AROI MORTGAGE INVESTMENT CORPORATION INC.

FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2015

CONTENTS

INDEPENDENT AUDITORS' REPORT

To the Shareholders of
AROI Mortgage Investment Corporation Inc.

We have audited the accompanying financial statements of AROI Mortgage Investment Corporation Inc., which comprise the balance sheet as at March 31, 2015, and the income statement and statements of retained earnings and cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for private enterprises, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of AROI Mortgage Investment Corporation Inc. as at March 31, 2015 and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for private enterprises.

WBLI LLP

CHARTERED ACCOUNTANTS

Dartmouth, Nova Scotia
August 6, 2015

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AROI MORTGAGE INVESTMENT CORPORATION INC.

BALANCE SHEET

AS AT MARCH 31, 2015

	2015 $	2014 $
A S S E T S		
CURRENT ASSETS		
Cash	**-**	166,115
Cash held in trust	**66,650**	187,170
Accounts receivable	**18,461**	1,356
Prepaid expenses	**4,190**	6,100
Mortgages receivable (note 4)	**1,786,181**	892,666
	1,875,482	1,253,407
	1,875,482	1,253,407
L I A B I L I T I E S		
CURRENT LIABILITIES		
Bank indebtedness	**25,326**	-
Accounts payable and accrued liabilities	**17,318**	22,234
Dividend payable	**53,131**	24,968
Deferred revenue	**4,650**	-
	100,425	47,202
S H A R E H O L D E R S' E Q U I T Y		
REDEEMABLE PREFERRED SHARES *(Aggregate redemption amount of $1,785,960; 2014 - $1,248,050)* (note 5)	**1,785,960**	1,248,050
COMMON SHARES (note 6)	**470**	370
DEFICIT	**(11,373)**	(42,215)
	1,775,057	1,206,205
	1,875,482	1,253,407

COMMITMENTS (note 7)

APPROVED ON BEHALF OF THE BOARD

Director

Director

AROI MORTGAGE INVESTMENT CORPORATION INC.

INCOME STATEMENT AND STATEMENT OF RETAINED EARNINGS

FOR THE YEAR ENDED MARCH 31, 2015

	2015 $	2014 $
REVENUE		
Commitment fees	**144,177**	70,719
Mortgage interest	**235,249**	111,457
Late fees	**3,247**	400
	382,673	182,576
EXPENSES		
Management fees	**90,138**	44,100
Accounting fees	**13,651**	11,673
Referral fees	**18,848**	5,085
Directors' fees	**4,500**	3,381
Interest and bank charges	**1,752**	572
Interest on promissory notes	**6,724**	10,258
Miscellaneous	**-**	596
Management bonus	**7,318**	-
	142,931	75,665
INCOME FOR THE YEAR BEFORE OTHER ITEMS	**239,742**	106,911
OTHER ITEMS		
Legal fees	**6,722**	5,122
Finder's fee	**17,899**	8,275
	24,621	13,397
NET INCOME FOR THE YEAR	**215,121**	93,514
DEFICIT - beginning of year	**(42,215)**	(47,047)
DIVIDENDS	**(167,621)**	(69,516)
SHARE ISSUANCE COSTS	**(16,658)**	(19,166)
DEFICIT - end of year	**(11,373)**	(42,215)

AROI MORTGAGE INVESTMENT CORPORATION INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2015

	2015 $	2014 $
CASH FLOWS PROVIDED FROM OPERATING ACTIVITIES:		
Cash provided from operations		
Net income for the year	**215,121**	93,514
Change in non-cash working capital balances		
Accounts receivable	**(17,105)**	(487)
Prepaid expenses	**1,910**	339
Accounts payable and accrued liabilities	**(4,916)**	4,857
Deferred revenue	**4,650**	(2,494)
Due to related party	**-**	(20,000)
	199,660	75,729
CASH FLOWS FROM FINANCING ACTIVITIES:		
Issuance of common shares	**110**	180
Redemption of common share	**(10)**	(10)
Issuance of preferred shares	**581,340**	738,841
Redemption of preferred shares	**(157,150)**	(65,540)
Share issuance costs	**(16,658)**	(19,166)
Dividends paid	**(25,738)**	(43,282)
	381,894	611,023
CASH FLOWS USED IN INVESTING ACTIVITIES:		
Advances of mortgages receivable	**(1,598,636)**	(951,383)
Collection of mortgages receivable	**705,121**	552,481
	(893,515)	(398,902)
CHANGE IN CASH AND CASH EQUIVALENTS DURING THE YEAR	**(311,961)**	287,850
CASH AND CASH EQUIVALENTS - beginning of year	**353,285**	65,435
CASH AND CASH EQUIVALENTS - end of year (see note below)	**41,324**	353,285

