



You Asked For It ... You Got It!

July 31, 2023 Newsletter



July 27, 2023

Dear Investor,

Over the last few months, Tri City Group Monthly Income Mortgage Trust ("Trust 2" or "TCGMIMT") suggested there may be bonus distributions this year for Series A unitholders.

You wanted it

And now you got it!



Starting this week, Series A unitholders will be receiving 2023's 1st "top up bonus" ("bonus"). Bonuses will be pro-rated on the duration of your investment in 2023.

The 1st (full) bonus will be 0.50%* payable in cash or units/"drip".

This is just the start. The longer the high-interest rate environment persists, the greater the ability to continue paying bonuses. It's one way to help fight the effects of rampant inflation.

With the 1st bonus, the projected annualized return for select Series A units will be:

- Series A-3 = 7.50%*
- Series A-1 = 8.50%* (legacy units; not currently offered)

<Management believes there is a good chance of delivering a "2nd bonus" at the end of the year. The 2nd bonus would add up to another 0.50%* to your returns.>

Tri City Group Monthly Income Mortgage Trust has been delivering great returns since 2015 (the older fund, Tri City Mortgage Investment Fund, has been delivering returns since 2012!). It is also one of the FEW mortgage funds in B.C. that pays distributions every month (not every quarter). When done through an Olympia Trust Tax-Free Savings Account**, this can be an immensely powerful investment tool, as it can be set up to deposit cash into your bank account each month - without

paying or filing any taxes.

Think about that again...

Income without paying ANY TAX

Your investment represents a belief in residential real property as a long-term growth asset.

Be patient. More help in fighting inflation is on the way!

**E. & O. E. Past returns are not indicative of future returns. All returns quoted are annualized and calculated assuming reinvestment of distributions.*

*** Olympia Trust and other independent trust companies charge Account and transaction fees for all registered accounts. Please contact HPCPL for more information on applicable fees*



Sandy Oh

President, Tri City Fund Management Ltd
Dealing Rep, Harbour Park Capital Partners Ltd.
sandy@hpcpl.ca
L: 604-569-2015 ext 238

Michael Goodman

Founder/Principal Tri City Group of Companies
Permitted Individual at Harbour Park Capital Partners Ltd.
michael@tricitygroup.ca

Jim Wall

CCO, Dealing Rep
Harbour Park Capital Partners Ltd.
Jimwall@hpcpl.caca
L: 604-569-2015 ext 228



HARBOUR PARK
CAPITAL PARTNERS

Harbour Park Capital Partners Ltd.
Suite 350 - 1201 West Pender Street
Vancouver, BC V6E 2V2
(604) 569-215 (ext 228)
www.hpcpl.ca

This Newsletter is a joint publication of Harbour Park Capital Partners Ltd. ("HPCP") and Tri City Fund Management Ltd. It is not a solicitation for investment. Sales are exclusively handled by dealing representatives of HPCP and wherever high-quality securities are sold. To purchase Units in the trust Contact HPCP or visit our web site for further information on Tri City Group Monthly Income Mortgage Trust.

 Forward

