption policy, redemptions are not guaranteed and are subject to various restrictions. Refer to the CMT Offering Memorandum dated March 7, 2023, for full details.
³ Returns and/or distributions are not guaranteed and may be modified at Management's discretion.
⁴ Refer to the CMT Offering Memorandum dated March 7, 2023, for full details.

Fund Objective

To pursue capital preservation while generating predictable risk-adjusted rates of return achieved through investment in eligible mortgages.

Risk Management

The Manager, Caplink Financial Corporation, ¹ monitors, services and proactively manages all mortgage investments, from origination to repayment, by effectively employing its established in-house proprietary mortgage origination and administration system.

Strategy

To create a credit enhanced international mortgage portfolio secured by lower LTV mortgages with prime and near prime borrowers on well located real estate in Canada, the United States and Mexico.

Lending Guidelines ²

Loan Purpose:

- Residential term, bridge and construction financing

Loan Term:

- 1, 3 and 5 year (all renewable)

Maximum Loan:

- \$1-Million CAD; Canada & Mexico
- \$2-Million CAD; United States

Minimum Down:

- 15.0% (85% LTV); Canada & United States
- 25.0% (75% LTV); Mexico

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² These are general guidelines and can be amended at the discretion of the Manager as per the Offering Memorandum dated March 7, 2023.

CMT Trustees & GP Directors

Theodore (Ted) Bosse, KC, LLP
Independent Trustee & Director

Deanna Muise, CPA, FCPA, FCA, TEP
Independent Trustee & Director

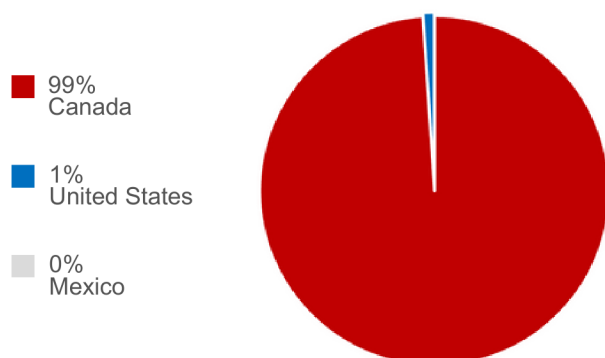
Georgina Villeneuve, MBA, MTI
Independent Trustee & Director

Brian Menges, MBA
Management, Trustee & Director

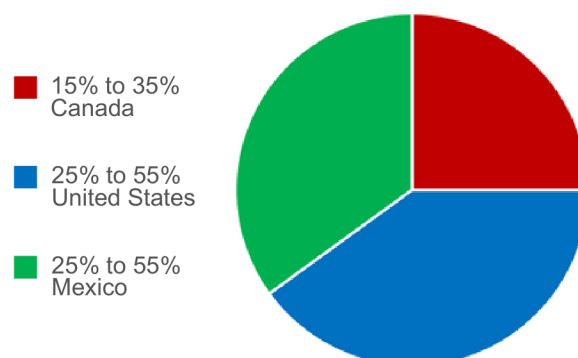
Geographical Allocation & Growth Projections

CMT lends to prime and near prime borrowers in Canada, the United States and Mexico. CMT primarily lends to foreign individuals who have difficulty obtaining residential mortgage financing in a country where they are not a permanent resident and as such, do not have the domestic income or credit history required to obtain local mortgage financing. Over time CMT will reallocate CMT's Investments from being substantially secured in Canada to being allocated equitably in Canada, the United States and Mexico.

Current Market Allocation



Fund Growth Plan



Who Is Caplink Financial Corporation?

- Over 25 years of experience operating a mortgage investment firm.
- Managed three mortgage funds over the last 17 years with a peak AUM of approx. \$90,000,000.
- In 2019 Caplink anticipated potential real estate and economic instability and as such, strategically began to pursue underserved markets in the United States and Mexico.
- In 2022 amalgamated two mortgage funds into Caplink Mortgage Trust with an investor retention rate of approx. 92%.

Contact Us

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An offering memorandum dated March 7, 2023, ("OM") containing important information relating to the securities described in this document (the "Securities") has or will be filed with the securities regulatory authorities in each of the jurisdictions where a distribution has occurred or will occur pursuant to the OM. A copy of the OM is required to be delivered to you at the same time or before you sign the agreement to purchase the Securities described in this document pursuant to the OM. This document does not provide disclosure of all information required for an investor to make an informed investment decision. Investors should read the OM of Caplink Mortgage Trust ("CMT") especially the risk factors relating to CMT and the Securities offered, before making an investment decision.

An investment in CMT is highly speculative and involves a number of risks, including the nature of the business to be conducted by CMT and the risks inherent in CMT's investment strategies. Only investors who are willing to rely solely upon the ability, expertise, judgment, discretion, integrity and good faith of Caplink Financial Corporation ("Management"), who do not require immediate liquidity of their investment and who can afford a total loss of their investment should consider an investment in CMT. Prospective investors should read the entire OM and consult with their own professional advisors to ascertain and assess the income tax, legal, risks and other aspects of their investment in CMT before making an investment. There is no guarantee of performance, and past or projected performance is not indicative of future results. No person has been authorized to give any information or to make any representation not contained in this document or the OM.

No securities regulatory authority has assessed the merits of, or expressed an opinion about the Securities, the information contained in this document or the OM. The Securities will only be offered and sold in such jurisdictions where they may be lawfully offered for sale and, in such jurisdictions, only by persons permitted to sell such Securities. The Securities may only be sold to prospective investors who reside in certain provinces of Canada and who meet certain eligibility criteria on a basis which is exempt from the prospectus requirements of applicable Canadian securities laws.

This document contains statistical data, market research and industry forecasts that were obtained from government or other industry publications and reports or are based on estimates derived from such publications and reports. Government and industry publications and reports generally indicate that they have obtained their information from sources believed to be reliable, but do not guarantee the accuracy and completeness of their information. While CMT believes this data to be reliable, market and industry data is subject to variations and cannot be verified with complete certainty due to limits on the availability and reliability of raw data, the voluntary nature of the data gathering process and other limitations and uncertainties inherent in any statistical survey. CMT has not independently verified any of the data from independent third-party sources referred to in this document or ascertained the underlying assumptions relied upon by such sources.