Cash and cash equivalents is comprised of the following:

Cash	**-**	166,115
Cash held in trust	**66,650**	187,170
Bank indebtedness	**(25,326)**	-
	41,324	353,285

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for private enterprises (ASPE) and include the following significant accounting policies:

Cash and Cash Equivalents
The company's policy is to disclose bank balances under cash and cash equivalents including cash held in trust.

Mortgages Receivable
Mortgages receivable are valued at the lower of cost or net realizable value. When the net carrying amount of a mortgage receivable exceeds the estimated net recoverable amount, the asset is written down with a charge against income.

Impairment of Long-Lived Assets
A long-lived asset is tested for impairment whenever events or changes in circumstances indicate that its carrying amount may not be recoverable. An impairment loss is recognized when the carrying amount of the asset exceeds the sum of the undiscounted cash flows resulting from its use and eventual disposition. Any impairment loss is measured as the amount by which the carrying amount of the long-lived asset exceeds its fair value.

Revenue Recognition
The company recognizes revenue on its mortgages when the interest is earned. Commitment fees are recognized when the mortgage is signed and ultimate collection is reasonably assured.

Income Taxes
The company applies the ITA section 130.1 whereby the dividends declared are equated to bond interest and, therefore, deductible for tax purposes. As the company declares dividends on all income earned during the year there will be no taxes payable.

Financial Instruments

Measurement of financial instruments
The company initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions, which are measured at the exchange amount.

The company subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, cash held in trust, accounts receivable and mortgages receivable. Financial liabilities measured at amortized cost include accounts payable and accrued liabilities.

Impairment
Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of any write-down is recognized in net income. Any previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of any reversal is recognized in net income.

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial Instruments (continued)

Transaction costs
The company recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

Use of Estimates
The preparation of financial statements in accordance with Canadian accounting standards for private enterprises requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the current period. These estimates are reviewed periodically and adjustments are made to income as appropriate in the year they become known.

2. FINANCIAL INSTRUMENTS

Risks and Concentrations
The company is exposed to various risks through its financial instruments. The following analysis provides a measure of the company's risk exposure and concentrations at the balance sheet date.

Credit Risk
Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The company's main credit risks relate to its accounts receivable and mortgages receivable. The company provides mortgages to its clients in the normal course of its operations.

Market Risk
Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The company is mainly exposed to interest rate risk.

Interest Rate Risk
Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company is exposed to interest rate risk on its fixed interest rate financial instruments. The fixed-rate instruments subject the company to a fair value risk.

3. RELATED PARTY TRANSACTIONS

The company paid management fees to AROI Management Incorporated, a company controlled by two directors, of $90,138 (2014 - $44,100) of which nil is recorded as a payable at year end (2014 - $5,411).

During the year, the company paid $13,984 (2014 - $5,000) in finders fees to a director and a company controlled by a director.

At year-end, the company is liable to pay a management fee bonus of $7,318 (2014 - nil) to AROI Management Incorporated. This amount is included in accounts payable and accrued liabilities.

These transactions occurred in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

In 2013, the company entered into a promissory note agreement in the amount of $20,000 at an interest rate of 10% per annum with a shareholder. This note was converted into 2,000 Class A preferred shares during the prior year.

