



**BENSON MORTGAGE
INVESTMENT CORPORATION**



BENSON MIC

OVERVIEW

RRSP, TFSA, RESP, LIRA and other registered accounts eligible



2023 HIGHLIGHTS

We are proud to announce that, starting with Q1 2024, we have raised our annual dividend to 9.5%*

*This statement represents the best expected outcome in the view of the Benson MIC management. This return is not guaranteed, and this statement cannot be relied upon by anyone for any purpose. All investments, including this one, are subject to risk.



CONSISTENT GROWTH YEAR AFTER YEAR

The Benson Mortgage Investment Corporation (the “Benson MIC”) has shown consistent growth year over year, transforming industry expertise into impressive returns for our investors. By combining focused and goal-oriented partnerships with like-minded people, along with our market and investment savoir-faire, the Benson MIC has been excelling across the board from both a business perspective as well as an investment standpoint.

Looking at the growth snapshot of a \$100,000 investment from January 1, 2016 to December 31, 2023, investors enjoyed phenomenal growth, watching this capital blossom to \$175,000, even without reinvesting the returns. With a future Dividend Reinvestment Plan, that number rises to \$191,241.33. The Benson MIC outperformed the S&P/TSX Composite Index, which returned \$62,187.10 over the same period of time, as well as the Government of Canada 1-Year Treasury Bonds, which yielded only \$14,400.00.



9.5% ANNUAL INVESTOR RETURN

ONE OF THE BEST IN CLASS

From a 7.5% annual return on investment in 2015 to an increased rate of 9.5% in 2024.

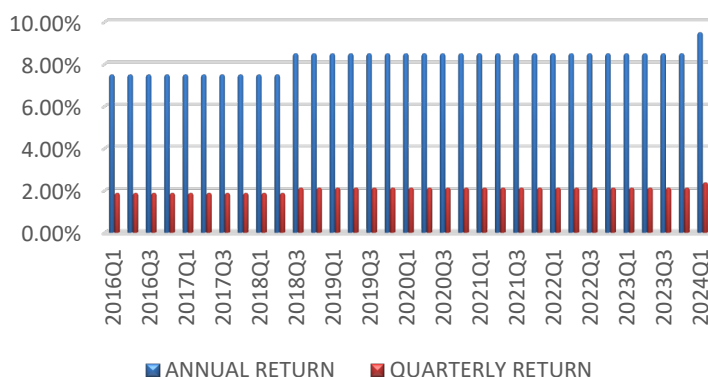


\$5,384,000

Paid to investors from inception to December 31, 2023

Investment	Total at 12/31/2023	Return
Benson w/o DRIP	\$175,000.00	75%
Benson with DRIP	\$191,241.33	91%
S&P/TSX	\$162,187.10	62%
GOC 1-Year Bond	\$114,400.00	14%

INVESTOR EARNINGS AND GROWTH SINCE INCEPTION

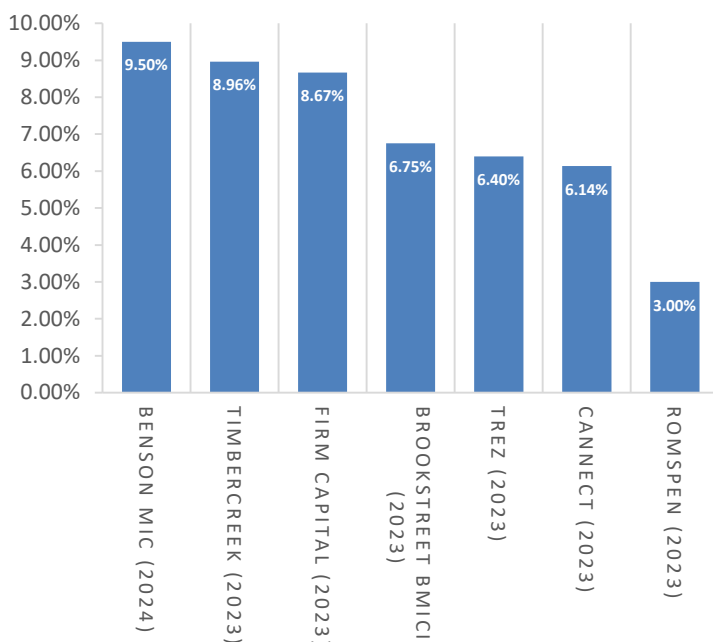


CAPTURE THE OPPORTUNITIES

The reward of partnering with industry experts and like-minded investors is the creation of opportunities to allocate your money intelligently with the right people at the right time, and then reaping the benefits of sound-thinking and adroit investing. With an excellent track record, years of experience, and a team that is attuned to both the economy and the market, investors can feel confident that they can step back and watch their funds grow throughout the year.

