

This document contains key information you should know about Owemanco Mortgage Trust (the “Trust” or “OMT”). You can find more details in the most recent Amended and Restated Offering Memorandum of the Trust dated May 30, 2022. All information is provided as of December 31, 2023 unless otherwise indicated.

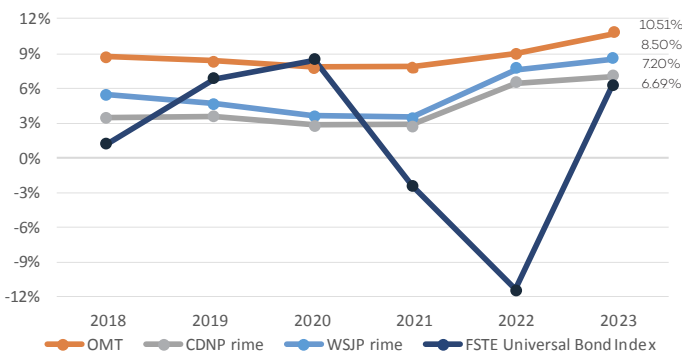
ABOUT OWEMANCO

Ontario Wealth Management Corporation is the mortgage manager and trust manager of the Trust (the “Manager”). The Manager was founded in 2001 by Graham Tobe and initially operated under a syndicated model. The Trust was established in 2010 to promote diversification, to spread risk and to increase available capital and debt. The Trust is positioned as a short-term (<2-year), 1st priority ranking mortgage lender (~98%) with loans secured primarily by liquid properties in Ontario & U.S. urban markets. The Trust’s mortgage loans do not exceed 65% loan-to-value (LTV) with the weighted average LTV ratio below 50%. The Manager employs a hands-on holistic approach to underwriting – meeting borrowers, inspecting properties, concluding internal values based on conservative assumptions (e.g., increased cap rates to more normalized level), determining how loans will be serviced and how they will be repaid. Every mortgage loan that is included in the Trust’s portfolio must be approved by a majority of the Trust’s independent Investment Committee.

GENERAL INFORMATION

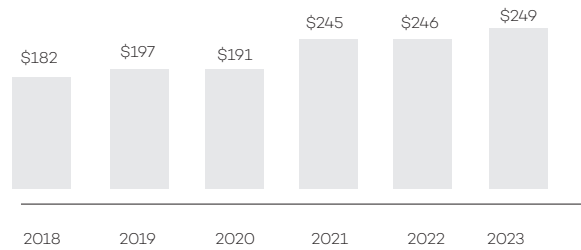
| | |
|---------------------------|---|
| Subscription Price | Net Asset Value (NAV) per Unit, currently \$0.9821 as at December 31, 2023 |
| Minimum Investment | \$100,000 CAD |
| Monthly Distribution Rate | 8.0% net p.a. effective July 15, 2023, plus additional special distributions made periodically. |
| Exempt Market Dealer: | Axcess Capital Advisors |
| Auditors | Crowe Soberman LLP |

HISTORICAL PERFORMANCE

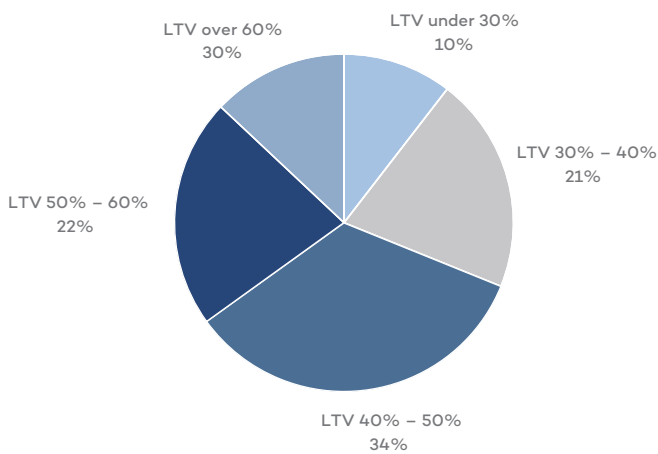


Notes:
 • OMT represents total distributions per \$1 invested
 • FTSE Benchmark represents FTSE Canada Universal Bond Index Rate; most widely used performance measure of Canadian government and corporate bonds

PORTFOLIO GROWTH - Mortgage Investments (millions)



RISK PROFILE – LOAN TO VALUE



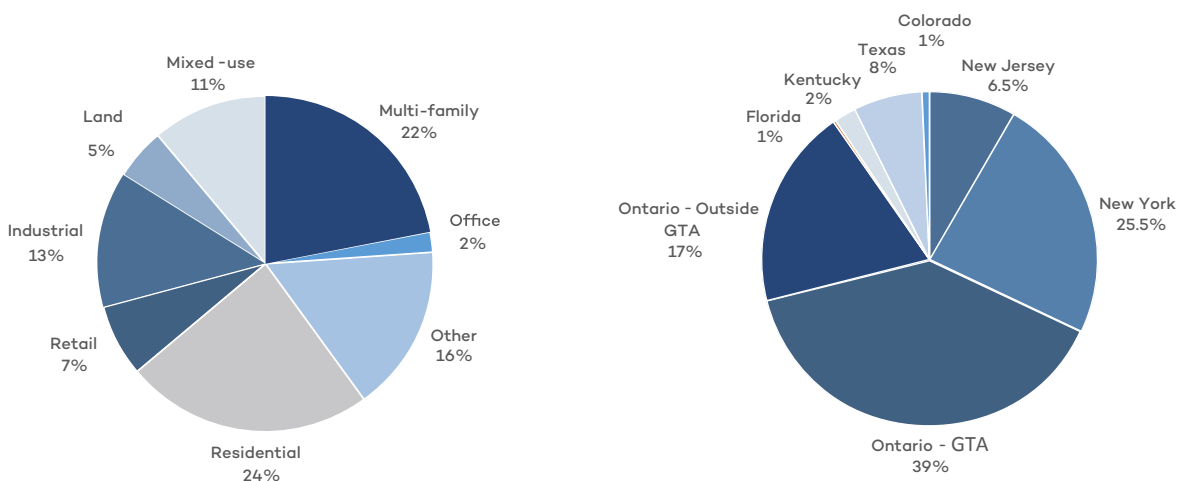
INVESTMENT STRATEGY

- Primary considerations are on values and leverage: 80% of new opportunities are immediate turndowns.
- Positioned as a bridge lender with expedited closings.
- Conservative: internal values generally below 3rd party values (e.g., ↑ cap rates -or- ↓ rent projections)
- Patient and selective: low volume lender; a \$75M line of credit provides ability to complete large loans quickly (<7 days) + eliminates pressure to have cash invested.

FOCUS

- Liquid commercial assets (e.g., industrial buildings, multi-residential) – values easy to validate + significant buyer demand.
- Urban Centres: particularly Toronto, NYC and Southeast Florida
- Significant borrower equity
- Low loan-to-value

PORTFOLIO METRICS



For more information, please contact Osama Iqbal Ahmed for a copy of the Trust’s Offering Memorandum and other disclosure documentation.