



Mortgage Investment Corporation

Investment Solutions

www.primewest.ca

Portfolio Highlights: **December 31, 2015**

Type:	MIC Reporting Issuer
Trading Symbol:	PRI (CSE)
Portfolio Assets:	\$24,993,626
Number of Mortgages:	58
Average Loan Size:	\$431,000
Average Mortgage Interest Rate:	11.5%
Inception Date:	March 22, 2005
Leverage:	\$15M Line of Credit from a Major Financial Institution
Auditor:	Ernst & Young LLP
Legal:	Olive Waller Zinkhan & Waller LLP
Trust Agent:	Computershare Trust Company of Canada

Price Per Share:	\$10.00
Minimum Investment:	\$5,000
Dividend:	Annual 8% payable 2% Quarterly Mar/June/Sept/Dec
Investor Eligibility:	Residents of Saskatchewan, British Columbia, and Alberta
Liquidity:	Annual Up to 10% of fund

Investment Objective & Strategy

Objective: to generate income while preserving, for its beneficial shareholders, capital for re-investment. As a mortgage investment corporation, the Corporation expects to derive its earnings principally from the receipt of mortgage interest payments, mortgage fees, and of interest or interest like distribution on the cash reserves of the Corporation.

Strategy: the fund lends on the security of mortgages on real properties in urban western Canada, primarily situated in the province of Saskatchewan where the underwriting criteria of conventional lenders may not be met. Mortgage term is not to exceed two years, but may be renewed. Rate of interest and fees are higher than what is generally obtainable through conventional mortgage lending activities. The Corporation utilizes its credit facilities with its banker to provide an element of liquidity to the investor for redemption requests within the current redemption policy. PrimeWest diversifies its' asset portfolio through a mix of residential and commercial mortgages within MIC guidelines.

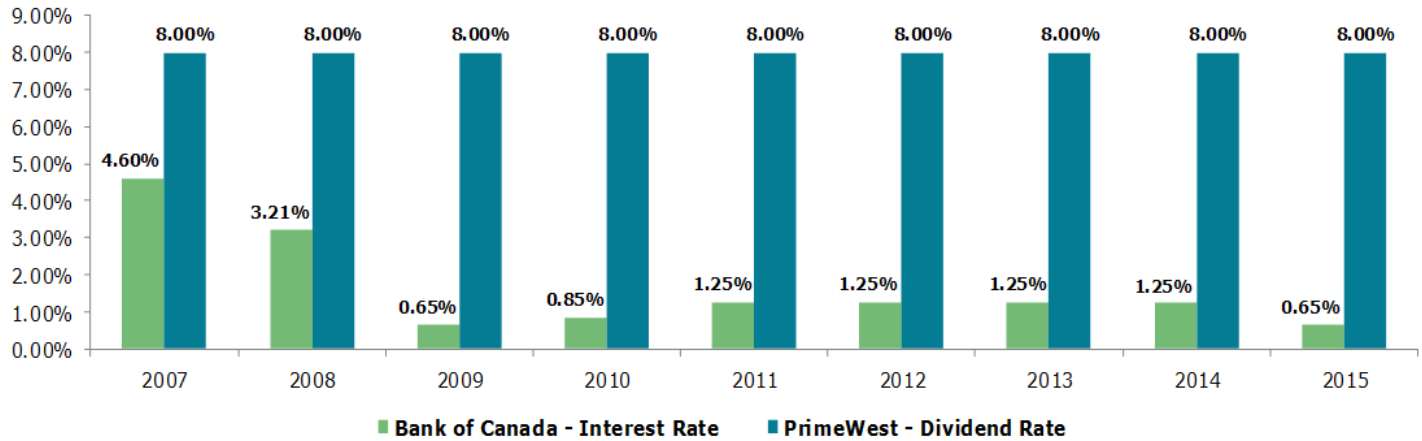
President's Comments

PrimeWest has been in operation since October of 2005. By implementing conservative management principles, PrimeWest is able to take advantage of its MIC status to assist both residential and commercial real estate markets, while focusing on capital preservation. PrimeWest structures mortgage transactions to assist clients to return to more standard financial services.

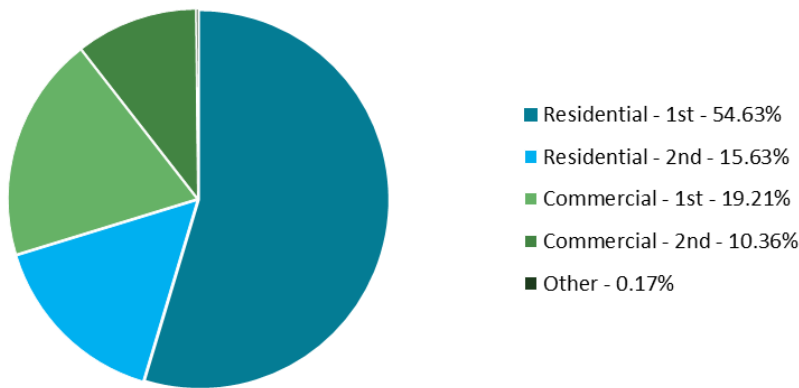
Management has over 40 years of banking experience which enables sophisticated risk evaluation models, strong underwriting and consistent credit approval processes.

Accredited Mortgage Brokers are utilized to primarily source loan applications and make loan submissions to the Corporation for review and approval with respect to mortgage applications.

Historical Performance



Mortgage Type



It is the practice of the Corporation to declare dividends at the end of each fiscal quarter.

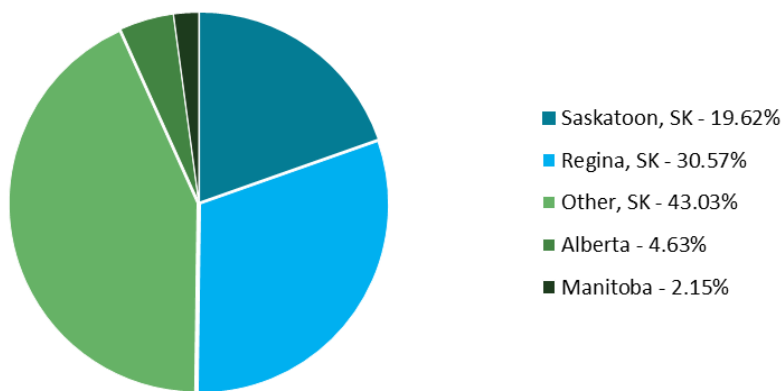
PrimeWest has provided investors 8% dividends for over nine years, a proven track record of 39 consecutive quarters of paid dividends. Dividend payment for the December 31st last Quarter 2015 was 2% and the first Quarter 2016 dividend for eligible shareholders has been approved for payment on March 31, 2016.

It is the policy of the Corporation to dividend surplus income out to shareholders prior to completion of the Corporation's Fiscal Year end and thereby minimize taxable income in compliance with MIC guidelines.

PrimeWest is publically traded on the Canadian Securities Exchange. PrimeWest Reporting Issuer information is available on "SEDAR".

Additional shareholder information available at <http://www.primewest.ca>

Geographic Mix



This document does not represent an offering of securities. The securities described herein are only available to eligible and Accredited Investors in Saskatchewan, British Columbia, and Alberta by private placement in accordance with applicable securities laws. The information disclosed in this summary is incomplete.