



The EQUITYLINE Group of Companies OVERVIEW

Stability. Predictability. Diversification

EquityLineMIC.com



EQUITYLINE GROUP

OVERVIEW

Corporate Snapshot

The EquityLine Group, based in Richmond Hill, Ontario, is composed of Canadian companies and offers a full range of mortgage services through inter-related corporations and third-party partners. Founded almost a decade ago, the Group has grown in response to increasing service demand.

EquityLine Financial Corp.

EquityLine Financial Corp. is a privately held mortgage brokerage operating in Ontario. The brokerage aims to connect qualified mortgagors with third-party mortgagees.

EquityLine Mortgage Investment Corporation

EquityLine Mortgage Investment Corporation (EquityLine MIC) was established to provide a more consistent source of mortgage funding for borrowers and contracted mortgage brokers. Additionally, EquityLine MIC offers private and public investors the ability to participate in pools of mortgages. EquityLine MIC pays a monthly flow-through dividend.

Investment funds are raised through:

- An equity listing on the Jamaican Stock Exchange (JSE: ELMIC);
- Debentures issued to the company's founders, friends, and family;
- Series F and B Preferred shares available through contracted Canadian Exempt Market Dealers (EMD) and Investment Industry Regulatory Organization of Canada (IRROC) dealers;



EquityLine Services Corp.

EquityLine Services Corp. (the Manager, founded in 2018) manages EquityLine MIC via a management contract. The Manager provides the sourcing, structuring, and management of mortgages on behalf of EquityLine MIC and other contracted entities. This includes evaluating projects, collecting payments from borrowers, and, if required, enforcement proceedings. The Manager may charge lender fees directly to borrowers as compensation for its service.

EquityLine SPV Limited Partnership Special Purpose Vehicle

In September 2021, EquityLine MIC initiated an initial \$25 million credit facility (the “Facility”) through a Special Purpose Vehicle (“SPV”) with a Canadian Schedule 1 bank which increased to a \$55 million facility in Q4 2022. The SPV provides a unique structure that accelerates EquityLine MIC AUM growth, while mitigating debt risk. EquityLine MIC funds approximately 20% of a mortgage from its existing capital pool, which triggers an additional 80% funding contribution from the SPV at an approximate 6.90% interest rate, without commission. The Facility provides the MIC with lower risk leverage coupled with an increased yield spread.

ASSETS UNDER ADMINISTRATION

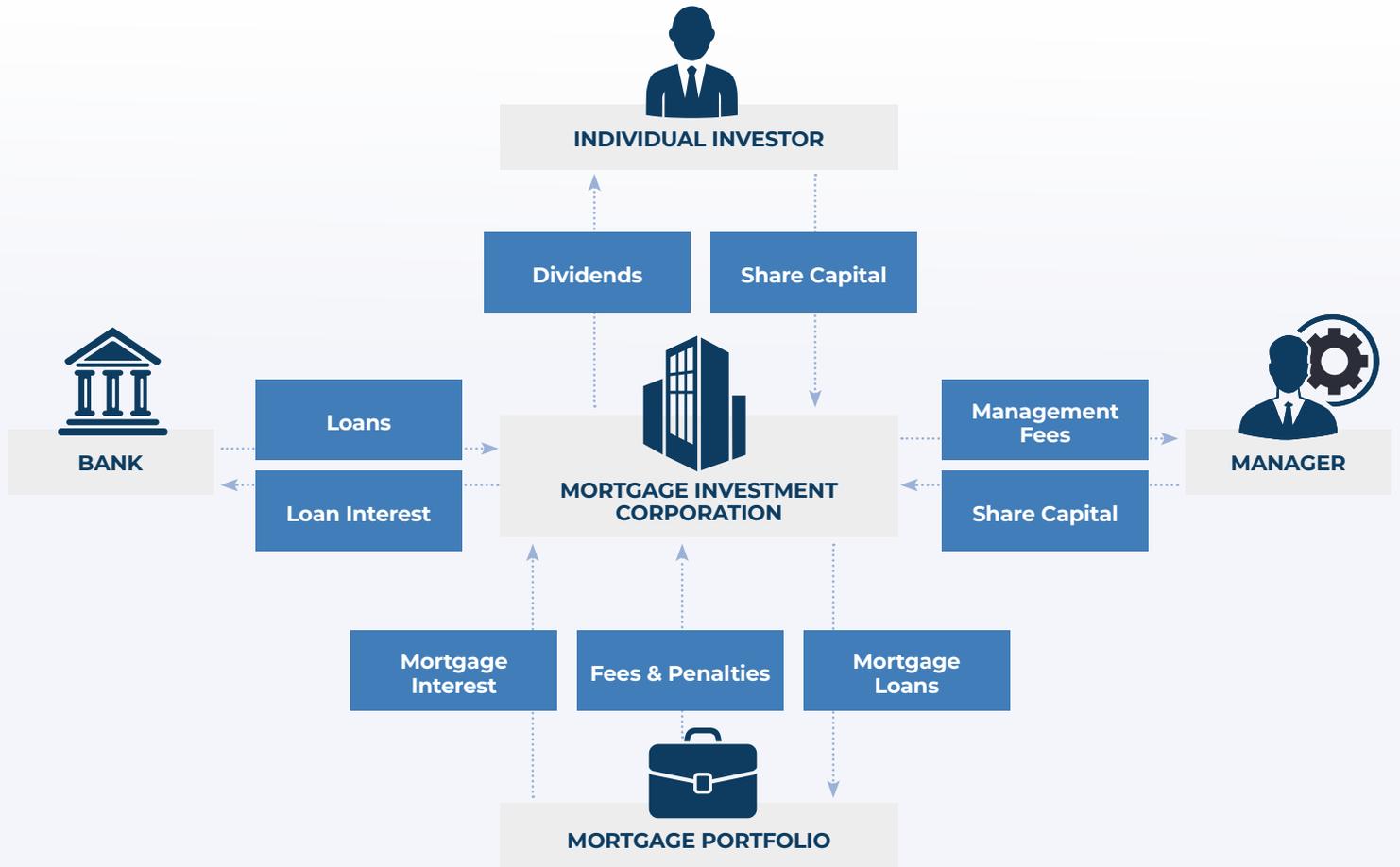
As of December 31, 2022, assets under administration of registered mortgages under contract with EquityLine Mortgage Investment Corporation, EquityLine Service Corp., and EquityLine Special Purpose Vehicle Limited Partnership, as a group was \$52.7 million.

