

PORTFOLIO SUMMARY

Total Mortgage Portfolio		\$243MM
Number of Active Mortgages		380
Weighted Loan to Value		71%
Overall Average Loan Amount		\$640K
Weighted Average Term to Maturity		5.1 Months
Weighted Average Credit Score		686
Credit Facility		\$160MM

FIRST MORTGAGE PORTFOLIO SUMMARY

Average Loan Amount		\$787K
Weighted Average LTV		71%
Average Appraisal Value		\$1.06MM
Weighted Average Credit Score		686

SECOND MORTGAGE PORTFOLIO SUMMARY

Average Loan Amount		\$362K
Weighted Average LTV		71%
Average Appraisal Value		\$1.50MM
Weighted Average Credit Score		686

PORTFOLIO COMPOSITION

Residential		93%
Commercial		6%
Land		1%

PORTFOLIO INFORMATION

Class A Outstanding Shares		14,731,237.4
Class C Outstanding Shares		697,137.3
Preferred Share Purchase Value		\$10.00 per share

ELIGIBLE INVESTMENTS

TFSA, RRSP, FHSA, RRIF, LIRA, LRSP, LIF, RESP, RDSP, IPP, & Non-Registered

Total Number of Investors		845
Participating in DRIP ¹		611

REDEMPTION TERMS

Within 6 months of written notice
(See Offering Memorandum for details)

FUNDSERV CODE

Class A | KUB500
Class C | KUB502

MANAGER & MORTGAGE ADMINISTRATOR

Square Lending Inc.
FSRA #:13714 & 13778

MANAGEMENT TEAM

Sutha Kunam | President & CEO
T| 416 824 6605 E| suthakunam@kubermic.com

Lois Tullo | CFO, CCO & CRO
T| 416 477 2118 E| ltullo@kubermic.com

Ranier De Lambert | COO
T| 416 720 4415 E| ranierdelambert@kubermic.com

INDEPENDENT AUDITOR

Hogg, Shain & Scheck Professional Corp.

LEGAL COUNSEL

Dentons Canada LLP

EXEMPT MARKET DEALER

Meadowbank Asset Management Inc.
Rawn Lakhani, BA, MA, CIM, FCSI, CSWP
T: 416-864-2264

WHO WE ARE

Kuber was founded in 2016, is a non-bank lender that provides short-term mortgage loans to creditworthy borrowers who are unable to secure financing through traditional banking institutions due to their lending restrictions. Kuber offers investors the opportunity to invest in a diversified pool of mortgages, primarily in the Greater Toronto Area.

DIVIDEND DISTRIBUTION AS AT MAY 31, 2026

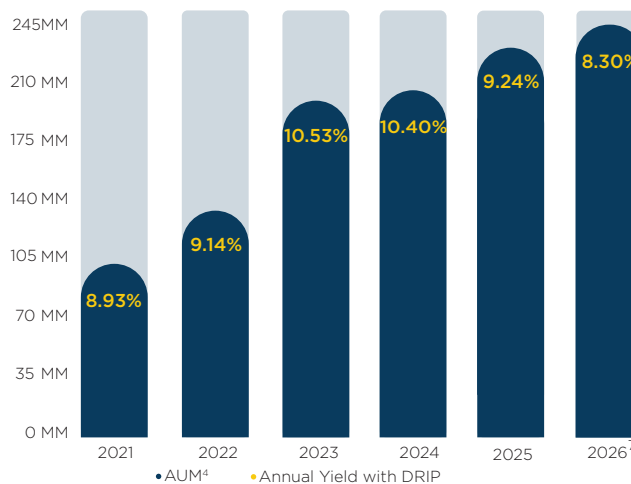
Kuber Mortgage Investment Corporation is pleased to announce that its Board of Directors have declared a dividend for the month of May in the amount of \$0.06667 per Class A Preferred Share & \$0.05625 per Class C Preferred Share for all shareholders of record as of May 31, 2026.

INVESTOR SHARE SUMMARY

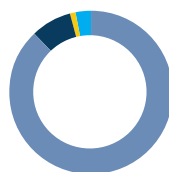
	Class A	Class C³
Monthly Compounded Annualized Yield for May 2026 ²	8.30%	6.96%
Monthly Non-Compounded Annualized Yield for May 2026 ²	8.00%	6.75%

Since Inception:

- Our investors have received their distributions each and every month!
- Our investors have never incurred a single loss on their share capital!
- We have never gated our MIC!

AVERAGE ANNUAL RETURN OF CLASS A PREFERRED SHARES
ANNUAL COMPOUNDED ROI⁶

AVERAGE ANNUAL COMPOUNDED RETURN⁸

YEAR (S)	%
1 (PAST 12 MONTHS)	8.70%
2	9.82%
3	10.06%
4	9.83%
5	9.65%

PORTFOLIO OVERVIEW⁵

Mortgages By Region

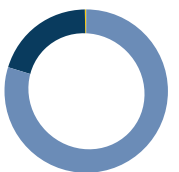
• GTA		87%
• Golden Horseshoe		9%
• Ottawa		1%
• Other Ontario		3%
• Urban/Rural Areas		3%


Average Credit Score

• < 600		16%
• > 600 to 700		41%
• > 701 to 800		31%
• > 800		12%


Portfolio by Loan to Value

• ≤ 65%		28%
• > 65% - 75%		34%
• > 75%		38%


Security Position

• 1 st		81%
• 2 nd		19%
• 3 rd		<0.1%

1. DRIP is an acronym for Kuber's Dividend Re-Investment Plan, available to all investors.
2. Monthly Annualized Yield is the current monthly yield for twelve months.
3. Senior Class of Preferred Shares
4. Assets Under Management - the aggregate principal amount of mortgages outstanding at the calculation date.
5. Weighted by book value of the mortgages.
6. ROI is based on previous monthly returns and monthly compounded annualized yield for the remaining months of the calendar year, not including future special dividends.
7. The Annual Yield is calculated assuming the remaining months of the year are at published target rate (Not Including Future Special Dividend).
8. Years 2 through 5 are calculated for the years ending December 31, 2025.

DISCLAIMER

THESE MATERIALS SHOULD BE READ IN CONJUNCTION WITH THE OFFERING MEMORANDUM DATED OCTOBER 30, 2025 INCLUDING THE RISK FACTORS IDENTIFIED THEREIN. THIS UPDATE HAS BEEN PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO BE A SOLICITATION TO PURCHASE SHARES OF KUBER MORTGAGE INVESTMENT CORPORATION OR ADVICE REGARDING THE SUITABILITY OF THE INVESTMENT FOR SPECIFIC INVESTORS. MANAGEMENT DOES NOT UNDERTAKE TO NOTIFY THE READER OF ANY SUBSEQUENT CHANGE OF CIRCUMSTANCE OR OPINION. HISTORIC RETURNS SET OUT BELOW ARE NET OF ALL FUND EXPENSES AND MANAGEMENT FEES. PAST RESULTS DOES NOT GUARANTEE FUTURE PERFORMANCE. FOR FURTHER INFORMATION, PLEASE CONTACT US OR YOUR DEALER.

*All figures are an approximation and may be rounded.