

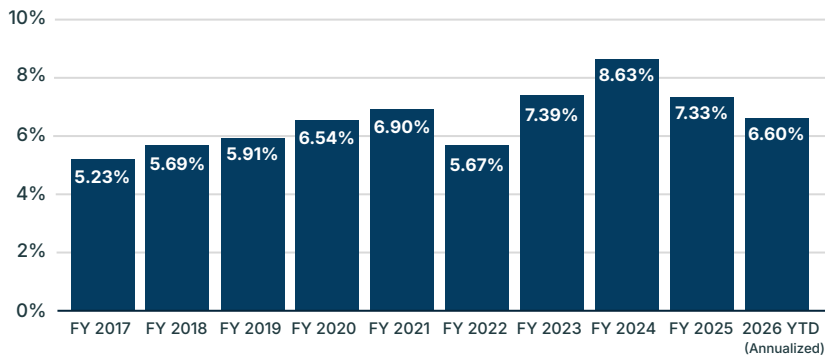


The investment objective of Fisgard Capital Corporation ("FCC") is the preservation of shareholders' equity, while providing a stable stream of dividends from mortgage investments. For over 30 years the corporation has achieved its investment objectives through investing in selected niche markets that are under-served by large Canadian lending institutions. The corporation continues to develop a diversified mortgage portfolio. The corporation is a mortgage investment corporation (MIC) as defined in the Income Tax Act (Canada).

Fund Essentials

Fund Type Mortgage Investment Corporation	Manager Neighbourhood Holding Company Ltd.	Management Fee 2.00% of AUM	Retractions⁽¹⁾ T+9 Redemption settlement period
Date of Inception⁽³⁾ April 11, 1994	Distributions Monthly (As of January 2026)	NAV/Share \$1.00	Class A - 90 days' notice for all redemption requests, 4% redemption fee for investments redeemed prior to the 1 year anniversary
Registered Plan Eligibility RRSP, TFSA, FHSA, RESP, RRIF	Dividend Reinvestment Plan (DRIP) Yes	Trailer Fee⁽²⁾ 1.00%	From the end of the quarter in which the shares are issued: Class B - Retractable after 5 years Class D - Retractable after 3 years Class F - Retractable after 1 year

Class A & B Annualized Net Performance^{(1),(3)}



Historical Series Return

Cumulative YTD	4.91%
Annualized 3-Month	6.51%
Annualized YTD	6.60%
1 Year	6.53%
3 Year	7.68%
5 Year	7.24%
10 Year	6.55%

Mortgage Portfolio Composition

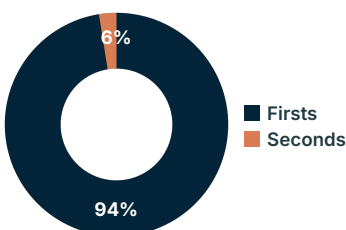
\$315.2M
AUM

88%
RESIDENTIAL MORTGAGES

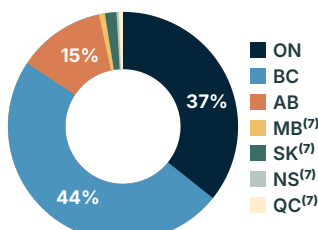
55.7%
AGGREGATE LOAN-TO-VALUE⁽⁴⁾

605 Underlying loans	— Leverage Ratio ⁽⁵⁾	8.5% Wtd. avg. interest rate
\$520,985 Avg. loan size	5.5 months Wtd. avg. term to maturity	58% Variable rate loans with a floor ⁽⁶⁾
2.0% Largest loan as a % of total assets	11.9 months Wtd. avg. mortgage term	5.0% >90 days delinquent