ASSETS UNDER MANAGEMENT

As of December 31, 2022, the Company held \$42.5 million in assets under management (inclusive within AUA).



EquityLine MIC Structure



EquityLine MIC Principles and Policies



BUSINESS PRINCIPLES

The business success strategy is well-defined and rigorously applied. It is detailed in the EquityLine MIC “Offering Memorandum” and “Prospectus” available on EquityLineMIC.com

The company maintains:

- Strict compliance with legislation and regulation.
- Adherence to a conservative risk profile in both lending and investing.
- A strong and active Board with a majority of independent directors experienced in financial services.
- An experienced Management Team with extensive expertise within the financial services sector.

RISK MANAGEMENT GUIDELINES

The underwriting and risk management guidelines were developed to identify and mitigate risks. The company developed a well-defined and stringently enforced investment criteria to achieve this objective. The core tenets of this policy are:

- A lending focus on the Greater Toronto Area (GTA).
- An average mortgage duration of 6-12 months.* Mortgages limited to a maximum of 80% loan-to-value ratio.
- A mortgage average of less than \$400,000.*
- A current appraisal by an accredited member of the Appraisal Institute of Canada within 30 days of financing.

DEFAULT MANAGEMENT AND FORECLOSURE GUIDE

According to third-party analysis, the EquityLine MIC’s risk mitigation model reduces the risk of default to between 0.5-1.0 percent. Management believes that is approximately 50 percent lower than the national industry standard. Source “EquityLine Mortgage Investment Corporation. Review of the Financial Model.” March 26, 2020. Robert Baldauf, Icd.d (independent consultant). In the event of a foreclosure because of default or arrears, the Company has developed comprehensive procedural guidelines to facilitate the recovery of funds.

Note: To date, EquityLine MIC has not experienced foreclosures within its mortgage portfolio.

*Historic references in the text and charts are based on actual results collected during the period February 1, 2019 to December 31, 2022. These numbers are not necessarily indicative of actual results or ratios that may be achieved by the company in the future.

