

PORTFOLIO SUMMARY

Total Mortgage Portfolio		\$207MM
Number of Active Mortgages		337
Weighted Loan to Value		72%
Overall Average Loan Amount		\$615K
Weighted Average Term to Maturity		4.6 Months
Weighted Average Credit Score		685
Credit Facility		\$100MM

FIRST MORTGAGE PORTFOLIO SUMMARY

Average Loan Amount		\$774K
Weighted Average LTV		72%
Average Appraisal Value		\$1.03MM
Weighted Average Credit Score		685

SECOND MORTGAGE PORTFOLIO SUMMARY

Average Loan Amount		\$343K
Weighted Average LTV		71%
Average Appraisal Value		\$1.52MM
Weighted Average Credit Score		685

PORTFOLIO COMPOSITION

Residential		96%
Commercial		3%
Land		1%

PORTFOLIO INFORMATION

Yield ⁷ (Class A)		10.40% (with DRIP ¹)
TTM Yield ² (Class A)		10.43% (with DRIP)
		9.96% (without DRIP)
Yield ⁷ (Class C)		8.23% (with DRIP ¹)
TTM Yield ² (Class C)		8.26% (with DRIP)
		7.96% (without DRIP)
Class A Outstanding Shares		12,754,992.3
Class C Outstanding Shares		448,610.8
Preferred Share Purchase Value		\$10.00 per share

ELIGIBLE INVESTMENTS

TFSA, RRSP, FHSA, RRIF, LIRA, LRSP, LIF, RESP, DPSP, RDSP, IPP, & Non-Registered		
Total Number of Investors		786
DRIP Program		59%

REDEMPTION TERMS

Within 6 months of written notice
(See Offering Memorandum for details)

FUNDSERV CODE

Class A | KUB500
Class C | KUB502

ANNUAL MANAGEMENT FEE

Class A & C		0.65%
Manager - Square Capital Management Inc.		
Licensed Mortgage Brokerage (License #12761)		

INDEPENDENT AUDITOR

Hogg, Shain & Scheck Professional Corp.

LEGAL COUNSEL

Dentons Canada LLP
Gowling WLG

EXEMPT MARKET DEALER

Meadowbank Asset Management Inc.
Rawn Lakhan, BA, MA, CIM, FCSI, CSWP
T: 416-864-2264

WHO WE ARE

Kuber was founded in 2016, is a non-bank lender that provides short-term mortgage loans to creditworthy borrowers who are unable to secure financing through traditional banking institutions due to their lending restrictions. Kuber offers investors the opportunity to invest in a diversified pool of mortgages, primarily in the Greater Toronto Area.

DIVIDEND DISTRIBUTION - DECEMBER 15, 2024

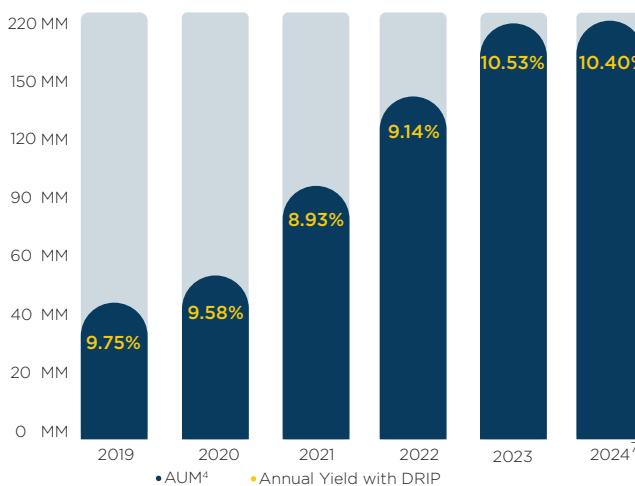
Kuber Mortgage Investment Corporation is pleased to announce that its Board of Directors have declared a dividend for the month of November in the amount of \$0.08125 per Class A Preferred Share & \$0.06458 per Class C³ Preferred Share for all shareholders of record as of November 30, 2024.

MANAGEMENT TEAM

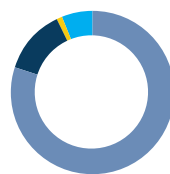
Sutha Kunam | President & CEO
T| 416 824 6605 E| suthakunam@kuberMIC.com

Lois Tullo | CFO, CCO & CRO
T| 416 477 2118 E| Ltullo@kuberMIC.com

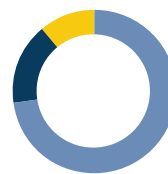
Ranier De Lambert | COO
T| 416 720 4415 E| ranierdelambert@kuberMIC.com

AVERAGE ANNUAL RETURN OF CLASS A PREFERRED SHARES
ANNUAL COMPOUNDED ROI⁶

AVERAGE ANNUAL COMPOUNDED RETURN⁸

YEAR (S)	%
1 (PAST 12 MONTHS)	10.43%
2	9.84%
3	9.53%
4	9.55%
5	9.59%

PORTFOLIO OVERVIEW⁵

Mortgages By Region

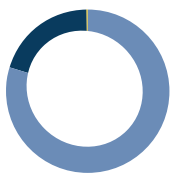
• GTA		81%
• Golden Horseshoe		13%
• Ottawa		1%
• Other Ontario		
Urban/Rural Areas		5%


Remaining Term to Maturity

• ≤ 6 months		73%
• > 6 to 9 months		16%
• > 9 to 12 months		11%


Portfolio by Loan to Value

• ≤ 65%		22%
• > 65% - 75%		49%
• > 75%		29%


Security Position

• 1 st		80%
• 2 nd		20%
• 3 rd		<0.1%

- DRIP is an acronym for Kuber's Dividend Re-Investment Plan, available to all investors.
- The Trailing Twelve Month yield is greater due to compounding of reinvested shares earned in DRIP, along with any special distributions that were paid out at the discretion of the Board.
- Senior Class of Preferred Shares
- Assets Under Management - the aggregate principal amount of mortgages outstanding at the calculation date.
- Weighted by book value of the mortgages.
- ROI is based on annual target, not including future special dividend.
- The Annual Yield is calculated assuming the remaining months of the year render the same rate as the current month (Not Including Future Special Dividend).
- Years 2 through 5 are calculated for the years ending December 31, 2023.

DISCLAIMER

THESE MATERIALS SHOULD BE READ IN CONJUNCTION WITH THE OFFERING MEMORANDUM DATED APRIL 15, 2024 INCLUDING THE RISK FACTORS IDENTIFIED THEREIN. THIS UPDATE HAS BEEN PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO BE A SOLICITATION TO PURCHASE SHARES OF KUBER MORTGAGE INVESTMENT CORPORATION OR ADVICE REGARDING THE SUITABILITY OF THE INVESTMENT FOR SPECIFIC INVESTORS. MANAGEMENT DOES NOT UNDERTAKE TO NOTIFY THE READER OF ANY SUBSEQUENT CHANGE OF CIRCUMSTANCE OR OPINION. HISTORIC RETURNS SET OUT BELOW ARE NET OF ALL FUND EXPENSES AND MANAGEMENT FEES. PAST RESULTS DOES NOT GUARANTEE FUTURE PERFORMANCE. FOR FURTHER INFORMATION, PLEASE CONTACT US OR YOUR DEALER.

*All figures are an approximation and may be rounded.