We want to thank all of those who are already a part of our investment family, and we warmly welcome those who are about to join us. With nearly \$12.5 million dollars in assets under management, we look forward to continued growth, success and bold enterprise in the coming year. We value your confidence in our industry knowledge and expertise in pursuing investment opportunities and welcome continued success in 2024.

BEST-IN-CLASS ANNUAL INVESTOR RETURNS



SINCERELY, THE BENSON MIC TEAM



BENSON AT-A-GLANCE

Since inception, the Benson Management Corporation has facilitated the funding of 594 deals with a total value of over \$228 million. The Benson Mortgage Investment Corporation managed nearly half of these deals, by number and by loan value.

\$109,651,317 – 246 Deals

Benson Mortgage Investment Corporation

\$228,663,717 – 594 Deals

Benson Management Corporation

BENSON MANAGEMENT CORPORATION IN 2023

Total mortgage assets managed by the Benson Management Corporation grew to nearly \$32 million in 2023, while the average Loan-to-Value (“LTV”) ratio fell by 5.1% to 58.56% and the average interest rate generated by the assets rose by 9.3% to 10.37%.

\$31,897,500 – 32 Deals

60% Commercial | 23% Residential

9% Construction | 8% Land

58.56% – Average LTV Ratio: **5.1% better than 2022**

10.37% – Average Note Rate: **9.3% better than 2022**

BENSON MIC IN 2023

The Benson MIC performed even better in 2023, with the average LTV ratio falling by 10% to 63.29%, and the average interest rate rising by 22% to 11.61%. The total amount funded in 2023 was over \$12.5 million.

\$12,595,000 – 22 Deals

44% Residential | 21% Residential Construction

18% Residential Land | 17% Commercial

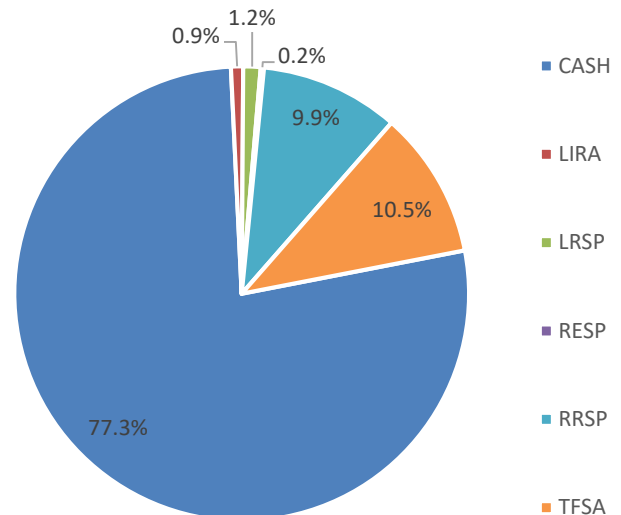
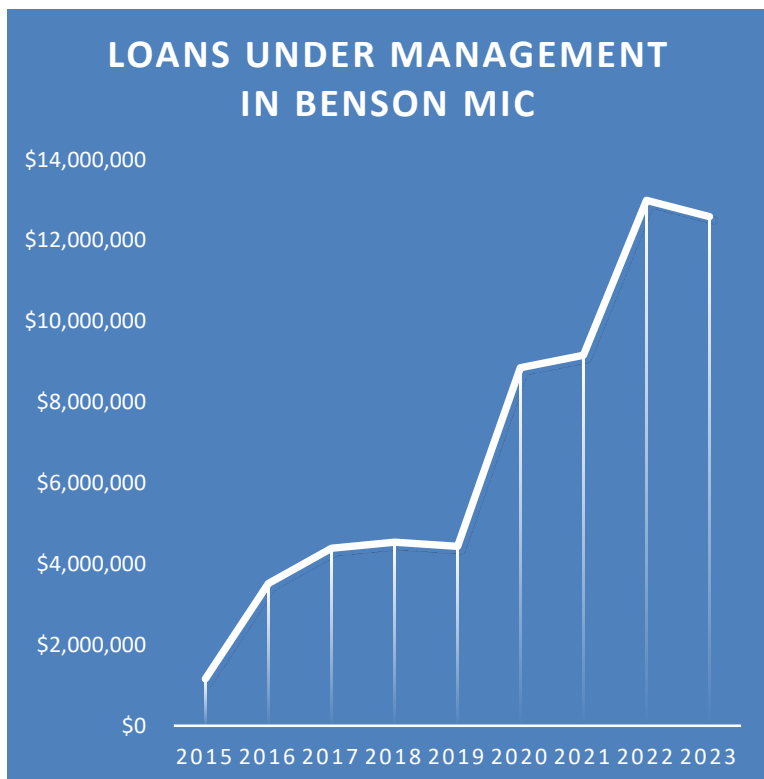
63.29% – Average LTV Ratio: **10% better than 2022**