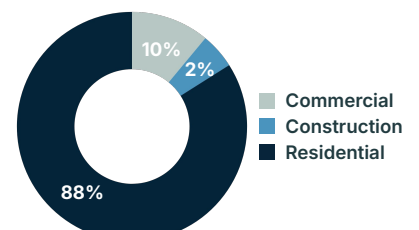
Mortgage Position



Geographic Diversification



Asset Type



For more information, contact us at: info@fisgard.com

⁽¹⁾The Offering is not suitable for investors who cannot afford to assume low to medium risks in conjunction with their investment. There is no secondary market for trading these units, and redemptions are subject to restrictions and conditions. Prospective investors should read the Offering Memorandum before investing, including the Risk Factors and redemption restrictions. Monthly returns float based upon profitability. There is no guaranteed return. Past performance is not indicative of future returns. Returns assume reinvestment of income and are calculated using a time-weighted method. This method does not take into consideration effects from timing of retractions. This document is for information only

and is not intended to solicit. This Offering is available under certain prospectus exemptions, such as the Accredited Investor exemption. Units are sold through registered dealers. Fisgard Capital Management Ltd. ("FCM"), a captive dealer of Neighbourhood Holdings, is a registered dealer in Alberta, British Columbia, Manitoba, Ontario, and Saskatchewan. ⁽²⁾Monthly trailer fees levied on the value of shares held for all Classes is 1.00% per annum. Class A share earns the same dividend rate as Class B shares. ⁽³⁾Class A shares were introduced on January 1, 2026 and offers the same rate of return as Class B shares. Historical performance of Class A shares prior to December 31, 2025, reflects the historical performance

of Class B shares. ⁽⁴⁾Loan-to-value for mortgage investments is calculated using the current outstanding loan balance divided by appraised value at origination, even where electronic valuations are subsequently obtained from time-to-time. ⁽⁵⁾Leverage is defined as the debt-to-equity ratio of the fund. ⁽⁶⁾While FCC historically utilized primarily fixed-rate mortgages, it now funds primarily variable-rate mortgages with a floor. The floor mechanism means that while the borrowers' interest rates increase with the bank prime rate, they won't fall below the specified floor even if the bank rate goes down. ⁽⁷⁾As of September 30, 2026, 4% of total loans in the portfolio are from the provinces of MB, SK, NS, and QC.



The Neighbourhood Story

In 2015, Neighbourhood Holdings ("Neighbourhood") was spun out of Conconi Growth Partners, a single family investment office, to raise outside capital to pursue compelling opportunities in the Canadian alternative residential mortgage market. Neighbourhood acquired the Fisgard Asset Management Corporation ("FAMC"), Manager of FCC in October 2025, creating one of Canada's largest alternative mortgage lenders and marking a major milestone in Canada's alternative mortgage industry.

The principles on which Neighbourhood was founded remain true today: providing accessible mortgage financing solutions for Canadian homeowners while generating stable returns for investors.

Key Portfolio Highlights



Stable Cash Flow

Complement to other fixed income investments, such as preferred shares and bonds.



Portfolio Diversification

Privately held investment sheltered from public market fluctuation.



Geographically Diversified

Portfolio diversified across urban and suburban centres in Canada.



Downside Protection

Real estate backed assets secured against marketable residential properties with low loan to value.

Net Performance - Class A & B⁽¹⁾⁽²⁾

	Jan	Q1 Feb	Mar	Apr	Q2 May	Jun	Jul	Q3 Aug	Sep	Oct	Q4 Nov	Dec	Year ⁽³⁾
2026	0.57%	0.50%	0.57%	0.53%	0.53%	0.53%	0.55%	0.54%	0.49%				4.91%
2025		1.85%			1.87%			1.87%			1.54%		7.33%
2024		1.99%			2.15%			2.14%			2.08%		8.63%
2023		1.58%			1.70%			1.84%			2.08%		7.39%
2022		1.23%			1.31%			1.45%			1.56%		5.67%
2021		1.23%			1.43%			1.89%			2.17%		6.90%
2020		1.33%			1.33%			1.76%			1.95%		6.54%
2019		1.32%			1.35%			1.26%			1.86%		5.91%
2018		1.29%			1.31%			1.35%			1.61%		5.69%
2017		1.23%			1.25%			1.32%			1.32%		5.23%

Neighbourhood Holding Company Ltd. | Fisgard Capital Management Ltd.

Fisgard Capital Corporation

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⁽¹⁾ There is no guaranteed return. Past performance is not indicative of future returns. Returns assume reinvestment of income and are calculated using a time-weighted method. This method does not take into consideration effects from timing of retractions. ⁽²⁾ Class A shares were introduced on January 1, 2026 and offers the same rate of return as Class B shares. Historical performance of Class A shares prior to December 31, 2025, reflects the historical performance of Class B shares.