4. MORTGAGES RECEIVABLE

	2015	2014
	$	$
12% mortgages receivable, with monthly interest payments, principal due at maturity, maturing at various times during fiscal 2016.	**285,630**	-
15% mortgages receivable, with monthly interest payments, principal due at maturity, maturing at various times during fiscal 2016.	**1,030,771**	715,101
16% mortgage receivable, with monthly interest payments, principal due at maturity, maturing in fiscal 2016.	**42,130**	-
18% mortgages receivable, with monthly interest payments, principal due at maturity, maturing at various times during fiscal 2016.	**183,830**	-
19% mortgage receivable, with monthly interest payments, principal due at maturity, maturing in fiscal 2016.	**14,248**	37,000
20% mortgages receivable, with monthly interest payments, principal due at maturity, maturing at various times during fiscal 2016.	**135,960**	56,454
22% mortgages receivable, with monthly interest payments, principal due at maturity, maturing at various times during fiscal 2016.	**16,415**	-
25% mortgages receivable, with monthly interest payments, principal due at maturity, maturing at various times during fiscal 2016.	**70,115**	73,620
28% mortgage receivable, repayable in monthly principal plus interest payments, maturing in fiscal 2016.	**7,082**	10,491
	1,786,181	892,666
Less current portion	**1,786,181**	892,666
	-	-

5. REDEEMABLE PREFERRED SHARES

The company has the following authorized redeemable preferred shares:

Authorized
Unlimited Class A non-voting, redeemable preferred shares without nominal or par value

The details of the preferred shares issued and the redemption amounts are as follows:

		2015		2014	
		Carrying Amount	**Redemption Amount**	Carrying Amount	Redemption Amount
		$	**$**	$	$
178,596	Class A Preferred Shares	**1,785,960**	**1,785,960**	1,248,050	1,248,050

The following transactions relating to the redeemable preferred shares occurred during the year:

	Shares	**$**
Class A Preferred shares issued for cash consideration	**58,134**	**581,340**
2% stock dividend declared in April 2014	**1,939**	**19,390**
3% stock dividend declared in July 2014	**2,937**	**29,370**
2% stock dividend declared in December 2014	**2,437**	**24,370**
3% stock dividend declared in February 2015	**4,059**	**40,590**
Class A Preferred shares redeemed	**15,175**	**151,750**

Subsequent to year-end, the company issued a 3% stock dividend of 4,689 shares.

Subsequent to year-end, the company issued 17,366 preferred shares for cash consideration of $173,660.

Subsequent to year-end, the company declared a dividend of $59,783, of which 5,110 preferred shares were issued in the form of a stock dividend.

6. COMMON SHARES

Authorized
Unlimited Common shares without nominal or par value

		2015	2014
		$	$
Issued			
47	Common shares	**470**	370

6. COMMON SHARES (continued)

During the year, the company issued eleven common shares for cash consideration of $110.

During the year, the company redeemed one common share for cash consideration of $10.

Subsequent to year-end, three common shares were issued for cash consideration of $30.

7. COMMITMENTS

The company has a commitment with a related party to pay management fees. Management fees include a basic fee, annual (bonus) fee and an earned commitment fee.

The basic fee is equal to 2% of the average mortgage balance and is determined by computing the annual average of monthly mortgage receivable balances.

The annual (bonus) fee is based on the following calculations:

i) If yield is less than 12%, no annual fee is paid;

ii) If yield is more than 12%, the annual fee is one quarter of the yield which exceeds the 12% portion;

iii) If yield is more than 15%, an amount equal to one quarter of the yield which exceeds 15% is also added to the annual fee.

The company shall pay 50% of all earned mortgage commitment fees paid by and not refunded to borrowers as the earned commitment fee.

Under ITA section 130.1, the company is also required to pay out all of its income in dividends to its shareholders to keep it from incurring income taxes.

8. EARNINGS PER SHARE

The following ratios are calculated using the weighted average capital stock outstanding for the year:

		2015		2014
		$		$
Revenue as a percentage of capital stock		**26.00 %**		24.10 %
Fixed expenses as a percentage of capital stock	**1.20 %**		2.00 %	
Variable expenses as a percentage of capital stock	**9.70 %**		9.80 %	
Expenses as a percentage of capital stock		**10.90 %**		11.80 %
Earnings as a percentage of capital stock		**14.60 %**		12.30 %
Earnings per share		**$ 1.46**		$ 1.24
Dividends per share		**$ 1.14**		$ 0.92
Dividends as a percentage of share price		**11.00 %**		10.00 %