

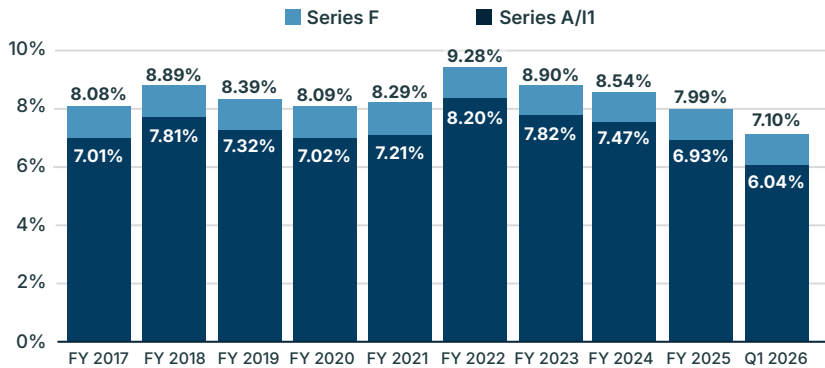


Neighbourhood Holdings Income Trust I ("NHIT") seeks to provide its investors with stable income while preserving invested capital. This is achieved by investing in a diversified portfolio of primarily variable rate residential mortgages located in urban and suburban areas across Canada. NHIT is available for registered and non-registered investments.

Fund Essentials

Fund Type Open-ended investment trust	Manager Neighbourhood Holding Company Ltd.	Service & Administration Fee 0.75% of AUM	Redemptions⁽¹⁾ 90 days' notice for all redemption requests, 4% redemption fee for investments redeemed prior to the 1 year anniversary T+9 Redemption settlement period
Date of Inception⁽³⁾ November 16, 2015	Distributions Monthly	Carry Fee 10.00% of EBIT	Fund Codes NHM 201 - Series A NHM 203 - Series F
Insider, Employee & Family Holdings \$25 million	Dividend Reinvestment Plan (DRIP) Yes	Trailer Fee⁽²⁾ 0.10% to 1.00%	
Third Party Trustee TSX Trust Company	Registered Plan Eligibility RRSP, TFSA, FHSA, RESP, RRIF	NAV/unit \$1.00	

Annualized Net Performance^{(1),(2),(3)}



Historical Series Return

PERIOD	I / A	I5	F
Cumulative YTD	1.48%	1.60%	1.73%
3-Month	6.04%	6.57%	7.10%
Annualized YTD	6.04%	6.57%	7.10%
1 Year	6.52%	7.05%	7.59%
3 Year	7.21%	7.75%	8.29%
5 Year	7.48%	8.01%	8.55%
Since Inception ^{(3),(4)}	7.37%	7.91%	8.30%

Mortgage Portfolio Composition

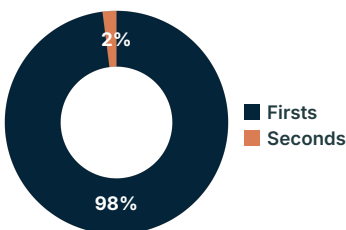
\$483.8M
AUM

100%
RESIDENTIAL MORTGAGES

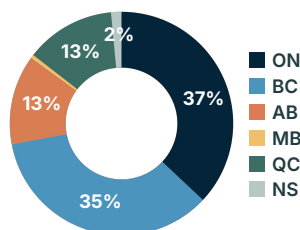
52.1%
AGGREGATE LOAN-TO-VALUE⁽⁵⁾

1,105 Underlying loans	0.44x Leverage Ratio ⁽⁶⁾	7.6% Wtd. avg. interest rate
\$437,864 Avg. loan size	5.7 months Wtd. avg. term to maturity	100% Variable rate loans with a floor
0.4% Largest loan as a % of total assets	13.9 months Wtd. avg. life of loan	2.72% >90 days delinquent

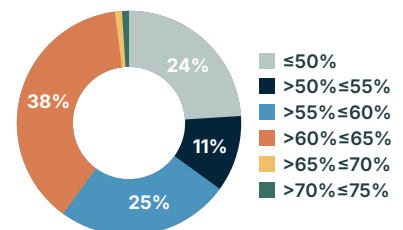
Mortgage Position



Geographic Diversification



Loan-to-Value⁽⁵⁾



Neighbourhood Holdings is based in Vancouver, BC | For more information, contact us at: investors@neighbourhood.com

⁽¹⁾The Offering is not suitable for investors who cannot afford to assume medium risks in conjunction with their investment. There is no secondary market for trading these units, and redemptions are subject to restrictions and conditions. Prospective investors should read the Offering Memorandum before investing, including the Risk Factors. Monthly returns float based upon profitability. There is no guaranteed return. Past performance is not indicative of future returns. Net returns will differ by Series. Returns assume reinvestment of monthly income and are calculated using a time-weighted method. This method does not take into consideration effects from timing of redemptions. This document is for information only and is not intended to solicit. This Offering is available under certain prospectus exemptions, such as the Accredited Investor

exemption. Units are sold through registered dealers. Figgard Capital Management Ltd. ("FCM"), a captive dealer of Neighbourhood Holdings, is a registered dealer in Alberta, British Columbia, Manitoba, Ontario, and Saskatchewan. ⁽²⁾Monthly trailer fees are levied on the value of units held for Series A and I units, ranging from 0.10% to 1.00%, per annum. ⁽³⁾On December 31, 2023, NHIT completed a reorganization ("Reorganization") whereby it combined with Neighbourhood Holdings Limited Partnership ("NHLP"), the partnership in which it was previously a limited partner. As a result of the Reorganization, NHIT now directly holds the investment assets of NHLP. Historical performance of NHIT prior to December 31, 2023, reflects the historical performance of NHLP which was launched November 30, 2015.