EquityLine MIC Senior Management

Sergiy Shchavyelyev

President and Chief Executive Officer

Sergiy Przhebelsky

Chief Operating Officer

Robert C. Kay

Executive Vice President

Mark Korol

Chief Financial Officer

Arthur Smelyansky

Chief Portfolio Manager

Mark Simone

Vice President

EquityLine MIC Board

Ungad Chadda

Independent Director

Willie Handler

Independent Director;
Chair of the Compensation Committee

Donald Hathaway

Independent Director; Lead Director
and Chair of the Governance Committee

Eric Klein

Independent Director;
Chair of the Audit Committee

Robert C. Kay

Director

Sergiy Przhebelsky

Director

Sergiy Shchavyelyev

Director

Brian Koscak

Independent Director

Disclaimer: Introductions are permitted exclusively through registered Exempt Market Dealers and licensed Financial Advisers. This term sheet is a summary of our offering and is for information purposes only. For full details of the offering, please refer to the EquityLine Mortgage Investment Corporation Offering Memorandum on our website. Any forward-looking information is provided to demonstrate the potential benefits of the business opportunity described in this brochure. You should not place undue reliance on any forward-looking information.

EquityLine Group

MEET OUR TEAM

Sergiy Shchavyelyev

President and Chief Executive Officer; Director



Sergiy Shchavyelyev is the CEO and Founder of the EquityLine Mortgage Investment Corp. (EquityLine MIC) and VeleV Capital. He also owns, in part, a family-operated real estate brokerage, EquityLine Financial Corp.

As a real estate developer and mortgage broker with extensive lending and financial experience in real estate assets, Sergiy manages over C\$110 million between funds and development projects.

Sergiy has been an active Real Estate Broker since 2006 and a Mortgage Specialist since 2008. To date, Sergiy has completed over C\$750 million in real estate transactions.

Before working as a real estate broker, lender, and re-developer, Sergiy worked in a small claims court and land registry office as a paralegal for over two years. He has a Financial Accounting certificate from Harvard Business School and a Master of Law Degree from Mechnikov National University.

He is a founding member of CAMLA (Canadian Alternative Mortgage Lender Association) and a former member of the advisory committee of the Private Capital Markets Association of Canada.

Mark Korol, CFA, CPA

Chief Financial Officer



Mark Korol has over 20 years of experience as a Chief Financial Officer in various industries, including eight years of public company experience at Zenon Environmental, CDI Education Corp., and

Char Technologies. He was also the CFO at the Arturos Group, an international vertically integrated hospitality business with 2,000 employees. Before that, he worked for the Xela Group of Companies and has experience at National Bank Financial as a Research Analyst.

Mark is a Chartered Financial Analyst (CFA), a Certified Public Accountant (CPA), a Certified Fraud Examiner (CFE) and an Accredited Business Valuator (ABV). He holds the Institute of Corporate Directors designation (ICD.D).



EquityLine Group

MEET OUR TEAM

Sergiy Przhebelskyy Chief Operating Officer; Director



Sergiy Przhebelskyy brings a wealth of banking sector knowledge, having spent time over seven years in the banking and financial sectors at TD and The National Bank of

Canada. Throughout his career as a mortgage specialist, he has completed more than \$350 million in residential mortgage transactions.

In 2014, Sergiy transitioned from the traditional mortgage lending channels to the Mortgage Broker channel. During this time, he gained experience and insights into alternative mortgage lending practices, including private mortgage financing.

At EquityLine MIC, Sergiy is involved in daily operations of underwriting, deal compliance, administration, and office management. Sergiy's ability to source and secure the best deals that match clients' needs continues to win him high praise.

He has an excellent knowledge of the real estate sector, appraisals reports, mortgage structuring, and funding processes.

Arthur Smelyansky Chief Portfolio Manager



Arthur Smelyansky currently serves as the Chief Executive Officer and Portfolio Manager at Maccabi Capital Management LLC. He is a Portfolio Manager, Hedge Fund Trader, and Co-Founder of

Maccabi Equity Income Fund.

Arthur's responsibilities include credit analysis, market research for EquityLine MIC, and direct management of a portfolio with assets over \$40 million. Arthur's specialty is options trading and using derivatives to preserve capital and lower portfolio volatility.

Arthur was the Senior Analyst and Trader at Bonello Holdings Inc. from September 2012 to January 2018. The company improved investment returns from 6% to 9.71% during this time.

Arthur holds the CIM (Chartered Investment Manager), DMS (Derivatives Market Specialist), and PFP (Personal Financial Planner) designations. He is currently in the process of obtaining the CAIA (Chartered Alternative Investment Analyst) designation.



Robert C. Kay

Executive Vice President; Director



Robert C. Kay is a seasoned Corporate Director and Business Advisor. He combines business and legal skills with extensive experience in international commerce to develop and assess

complex strategies with governments and multinational companies.

Robert has served as a Corporate Director in privately held and publicly listed companies, serving on Governance, Audit, and Strategy Committees. He is currently Chairman, Advisory Board, the Migao Group; Chairman, Baycrest Hospital and Long Term Care Residence; and Corporate Director of EquityLine Mortgage Investment Corporation, and the Royal Canadian Military Institute.

