

Fund overview

Perch Capital Mortgage Investment Corporation aims to provide Canadians with secured financing solutions that help them optimize their current and future residential real estate transactions. Our solutions are meant to be short-term credit facilities with a clear, highly probable and executable exit strategy.

Performance

As of June 2026

FundSERV: RBS 3401(Class F Series B) · RBS 3403 (Class F Series M)

Fund performance

Latest month *	YTD*	2025	2024	2023	2022
9.65%	9.65%	9.65%	9.49%	9.38%	8.45%

*Annualized

Manager Perch Capital GP Ltd	Administration SGGG Fund Services Inc.
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Avg mortgage size \$842,000	Minimum investment \$10,000
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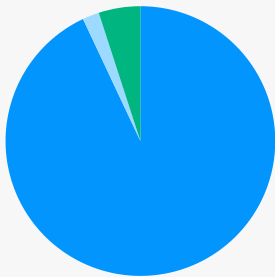
Distributions Monthly. Can be re-invested.	Share price \$100 per share
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Eligible for registered plans Yes	Redemptions 2 months notice
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Fund size \$32M	Avg credit score 755	Loan-to-value 67%
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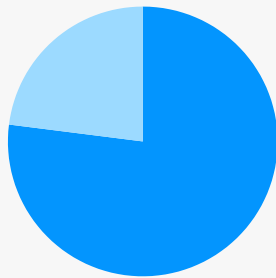
Property Type

- Detached: 93%
- Semi-Detached: 2%
- Condo: 5%



Mortgage Positions

- Residential 1st: 77%
- Residential 2nd: 23%



Key benefits

→ Short-term loans

Average 7-month terms, 12-month max - minimizing exposure to changing circumstances.

→ Pre-validated and clear exit strategies

Access to 35+ A, B, and private lenders. Loans are structured for smooth refinancing transitions.

→ Earn a preferred return

Management fees are only earned after expenses - keeping our incentives aligned with yours.

→ Full underwriting of the deal

We assess both property and borrower to ensure serviceability, monitoring through to maturity to catch risks early.

Alex Leduc, CFA
CEO

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