Prior to the Reorganization, the net performance of NHIT was 15 basis points lower than NHLP, without consideration for compounding due to additional non-management fees. ⁽⁴⁾Since inception performance reflect the historical performance of the Unit Series' launch date. Series F unit performance are as of November 30, 2015. Series A and I unit are as of January 30, 2019. ⁽⁵⁾Loan-to-value for mortgage investments is calculated using the current outstanding loan balance divided by appraised value at origination, even where electronic valuations are subsequently obtained from time-to-time. Neighbourhood's mortgages generally will have a LTV ratio of 65% or less at the time of funding. As of March 31, 2026, 2% of the total loans in the portfolio have an LTV greater than 65%. ⁽⁶⁾Leverage is defined as the debt-to-equity ratio of the fund.




The Neighbourhood Story


In 2015, Neighbourhood Holdings (“**Neighbourhood**”) was spun out of Conconi Growth Partners, a single family investment office, to raise outside capital to pursue compelling opportunities in the Canadian alternative residential mortgage market.

The principles on which Neighbourhood was founded remain true today: providing accessible mortgage financing solutions for Canadian homeowners while generating stable returns for investors.


Key Portfolio Highlights




Stable Cash Flow
Complement to other fixed income investments, such as preferred shares and bonds.




Portfolio Diversification
Privately held investment sheltered from public market fluctuation.




Manager Alignment
~10% of units held by management, insiders, and family.



Geographically Diversified
Portfolio diversified across urban and suburban centres in Canada.



Capital Structure
Neighbourhood's credit facility provides access to liquidity and the potential for enhanced returns to investors, while also underpinning competitive pricing for borrowers.



Downside Protection
Real estate backed assets secured against marketable residential properties with low loan to value.

Monthly Net Performance - Series F⁽¹⁾⁽²⁾

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year ⁽³⁾
2026	0.59%	0.57%	0.56%										1.73%
2025	0.70%	0.72%	0.68%	0.67%	0.66%	0.65%	0.65%	0.62%	0.60%	0.60%	0.59%	0.58%	7.99%
2024	0.67%	0.70%	0.66%	0.69%	0.67%	0.69%	0.68%	0.69%	0.69%	0.69%	0.69%	0.70%	8.54%
2023	0.74%	0.77%	0.75%	0.73%	0.70%	0.72%	0.73%	0.70%	0.70%	0.67%	0.68%	0.67%	8.90%
2022	0.68%	0.66%	0.66%	0.70%	0.71%	0.75%	0.77%	0.80%	0.80%	0.81%	0.74%	0.82%	9.28%
2021	0.64%	0.66%	0.63%	0.66%	0.65%	0.65%	0.65%	0.69%	0.74%	0.70%	0.70%	0.63%	8.29%
2020	0.61%	0.61%	0.65%	0.69%	0.66%	0.68%	0.66%	0.63%	0.65%	0.64%	0.67%	0.65%	8.09%
2019	0.73%	0.71%	0.70%	0.70%	0.70%	0.70%	0.66%	0.66%	0.63%	0.64%	0.62%	0.62%	8.39%
2018	0.67%	0.62%	0.68%	0.69%	0.70%	0.69%	0.75%	0.75%	0.73%	0.76%	0.76%	0.74%	8.89%
2017	0.58%	0.60%	0.62%	0.64%	0.63%	0.60%	0.66%	0.66%	0.71%	0.70%	0.71%	0.67%	8.08%

Neighbourhood Holding Company Ltd. | Fisgard Capital Management Ltd.

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⁽¹⁾There is no guaranteed return. Past performance is not indicative of future returns. Net returns will differ by Series. **Returns assume reinvestment of monthly income and are calculated using a time-weighted method.** This method does not take into consideration effects from timing of redemptions. ⁽²⁾On December 31, 2023, NHIT completed a reorganization (“Reorganization”) whereby it combined with Neighbourhood Holdings Limited Partnership (“NHLP”), the partnership in which it was previously a limited partner. As a result of the Reorganization, NHIT now directly holds the investment assets of NHLP. Historical performance of NHIT prior to December 31, 2023, reflects the historical performance of NHLP which was launched November 30, 2015. Prior to the Reorganization, the net performance of NHIT was 15 basis points lower than NHLP, without consideration for compounding due to additional non-management fees. ⁽³⁾Returns are calculated as a cumulative return, as opposed to an annualized return, for years without 12 months of returns.