

DESCRIPTION OF THE INVESTMENT

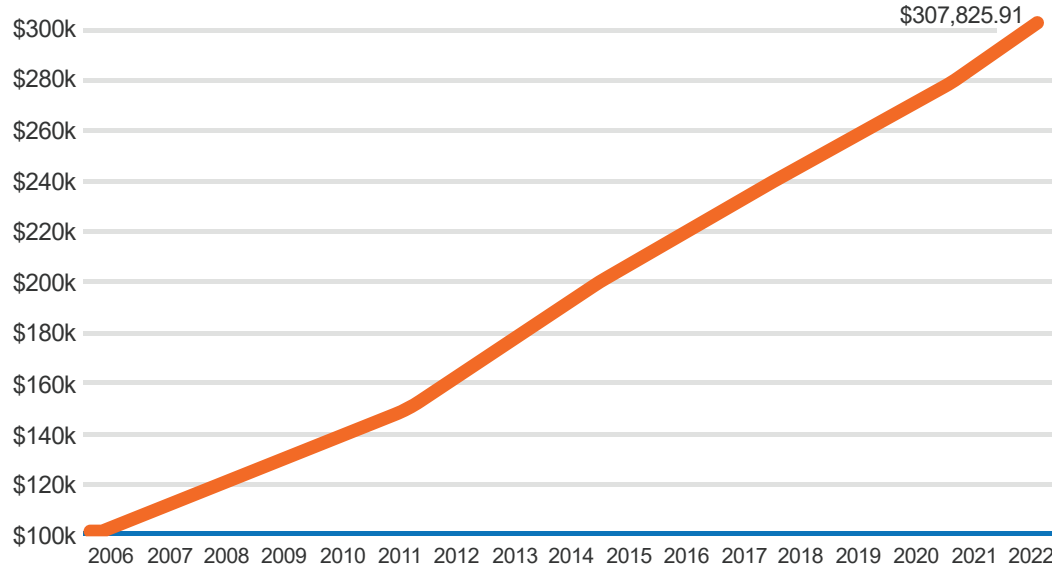
Liahona Mortgage Investment Corp. (LMIC) was incorporated under the laws of Ontario on December 22, 2006. LMIC underwrites a diversified portfolio of mortgages, concentrating on 1st and 2nd residential mortgages, along with a small number of commercial and construction mortgages that align with our risk and geographic profile. Our lending standards are stringent to minimize credit losses and ensure consistent returns.

INVESTOR PROFILE

Our Investors are comprised of accredited Investors and eligible & non-eligible Investors (through the Offering Memorandum (OM)). Shares can be held in non-registered or registered accounts (i.e., RRSP, RRIF, LIRA, TFSA etc.)

PERFORMANCE

Growth of \$100,000 Investment in LMIC
(if invested since Fund inception in 2006)



SUMMARY

Portfolio	1st	2nd	Residential	Commercial
\$43,041,956	92%	8%	98%	2%
Avg LTV	66%	75%	67%	67%

OBJECTIVE

To provide consistent returns while striving to preserve and grow our clients' wealth.

HIGHLIGHTS

- Historic Annual Return 7.71% (since inception).
- Targeted Distributions Paid Quarterly

FUND MANAGER

Liahona Capital Inc.