Notable governance roles have included: Chairman-Canadian Commercial Corporation; Vice Chairman and Lead Director-Migao Corporation; Chairman-Migao Special Committee For Going Private; Chairman-Swiss/Canadian Chamber of Commerce; Director In Residence-Institute of Corporate Directors; Board Director-Changfeng Energy Inc; Board Director-American Chamber of Commerce (Ontario Council).

Robert was a teaching Board Member in the Integrated Thinking Practicum of the MBA degree program at the University of Toronto. He is a former Deputy Judge of the Ontario Superior Court of Justice, SCC branch. Earlier in his career, Robert served as Personal Assistant to the Deputy Prime Minister of Canada.

Robert is Chairman of the Royal Canadian Military Institute Audit Committee and a Member of the American Judges Association and the Institute of Corporate Directors.

Mark Simone

Vice President



Mark Simone is a business executive with extensive C-Suite experience in developing and managing insurance, finance, and medical businesses.

In the past, he was the President of Medipac International Insurance (Canada's largest retailer of long-term travel medical insurance), the Executive and Managing Director of the Canadian Snowbird Association (one of Canada's largest lifestyle affinity groups), and the President of Ontario Health Clinics, serving over fifty thousand patients.

Most recently, he was the Vice President of Strategic Relations with Pinnacle Wealth Brokers, Canada's largest Exempt Market Dealer.



EquityLine Group

MEET OUR TEAM

Donald Hathaway
Independent Director,
Chair of the Governance Committee
and Lead Director



Don Hathaway has spent over forty years as a business CEO, a senior partner in two major international consultancies, and a corporate director on multiple boards while

accumulating expertise in strategy, finance, risk management, marketing, and corporate governance.

Key roles have included the inaugural President and CEO of the Ontario Centres of Excellence and of the Global Risk Institute in Financial Services, and as a Founder and the original Board Chair of Compute Canada, the national system of high-performance computers supporting research at all Canadian universities (he remains the Emeritus Chair).

He has been a Governor of both York University and Ontario Tech University. He is a former Chair of the University of Waterloo Advisory Council; Board of Governors, The Ontario Free Trade Policy Advisory Council, and the Canadian Employment and Immigration Advisory Council.

After undergraduate studies in electrical engineering and mathematics, he completed postgraduate studies in business at the Schulich School of Business. Later, he undertook the Economic Value Analysis program at the Kellogg School of Business and the program in corporate governance at the University of Toronto.

Eric Klein
Independent Director,
Chair of the Audit Committee



Eric Klein is currently President of Klein Advisory Services Inc., a firm that focuses on business strategy, complex mergers, acquisitions, divestitures, and financings for mid-

sized Canadian corporations.

With more than 30 years of experience, Eric focuses on providing results-driven corporate finance advisory services for midmarket Canadian companies. Recently, Eric was a senior executive with a Canadian public financial institution. Before that, he was the founder and Managing Director of the Corporate Finance, Valuations, and Transaction practice of Farber Financial Group.

Eric graduated from McGill University with a B.Comm and a Graduate Diploma in Public Accounting. He holds designations as a Chartered Public Accountant and a Chartered Business Valuator and is a member of the Institute of Corporate Directors.



