



Bancorp Balanced Mortgage Fund II Ltd.

FUND FACTS		September 30, 2025																																																					
Quick Facts																																																							
Security type: Class A Shares of a Mortgage Investment Corporation (MIC)																																																							
Date Fund Created: October 2009		Portfolio Manager: Bancorp Financial Services Inc. (BFSI)																																																					
Total Fund Value on September 30, 2025: \$83 million		Distributions: Quarterly with a final distribution after the annual audit. Distributions can be taken in cash or re-invested in the Fund.																																																					
Management Expense Ratio: 2.96%		Minimum Investment: \$ 10,000 initial \$ 5,000 additional																																																					
RRSP and RRIF Eligible.		Tax Treatment: Profits are distributed to shareholders free of any corporate taxes. Distributions to non-RRSP/RRIF shareholders are reported as interest income.																																																					
Shares are sold by way of Offering Memorandum.		Purchasers must complete a subscription agreement for any initial or additional purchase.																																																					
<p>What does the Fund Invest In?</p> <p>The Fund invests in mortgages where the loan exposure does not exceed 75% of the value of the property being financed. The loans are primarily 1st mortgage loans to finance the acquisition of land, construction, inventory, development, redevelopment or renovation of residential, commercial, office or industrial properties.</p>		<p>What are the risks?</p> <p>There are risks associated with real estate market conditions, credit risk and various other factors affecting real estate investments. Risks are mitigated through solid analysis and underwriting and portfolio diversification.</p>																																																					
Number of Loans in Portfolio: 46		Average Loan to Value: 64.28%																																																					
<p>Portfolio by property type</p> <table><tr><th>Property Type</th><th>Percentage</th></tr><tr><td>Single Family</td><td>26.48%</td></tr><tr><td>Multi-Family</td><td>26.21%</td></tr><tr><td>Land</td><td>41.97%</td></tr><tr><td>Commercial</td><td>5.34%</td></tr></table>		Property Type	Percentage	Single Family	26.48%	Multi-Family	26.21%	Land	41.97%	Commercial	5.34%	<p>Portfolio by location</p> <table><tr><th>Location</th><th>Percentage</th></tr><tr><td>Vancouver</td><td>68.8%</td></tr><tr><td>Victoria</td><td>15.2%</td></tr><tr><td>Other BC</td><td>10.7%</td></tr><tr><td>Calgary</td><td>4.4%</td></tr><tr><td>Edmonton</td><td>0.9%</td></tr></table>		Location	Percentage	Vancouver	68.8%	Victoria	15.2%	Other BC	10.7%	Calgary	4.4%	Edmonton	0.9%																														
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<p>Annualized Yields</p> <table><tr><th>Period</th><th>Class A</th><th>Target Yield</th><th>2 Year Cda's</th></tr><tr><td>Jan-Dec 2020</td><td>6.27%</td><td>3.95%</td><td>0.45%</td></tr><tr><td>Jan-Dec 2021</td><td>5.98%</td><td>4.00%</td><td>0.50%</td></tr><tr><td>Jan-Dec 2022</td><td>7.10%</td><td>6.48%</td><td>2.98%</td></tr><tr><td>Jan-Dec 2023</td><td>8.14%</td><td>7.76%</td><td>4.26%</td></tr><tr><td>Jan-Dec 2024</td><td>8.58%</td><td>7.11%</td><td>3.61%</td></tr><tr><td>Q1 2025</td><td>7.50%</td><td>5.98%</td><td>2.48%</td></tr><tr><td>Q2 2025</td><td>7.86%</td><td>6.03%</td><td>2.53%</td></tr><tr><td>Q3 2025</td><td>7.54%</td><td>6.06%</td><td>2.56%</td></tr></table>		Period	Class A	Target Yield	2 Year Cda's	Jan-Dec 2020	6.27%	3.95%	0.45%	Jan-Dec 2021	5.98%	4.00%	0.50%	Jan-Dec 2022	7.10%	6.48%	2.98%	Jan-Dec 2023	8.14%	7.76%	4.26%	Jan-Dec 2024	8.58%	7.11%	3.61%	Q1 2025	7.50%	5.98%	2.48%	Q2 2025	7.86%	6.03%	2.53%	Q3 2025	7.54%	6.06%	2.56%	<p>Annualized Yields to September 30, 2025</p> <table><tr><th>Term</th><th>Class A</th><th>Target Yield</th><th>2 Year Cda's</th></tr><tr><td>1 Year</td><td>7.57%</td><td>6.17%</td><td>2.67%</td></tr><tr><td>3 Year</td><td>8.17%</td><td>7.09%</td><td>3.59%</td></tr><tr><td>5 Years</td><td>7.44%</td><td>6.17%</td><td>2.67%</td></tr></table>		Term	Class A	Target Yield	2 Year Cda's	1 Year	7.57%	6.17%	2.67%	3 Year	8.17%	7.09%	3.59%	5 Years	7.44%	6.17%	2.67%
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<p>How has the Fund Performed?</p> <p>The 2024 annualized yield for Class A shares was 8.58% and is anticipated to be 7.00% - 8.00% for this year.</p> <p>Returns are after MER has been deducted.</p>	<p>Are there any Guarantees?</p> <p>No. Like mutual funds, the value of the MIC shares are based upon the value of the underlying assets.</p>
<p>Who is the target market for this fund?</p> <ul style="list-style-type: none"> • A medium risk mortgage fund suitable for investors looking for improved yield in the bond plus 3.5% range and who are comfortable with the risks involved in interim mortgage financing. • Investors who are able to make a mid to long term investment. 	
<p>Management Expense Ratio (MER)</p> <p>Management Fee: The fund pays a management fee to BFSI.</p> <p>Operating expenses: These are the day to day costs of operating the fund.</p> <p>Management Expense Ratio. This is the total of the management fee and operating expenses.</p> <p>Profit Participation</p> <p>The fund has established a target rate of return of Government of Canada 2 year bonds plus 3.5% for Class A Shares. Once this level of return has been achieved any income above this amount is shared with BFSI on a 75% Investor/25% BFSI basis.</p>	<p>2.00%</p> <p><u>0.96%</u></p> <p>2.96%</p>
<p>Other Fees</p> <ul style="list-style-type: none"> • Transfer fee: \$75 plus GST to transfer shares to another account. 	
<p>Trailing commissions:</p> <p>BFSI pays the investment firm, from its' management fee, a trailing commission of 1.0% per annum based on the value of the investments in the fund. The commission is paid quarterly based on the shares outstanding at the end of the fiscal quarter.</p>	
<p>Liquidity:</p> <ul style="list-style-type: none"> • Notice required 60 days before fiscal quarter end (March 31, June 30, September 30 & December 31). • Payment is made 1 month after the quarter end and in the case of Dec 31 year end, 2 months after the year end. • Payment is subject to available funds. <p>The mortgages held by the company are contractual obligations and are not readily liquid assets. While the Fund Directors attempt to provide liquidity when requested, investors should be aware that liquidity is dependent on loan maturity and repayment of mortgages.</p>	
<p>What if the client changes their mind?</p> <p>You can cancel the investment up to two days after you receive the trade confirmation.</p>	<p>For more information:</p> <p>This summary may not contain all the information you need. The Fund's Offering Memorandum has more detailed information. To receive a copy or if you have other questions,</p> <ul style="list-style-type: none"> • Call: (604) 608-2717 and ask for Investor Relations • Visit our Website: www.bancorpfincial.com