11.61% – Average Note Rate: **22% better than 2022**

INVESTMENTS IN BENSON MIC IN 2023

The Benson MIC accepts all forms of registered investments. In 2023, RRSP and TFSA investments into the MIC exceeded 20%, with all Registered Accounts nearing 25%.

NON-REGISTERED (CASH)	\$11,227,000.00	77.3%
TFSA	\$1,523,590.00	10.5%
RRSP	\$1,435,710.00	9.9%
LRSP	\$179,190.00	1.2%
LIRA	\$125,650.00	0.9%
RESP	\$33,390.00	0.2%
Total	\$14,524,530.00	100.0%



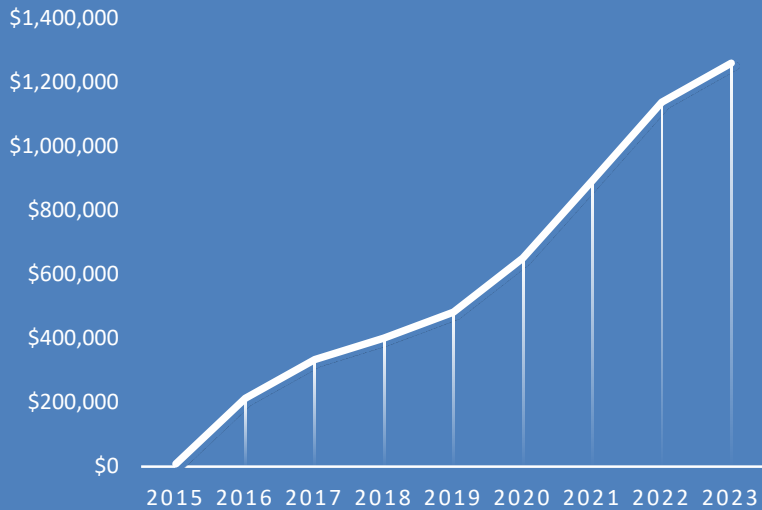


RETURNS ON INVESTMENT IN 2023

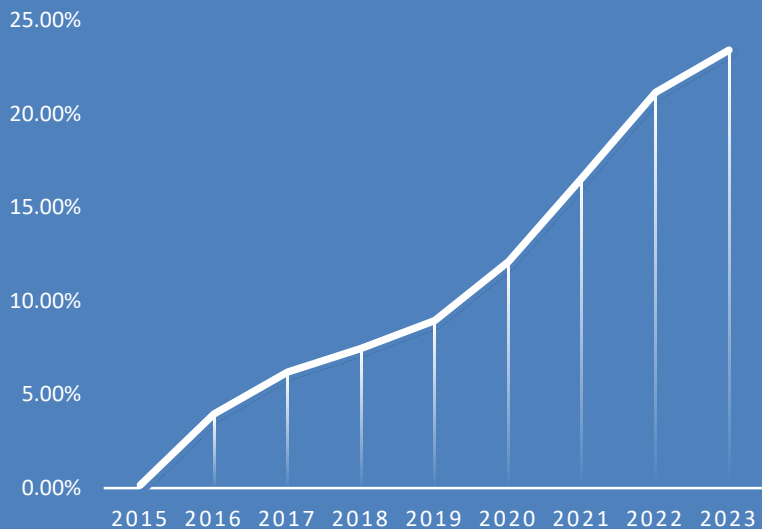
Since inception, Benson MIC investors have received close to \$5.4 million, with over 23.4% of the total, or more than \$1.26 million, paid as distributions in 2023 alone.