INVESTMENT DETAILS

Fund Status

Offering Memorandum

Inception Date

December 22, 2006

Fund AUM

\$46 Million*

Registered Plan Status

RRSP, RRIF, TFSA, LIRA, LIF, RESP

Investment Minimum

\$10,000

Purchases

Monthly

Redemptions

Monthly**

Taxation

Interest Income

Management Fee

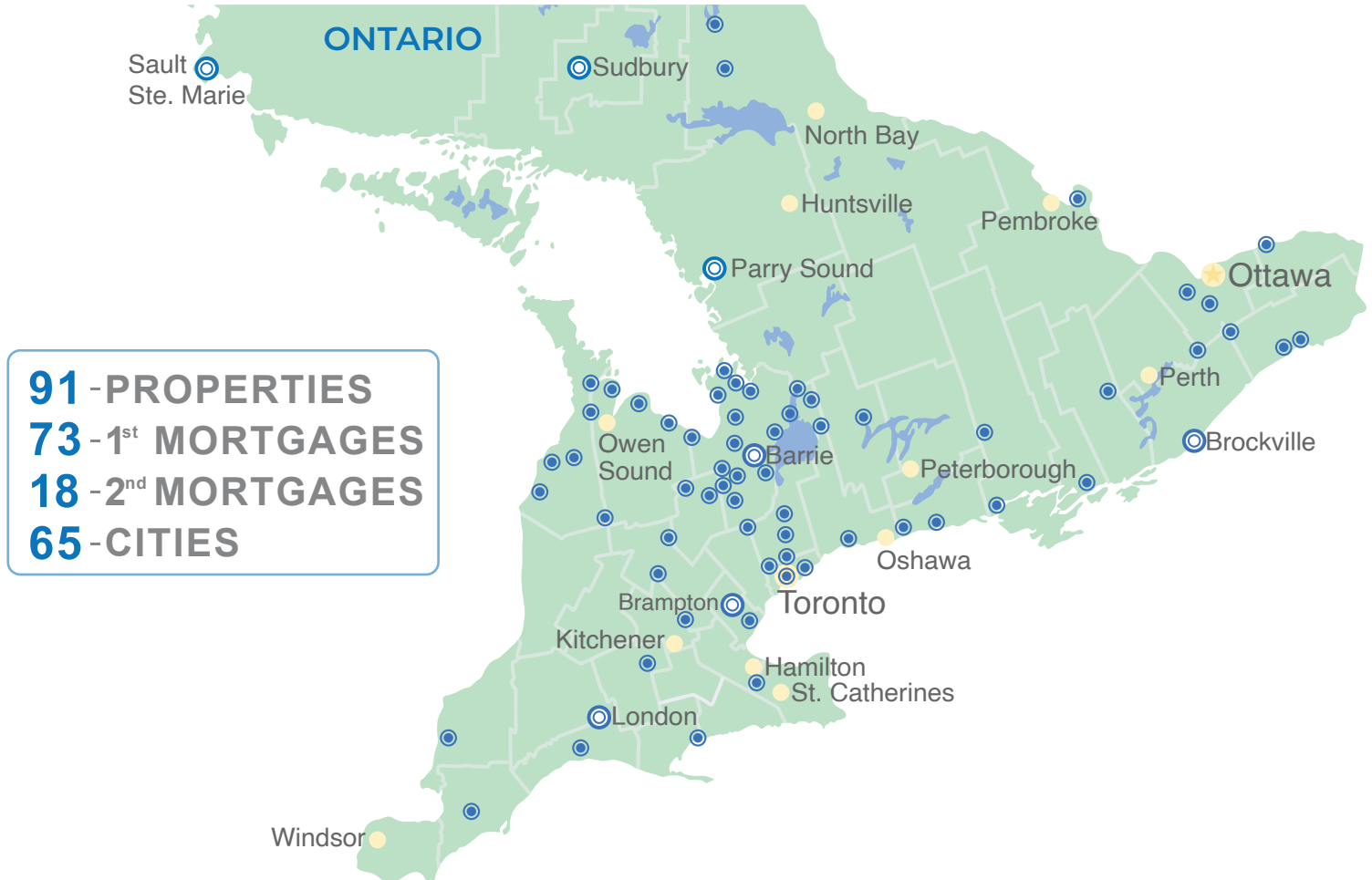
3%

Average LTV

67%

*AUM consists of funded mortgages and cash on hand. \$8.3 Million of current AUM is held in construction mortgages.

**Refer to redemption schedule below.

PROPERTY PORTFOLIO

REDEMPTION SCHEDULE*

Redemption fees for exiting the fund are waived after 12 months. Early exit fees are applied as follows, based on the original settled purchase date:

- 0-6 months = 3.0% fee
- 6-12 months = 1.5% fee
- 12+ months = No fee

*See full Redemption Policy outlined in the Offering Memorandum.

IMPORTANT INFORMATION: This communication is for information purposes only and is not, and under no circumstances, to be construed as an invitation to make an investment in Liahona Mortgage Investment Corp. Investing in Liahona Mortgage Investment Corp. Shares involve risks. There is currently no secondary market through which Liahona Mortgage Investment Corp. Shares may be sold and there can be no assurance that any such market will develop. A return on an investment in Liahona Mortgage Investment Corp. Shares is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk and the anticipated return on such an investment is based on many performance assumptions. Although Liahona Mortgage Investment Corp. intends to make regular distributions of its available cash to Shareholders, such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including Liahona Mortgage Investment Corp.'s financial performance, debt covenants and obligations, interest rates, working capital requirements, and future capital requirements. It is important for an Investor to consider the particular risk factors that may affect the industry in which it is investing and therefore, the stability of the distributions that it receives. There can be no assurance that income tax laws and the treatment of Mortgage Investment Corporations will not be changed in a manner which adversely affects Liahona Mortgage Investment Corp.

PAST PERFORMANCE MAY NOT BE REPEATED. Investing in Liahona Mortgage Investment Corp. Shares can involve significant risks and the value of an investment may go down as well as up. There is no guarantee of performance. An investment in Liahona Mortgage Investment Corp. is not intended as a complete investment program and should only be made after consultation with independent investment and tax advisors. Only Investors who do not require immediate liquidity of their investment should consider a potential purchase of Shares. The risks involved in this type of investment may be greater than those normally associated with other types of investments. Please refer to the Liahona Mortgage Investment Corp. Offering Memorandum for full details of the risks associated with this investment.

For more information, please contact:

301 Bryne Drive, Unit 9, Barrie, ON L4N 8V4

☎ 705-725-8252

✉ investorrelations@liahona.ca