EquityLine Group

MEET OUR TEAM

Willie Handler

**Independent Director,
Chair of the Compensation Committee**



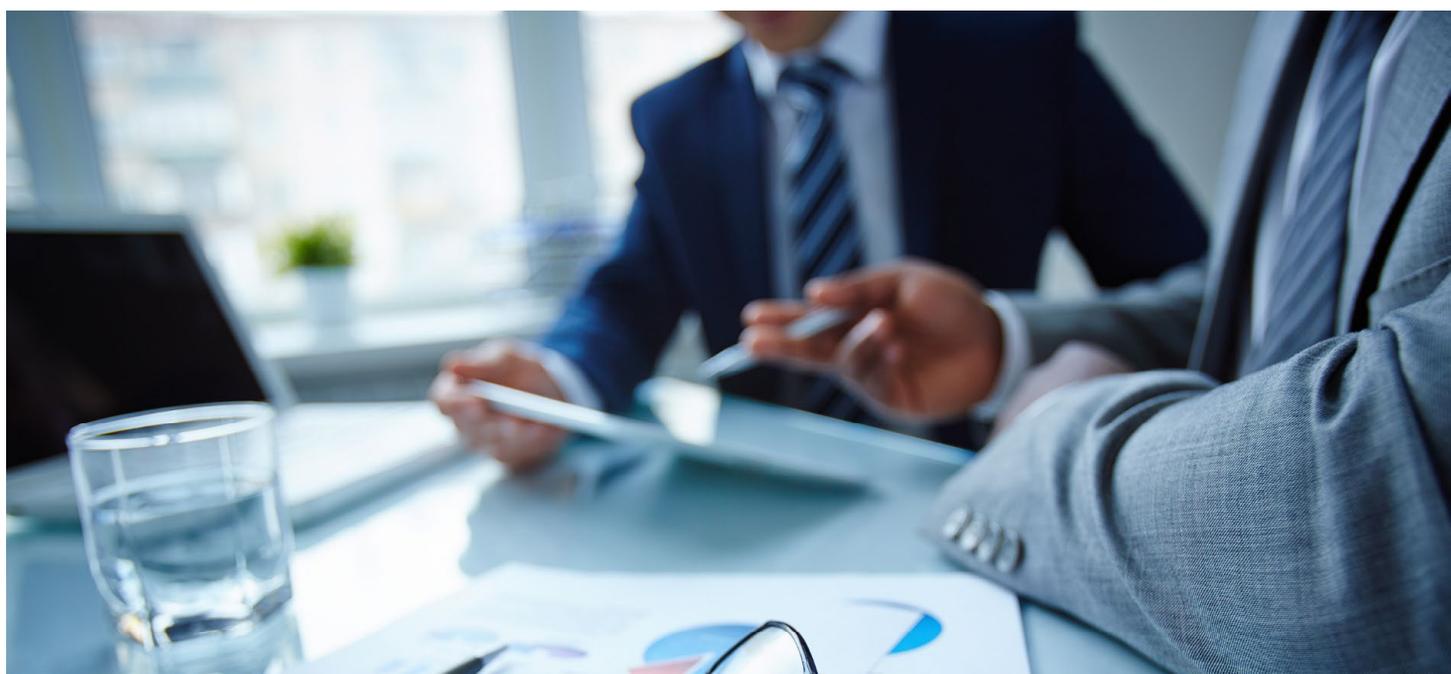
Willie Handler has 28 years of experience in the insurance sector, with 20 years working on insurance regulatory policy with the Financial Services Commission of Ontario and eight years of experience operating his own consulting business. Willie has provided strategic advice to a wide range of clients dealing with an evolving regulatory environment. Willie holds a Bachelor of Science from the University of Toronto, a Master's degree in Health Administration from the Fox School of Business at Temple University, and a Master's degree in Public Administration from the Schulich School of Business at York University.

Ungad Chadda

Independent Director



Ungad Chadda was Senior Vice President of TMX Group (the parent company of the Toronto Stock Exchange) and Enterprise Head of Corporate Strategy, Development, and External Affairs. He was responsible for building and maintaining the TMX Group investor base and supporting its public interest mandate and strategies to grow as a company. Ungad joined TMX Group in 1997. During his tenure, Ungad held progressively senior roles, including Director of Listings, TSX Venture Exchange; Chief Operating Officer, TSX Venture Exchange; Vice President, Business Development, Toronto Stock Exchange and TSX Venture Exchange, Senior Vice President, Toronto Stock Exchange and President, Capital Formation.



Brian Koscak Independent Director



Brian Koscak has been the Vice President and Head of Business and Legal Affairs of a film, television, and media financing company and certain affiliates since 2019.

Between 2015 and 2019, Brian was the President, Chief Compliance Officer, and General Counsel of a large exempt market dealer based in Calgary, Alberta, that was also registered as a portfolio manager and investment fund manager.

Before 2015, he was a partner in the Toronto office of a national Canadian law firm, where he specialized in capital markets and securities compliance and regulatory law with an emphasis on private and public financings, investment funds, and securities registration and compliance matters.

Brian has served as a member of the Ontario Securities Commission's Exempt Market Advisory Committee (2012 – 2017) and the Alberta Securities Commission's Exempt Market Dealer Advisory Committee (2015 - 2021). He is the former Chair and Vice Chair and current Executive member and Chair of the Advocacy Committee of the Private Capital Markets Association of Canada.

He was appointed as a member of the Expert Advisory Committee of the Ontario Government's Capital Markets Modernization Taskforce, established in 2020.

Brian obtained his Bachelor of Arts (Honours) in 1987, Master of Arts (Judicial Administration) in 1988, LL.B. and J.D. in 1997, and his LL.M. (Securities) in 2005. He can practice law in Ontario and Alberta.



EquityLine Mortgage Investment Corporation

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