

Fund Overview

As of June 30, 2025

RealAlt High Yield Mortgage Trust (RealAlt® Investments) is an open-ended mutual fund trust that provides investors turnkey access to a **diversified portfolio of mortgage investments**. The trust provides financing to Ontario-based multiplex developments, construction projects, and land acquisition for new home development, aiming to deliver stable, risk-adjusted returns.

With a **consistent track record of monthly distributions since inception**, RealAlt Investments is structured to generate regular distribution income while prioritizing **capital preservation**. Unlike an equity investment, your capital is secured as a lender by first and second mortgages on real estate, providing a stronger safeguard for your investment.

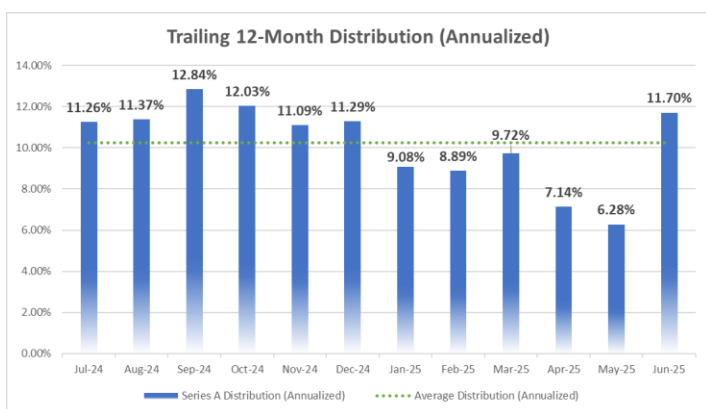
Company profile

RealAlt Investments is managed by **Dorr Capital Corporation**, a specialized mortgage investment firm with **14 years of experience** in mortgage underwriting, credit adjudication, and loan servicing. To date, Dor Capital has facilitated approximately **~\$3 billion in mortgage financing**. Dor Capital's team holds over 88 years of combined industry experience which drives our institutional grade underwriting.

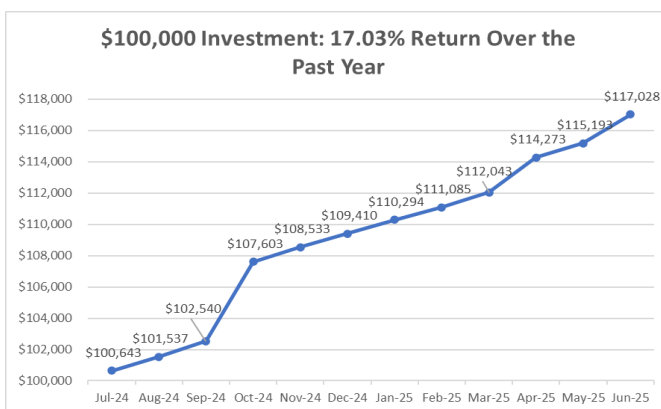
RealAlt High Yield Mortgage Trust: Fund Details

Fund Type	Mutual Fund Trust (MFT)	Mortgage Type	Construction, Land
Inception Date	2021	Geographic Diversification	Ontario
Eligibility	Offering Memorandum	Average Mortgage Size	\$1.3M
Manager - Total Loans since inception	\$3 B	Total Number of Mortgages	15
Manager Assets under Mangement (AUM)	\$150M	Weighted Average LTV	53.81%
Funds Under Management	\$19.27M	Management Fee	1.25%
Target Annualized Distribution Yield	7.5-10%	Trust Manager	Dorr Capital Corporation
Investment Plans	Cash, all registered plans	Auditor	Segal, LLP
Minimum Investment	\$25,000	Redemptions	Amounts less than \$5M: 30 days notice with 2% if redeemed in first year of acquisition and 1% early redemption charge if
Distribution	Monthly, Cash or DRIP		
Purchases	Received by 25th of Month		

Fund Performance (Jul-24 to Jun-25)



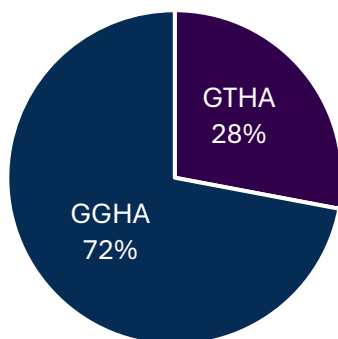
Over the last 12 months, RealAlt has delivered an average monthly distribution of 10.24% annualized, which equates to approximately \$853 in monthly distributions for a \$100,000 investment.



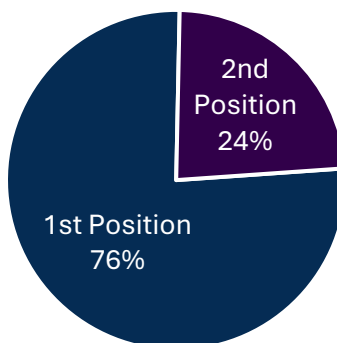
A hypothetical investment of \$100K would have grown to over \$117K in 12 months, delivering a significant 17.03% return based on distributions and capital appreciation.

Portfolio Details

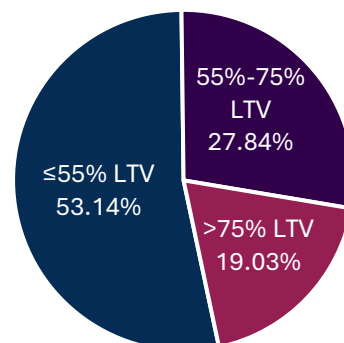
Geographic Information



Mortgage Position



Loan-to-Value



Investment Examples

Land



- \$125K invested in a \$3M land loan.
- Loan-to-value of <50%
- Expected return of 15.25% annualized.
- Mississauga, ON

Inventory



- \$400K inventory loan for a luxury condo project in Toronto.
- Loan-to-value of 56%
- Expected return of 13.50% annualized.
- Toronto, ON

Multiplex



- \$2.2M construction loan as a bridge to CMHC takeout financing.
- Loan-to-value of 76%
- Expected return of 11.70%.
- Etobicoke, ON

To Invest

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Please consult our website for regular updates

Disclosure: The material presented in this document is for informational purposes only and is not, under any circumstances, to be construed as an invitation to make an investment in RealAlt® High Yield Mortgage Trust. Any offering is made only pursuant to the relevant offering memorandum together with the relevant subscription agreement, both of which should be read in their entirety. Neither the Ontario Securities Commission nor any other securities regulatory authority of any Canadian jurisdiction has passed upon the accuracy or adequacy of this information material, and any representation to the contrary is unlawful. The contents of this presentation are not to be construed as legal, financial or tax advice. Each individual should contact his, her or its own legal adviser, independent financial adviser or tax adviser for legal, financial or tax advice. **Forward-looking information contained in this presentation is based on the current estimates, assumptions, expectations and projections, which are believed to be reasonable as of the current date. There is no assurance that these estimates, assumptions, expectations and projections will prove to have been correct. You should not place undue reliance on forward-looking information contained herein. Actual results may differ and are not guaranteed.

**The fund has retained Drake Financial Ltd. ("Drake") as its exempt market dealer. Introductions are permitted exclusively through registered exempt market dealers. If you are interested in investing in the fund, please contact Justin Aubry, a registered dealing representative with Drake Financial Ltd., at justin@drakefinancial.com.