

Consistent Yields and Preservation of Capital

The Tri City Group Monthly Income Mortgage Trust (TCGMIMT) is offering an unlimited number of trust units invested in a pool of carefully selected primarily residential and residential-construction mortgages originated in the urban markets of Western Canada. The Trust's investment objective is to generate consistent distributions of 6.65% income for Preferred Series P Unitholders and 8% targeted yields for Profit Participating Series A Unitholders. For Series A Unitholders, all gains above that amount are split between the Trust Manager (30%) and the unitholders (70%).

Invest alongside the founder

One of the companies in Tri City Group, Michael Goodman's personal holding company, Tri City Capital Corp, has invested \$1 million in Series A Units. Because Tri City Capital Corp's interest is subordinated, all unitholders will get their monthly distributions prior to Michael's company. In addition, his company will be last in line to recover its equity should the Trust ever be wound up.

The Trust is 100% RRSP and RRIF eligible. The TCGMIMT offers a mortgage investment portfolio that intends to preserve wealth while offering a consistent yield.

Responsible lending

The manager of TCGMIMT carefully selects every mortgage, and the property behind it. The Trust Manager has in-depth knowledge and experience in real estate development, investing, and lending, and adheres to practices that have been a hallmark of the Tri City Group and key to its success for more than 50 years of corporate history.

Type of Trust	Open-ended mortgage trust
Manager	Tri City Fund Management Ltd.
Investment objective	To generate a consistent distribution of income while preserving invested capital, with a preferred yield of 6.65%, and a profit participating yield of 8%
Investment strategy	Carefully selected residential and residential construction short-term, first and second mortgages originated primarily in strong urban markets of Western Canada
Maximum offering	Unlimited
Price per security	\$1,000 per Series A Trust unit
Management fee	1.25% per annum
Eligibility	RRSP, RRIF, TFSA, RESP, LIRA,

Purchasing units

Trust units may be purchased directly from Tri City Fund Management Ltd. by way of a registered investment such as RRSP, RRIF, direct investment, or through an approved advisor. Upon request, an Offering Memorandum will be forwarded to you, along with the required documentation, should you decide to participate. To request more information or discuss this opportunity in person, please contact us at (604) 569-2015, ext 236 or by email at info@TriCityMortgageTrust.ca.

This is not an offer to sell the securities described. Such offer may only be made by way of Offering Memorandum.