



Q1 2021 REPORT

EquityLine Mortgage Investment Corporation



Table of Contents

About EquityLine Mortgage Investment Corporation	03
Meet Our Team	04
Management's Discussion and Analysis	07
Business Overview	09
Significant Events	10
Portfolio Activity	11
Highlights of Financial Performance	13
Shareholder's Equity	14
Corporate Governance and Board Committees	16
Interim Unaudited Financial Statements	17

EquityLine GROUP OF COMPANIES

550 Highway 7 Ave. E Suite #338
Richmond Hill Ontario Canada, L4B 3Z4
Phone: 1(888) 269-1988 | (416) 999-3993
Fax: (416) 747-9855
Email: info@EquityLineMic.com
Website: EquityLineMic.com

BROKERAGE # 12570 | ADMIN # 13068



About Equityline Mic

EquityLine Mortgage Investment Corp. (EquityLine MIC) is a Canadian company located in the Greater Toronto Area (GTA) of Ontario. It was founded by the principals of EquityLine Financial Services Corp. an Ontario based mortgage broker formed in 2014. The Founders and Management of the Corporation have extensive knowledge of the Canadian real estate and mortgage industries.

The primary focus of the Corporation's investments are prime urban 1st and 2nd residential mortgages in the urban Southern Ontario region of Canada. The Corporation does not fund distressed borrowers.

The foundation of the Corporation's success is a plan based on:

- Deep knowledge of targeted real estate market enabling the identification of attractive mortgage opportunities
- The rate of return for investors that is appealing and dependable
- Short duration residential mortgages in a targeted geographic area
- Investor redemption strategies that are easy to trigger and implement
- A realistic risk mitigation profile that is understandable and credible
- A strong and active Board that is heavily weighted with independent directors. The Board and Corporate managers have significant experience in many areas of the financial services industry

Fixed A and Target B Returns

Shares in the Corporation provide an annual 8% fixed return, paid monthly, for Series A Preferred Shares and a target 8% to 10% annual return, paid monthly for Series B Preferred Shares.

- The Series A Preferred Shares trade on the Jamaican Stock Exchange (JSE: ELMIC)
- The Series B and Series H Preferred Shares are not listed on a securities exchange and are considered restricted securities available from exempt market dealers in the Canadian private capital markets

The Series B and H Preferred Shares are subject to restrictions respecting transferability and resale, including a restriction that no shareholder can trade the shares before the date that is four months and a day after the date the Corporation becomes a reporting issuer in any province or territory of Canada.

The Corporation is not a reporting issuer in any province or territory of Canada, and therefore the Series B Preferred Shares are subject to an indefinite hold period. They cannot be traded but they can be redeemed under the terms of our redemption policy as described in the Offering Memorandum. The Series B Preferred Shares are only available to qualified investors through Exempt Market Dealers.



Meet Our Team

Management Team



Sergiy Shchavyelyev

President and Chief Executive Officer; Director Mr. Shchavyelyev is the CEO and Founder of the EquityLine Mortgage Investment

Corp. and VeleV Capital., EquityLine MIC is publicly traded corporation on the Jamaica Stock Exchange. Mr. Shchavyelyev graduated from Harvard Business School in Financial Accounting and holds a Masters of Law Degree. Mr. Shchavyelyev currently manages over \$80 million in both funds and development projects. Mr. Shchavyelyev is a real estate developer and mortgage

broker, with extensive lending and financial experience in real estate assets. Mr. Shchavyelyev has a track record of closing and redeveloping multi-million dollar transactions in the real estate industry. He owns, a family operated real estate brokerage in Toronto, Canada. Mr. Shchavyelyev has been an active real estate broker from 2006 and mortgage specialist since 2008. Prior to working as a real estate broker, lender and re-developer, Mr. Shchavyelyev worked in a small claims court and land registry office as a paralegal for over two years. He joined his family real estate business where he was involved in residential and commercial developments, condo sites, custom built dwellings, apartment buildings and multi-million dollar commercial real estate projects. As at the date hereof, Mr. Shchavyelyev has completed over \$600 million in real estate transactions.



Robert C. Kay

Executive Vice President; Director

Robert C. Kay is a seasoned Corporate Director and Business Advisor. He combines business and legal skills with extensive experience in international commerce to develop and assess complex strategies with governments and multinational companies. Robert has served as a Corporate Director in both privately held and publicly listed companies, serving on Governance, Audit, and Strategy Committees. He is currently Chairman, Advisory Board of Migao Group; Corporate Director of: EquityLine Investment Corp, Baycrest Geriatric

Health Care & Research Centre for Aging and the Brain, and the Royal Canadian Military Institute. Notable governance roles have included: Chairman-Canadian Commercial Corporation; Vice Chairman & Lead Director-Migao Corporation; Chairman-Migao Special Committee for Going Private; Chairman-Swiss/Canadian Chamber of Commerce; Director in Residence-Institute of Corporate Directors; Board Director-Changfeng Energy Inc; Board Director-American Chamber of Commerce (Ontario Council).