\$5,384,000 – Paid to Investors from Inception
\$1,260,155 – Paid to Investors in 2023

ANNUAL INTEREST PAID TO INVESTORS



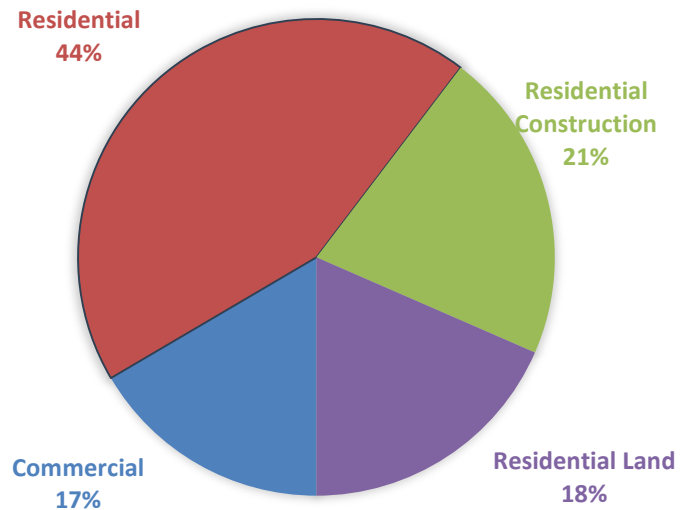
ANNUAL INTEREST AS PERCENTAGE OF TOTAL FROM INCEPTION



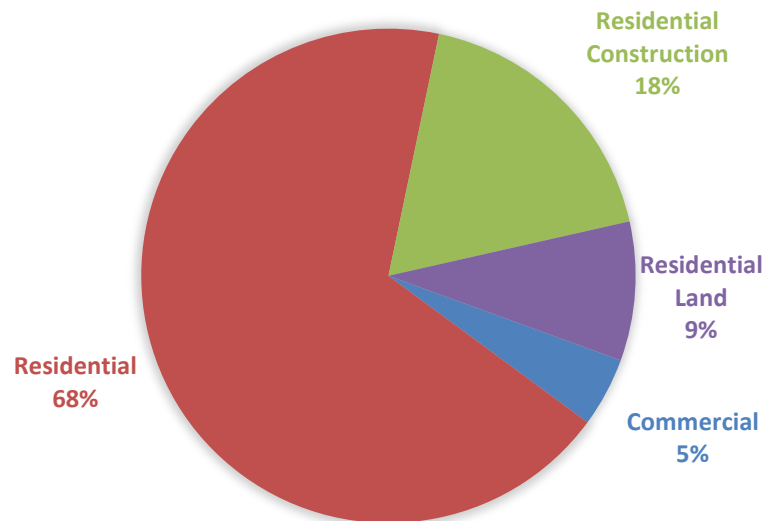
RESIDENTIAL MORTGAGES ARE THE BACKBONE OF OUR APPROACH

The Benson MIC offers mortgage loans secured by a variety of properties, but residential mortgages remain our dominant form of collateral, as they offer greater security and more reliable returns for our investors. Over 95% of the MIC deals in 2023 involved residential property, accounting for 83% of all funding advanced.

MORTGAGE ASSETS BY VALUE



MORTGAGE ASSETS BY DEAL

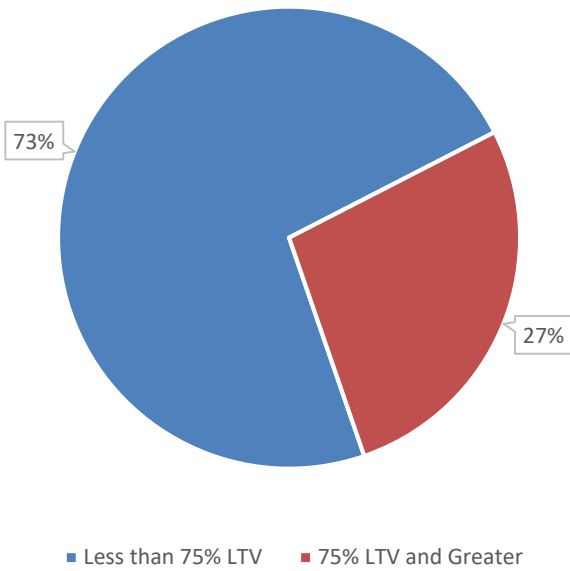




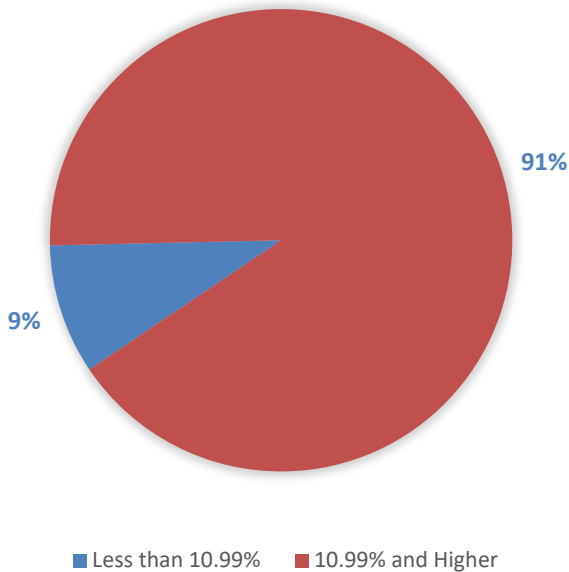
**EVERY DEAL IS AN OPPORTUNITY TO
LOWER RISK AND INCREASE RETURN**

