



Fund Data Snapshot

As of June 30, 2025

Overview

PrimeRate Funds is built on a foundation of trust, experience, and client-focused service. Our team combines professionalism with a personal touch, ensuring that every client feels supported and valued. As a privately owned lending institution, we are dedicated to empowering individuals and businesses by providing access to capital precisely.

"We aim to be the financial bridge that connects you to your goals—whether it's purchasing a home, growing your business, or exploring investment opportunities. Our tailored mortgage solutions and flexible lending options make us a trusted partner in your financial journey."

PrimeRate Funds specializes in short-term, customized mortgage solutions for borrowers who may not qualify with traditional lenders. With years of experience, we prioritize quick approvals and flexible terms tailored to meet individual financial goals.

- ***Lending Services and Criteria:***

Property Types: Residential

- ***Loan-to-Value (LTV):***

Up to 75% at funding or renewal.

- ***Mortgage Types:***

1st, 2nd, and inter-alia mortgages.

- ***Borrower Profiles:*** Individuals and Corporations.

- ***Regions:*** Greater Vancouver.

- ***Terms:*** Short-term financing options ranging from 3 to 15 months.

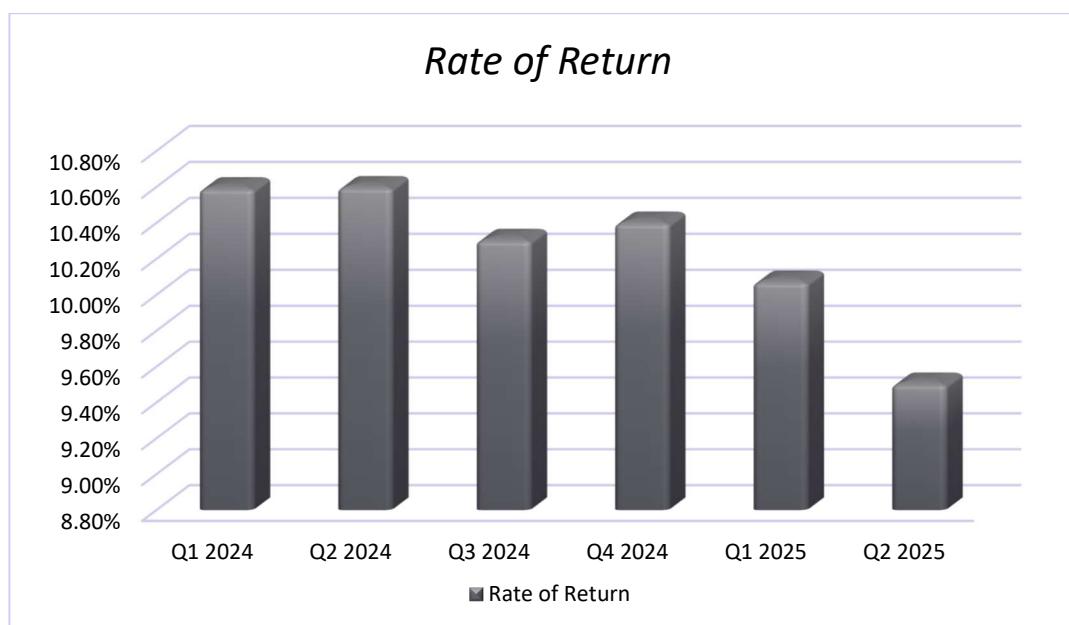
- ***Open Mortgages:*** Flexible terms with easy

Performance Summary

Total Funds Raised: \$12,685,394.26

Rate of Return

Quarter	Rate Of Return
Q1 2024	10.597%
Q2 2024	10.604%
Q3 2024	10.310%
Q4 2024	10.406%
Q1 2025	10.078%
Q2 2025	9.510%



Investing

For investors seeking growth and residual income, PrimeRate Funds offers a well-managed and diversified portfolio. With a minimum investment of \$50,000, investors can start building wealth immediately. As an open fund, shares can be redeemed within 30 days without penalties.

Investment Features:

- **Registered Accounts Available:** RRSP, TFSA, RIFF, and RESP accounts offer tax advantages and grants, making them ideal for long-term wealth building.
- **Dividend Distribution:** As a Mortgage Investment Corporation (MIC), we distribute 100% of net profits to investors, ensuring higher returns through tax-exempt dividends.
- **Portfolio Strategy:** Focused on asset security and steady returns through diversified residential first and second mortgages, with loans up to 55% loan-to-value (LTV).