



**HIGH-QUALITY REAL ESTATE.
RELATIONSHIP BASED LENDING.
PREMIUM RETURNS.**

IMC Core Fund (Active Mortgage Fund)

&

IMC Value-Add Fund XV



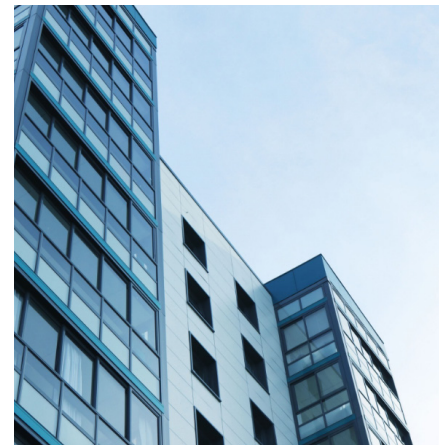
What Makes IMC Unique?

HOW PREMIUM, RISK-ADJUSTED RETURNS ARE CONSISTENTLY DELIVERED

- > **Deep Expertise:** The Leadership team brings a collective 125 years of experience in the debt markets. The team has navigated through several cycles, discovering which lending strategies and asset classes provide the highest risk-adjusted returns and who the top borrowers and intermediaries are.
- > **High-Quality Real Estate:** IMC lends on high-quality real estate to top regional operators across the country in all asset classes.
- > **Relationship Lending:** IMC's strategy is not reliant on market share. Funds are selectively placed with a focus on both the quality and potential of each asset, and the experience and ability of each borrower. Often, IMC is brought in on deals to eliminate issues that are not related to the quality of the real estate or the risk of the loan.
- > **Mid-Market Focused:** The vast majority of IMC loans are backed by mid-market assets (\$20M-\$80M in value). Mid-market assets have proven to provide premium risk-adjusted returns while also being the most resilient assets through cyclical downturns. These assets have a wide ranging purchaser pool that includes institutions, private buyers and owner-occupiers.

IMC's Track Record

# of Previous IMC Funds	▶	14
Collective Value of Loans Advanced	▶	\$5.1 Billion
Total # of Loans Made in Previous Funds	▶	167
eVestment Ranking (for 1, 3 and 5 years)	▶	#1



IMC Core Fund and IMC Value-Add Fund XV

	Core Fund <i>IMC Active Mortgage Fund</i>	Value-Add Fund <i>IMC Value-Add Fund XV</i>
Risk Level	Low	Moderate
Asset Type Range	Core	Value Add
Fund Type	Open-End	Closed-End
Fund Target Size	\$1 Billion +	\$ 300 Million
Portfolio Loan-to-Value	< 60%	< 70%
Repeat Clients / Intermediaries Target	90% +	90% +
Target Returns (Gross)	7% - 8%	11% - 13%

Core Fund

As at December 31, 2023

9.0%

Last 12 Months Yield

54.0%

Loan to Value

\$5.4M

Average Loan Size

93.9%

Floating Rate Exposure

1.3 yrs

Average Loan Term

91.7%

Recourse

Value-Add Fund

As at December 31, 2023 (Fund XV's Predecessor Fund)

13.0%

Last 12 Months Yield

60.6%

Loan to Value

\$6.4M

Average Loan Size

95.0%

Floating Rate Exposure

1.3 yrs

Average Loan Term

100%

Recourse

Leadership Team

The Leadership team own IMC and are investors across all IMC funds.

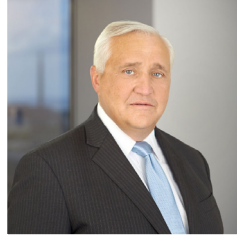
IMC's founding partners and senior management team have extensive real estate expertise and experience in both Canada and the United States. The founding partners at IMC have worked together since 1998.



John Ho
President & CEO

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35+ years debt experience
IMC Co-Founder



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35+ years debt experience
IMC Co-Founder



Darren Schmidt
Senior Managing Director &
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25+ years debt experience
IMC Co-Founder



Ken McKinnon, CFA
Senior Managing Director &
Head of Relationships

(416) 722-7983

25+ years debt experience
IMC Partner
Previously Head of Corporate
Debt at TD Securities

Lending, Partner, Service Relationships



Discover how IMC's Funds can elevate your investment strategy

For more information on IMC or to arrange a formal presentation on IMC's Core Fund and Value-Add Fund XV, connect with our leadership team above or email us at ken.mckinnon@imcapital.com.

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