We pride ourselves on avoiding risky deals, while providing a solid return notwithstanding. Over 73% of the loans made through the Benson MIC have LTV ratios less than 75%. Safer, but not any less profitable—91% of the loans that we made in 2023 command an interest rate of 10.99% or greater.

MORTGAGE DEALS BY LTV



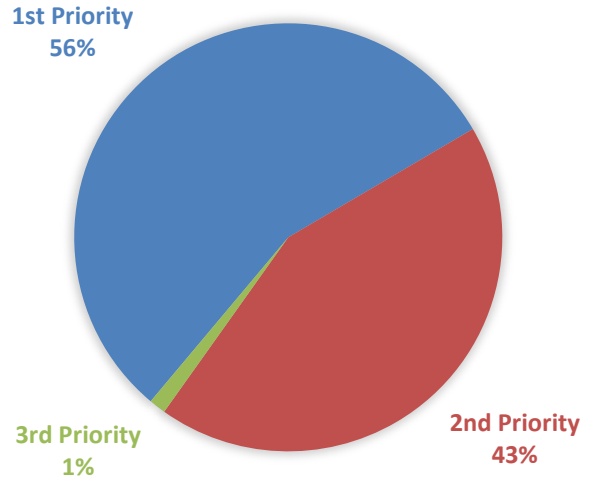
MORTGAGE DEALS BY NOTE RATE



**EVERY DEAL IS AN OPPORTUNITY TO
IMPROVE OUR INVESTORS' POSITION**

Only 1% of our deals in 2023 involved third charge priority, with first-charge mortgages accounting for 56% of all deals. This trend showcased our strategy of always negotiating for better and greater security for our investors.

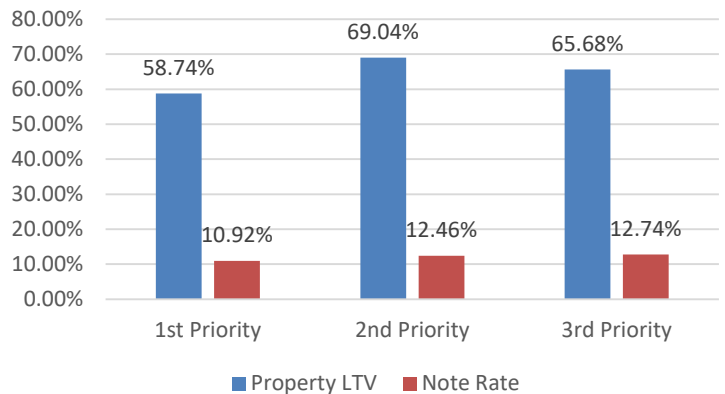
MORTGAGE ASSETS BY PRIORITY



EVERY DEAL IS HAND-PICKED & TAILORED

To ensure better returns for our investors, we carefully curate all loan deals, charging the interest rates dictated by our experience, industry expertise, and market conditions, and making sure to maintain conservative LTV ratios with more aggressive investments.

**LOAN PRIORITY BY LTV AND
RATE**





BENSON MORTGAGE INVESTMENT CORPORATION

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**BENSON MORTGAGE
INVESTMENT CORPORATION**

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REACH YOUR 2024 FINANCIAL GOALS WITH BENSON MIC



As discussed, investing in mortgages can provide a significant return. Benson MIC offers you your return either in stock or in cash, according to the shareholder's preference.

As a Canadian non-bank lender, our diverse portfolio allows us to consistently meet the expected return on investment.

Managed by industry-leading professionals, you can be assured that your investment is shielded from the volatility of the unpredictable stock market, and you will benefit from a greater ROI than that of the traditional investments with the bank.

Whether you are a first-time investor or are well-versed in the market, Benson MIC has a proven investment strategy that will work for you.

Simple, quick and effective—that's the Benson way.

CONTACT OUR TEAM


Bring your financial goals into fruition this year!


Reach out to our team to get started with an investment opportunity that is right for you!

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