



Neighbourhood Holdings Income Trust I

Neighbourhood Holdings Income Trust I (“NHIT” or the “Trust”) is available for registered and non-registered investments. NHIT seeks to provide its investors with stable income while preserving invested capital. This is achieved by investing in a diversified portfolio of primarily variable rate residential mortgages located in urban and suburban areas across Canada.

Fund Snapshot

Total AUM: \$461M
Aggregate LTV: 54.4%
Variable rate loans: 99%
Underlying loans: 1014
Leverage⁽³⁾: 0.61x



Stable Cash Flow

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



Diversification

Privately held investment sheltered from public market fluctuation.



Manager Alignment

>10% of units held by management, insiders, and family.



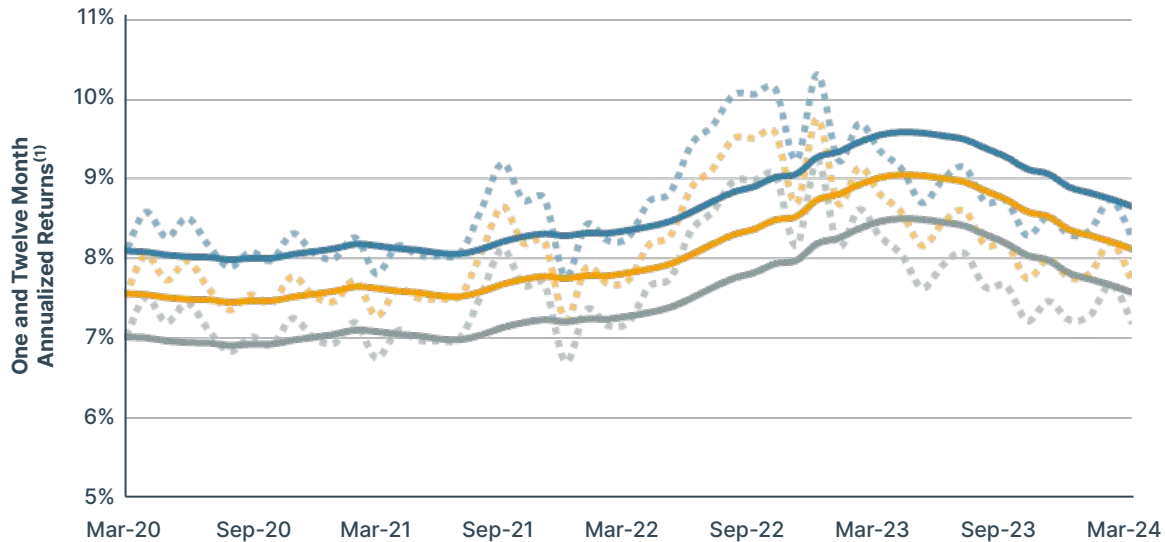
Capital Structure

Leverage underpins competitive pricing for borrowers, providing access to liquidity, and potential to enhance returns.

Annualized Net Performance^{(1),(2),(4)}

	1 Month	YTD	1 Year	3 Year	5 Year	Since Inception
Series F	8.25%	8.45%	8.66%	8.86%	8.56%	8.35%
Series I5	7.71%	7.91%	8.12%	8.32%	8.03%	8.04%
Series A / Series I1	7.18%	7.38%	7.58%	7.78%	7.49%	7.51%

Series F (12) Series F (1) Series I5 (12) Series I5 (1) Series A / Series I1 (12) Series A / Series I1 (1)



Important disclosures:

⁽¹⁾The Offering is not suitable for investors who cannot afford to assume 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. Monthly returns float based upon profitability. There is no guaranteed return. Past performance is not indicative of future returns. Net returns will differ by Series. Returns assume reinvestment of monthly income and are calculated using a time-weighted method. This method does not take into consideration effects from timing of

redemptions. 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. Neighbourhood Holdings Capital Management Ltd. (“NHCM”), a captive dealer of Neighbourhood Holdings, is a registered dealer in Alberta, British Columbia, Manitoba, and Saskatchewan. ⁽²⁾Performance of Series I units vary by the 10 levels of embedded trailer fees based on Series, which are detailed in the Offering Memorandum. ⁽³⁾Leverage is defined as the debt-to-equity ratio of the fund. ⁽⁴⁾On December 31, 2023, NHIT

completed a reorganization (“Reorganization”) whereby it combined with Neighbourhood Holdings Limited Partnership (“NHLP”), the partnership in which it was previously a limited partner. As a result of the Reorganization, NHIT now directly holds the investment assets of NHLP. Historical performance of NHIT prior to December 31, 2023, reflects the historical performance of NHLP which was launched November 30, 2015. Prior to the Reorganization, the net performance of NHIT was 15 basis points lower than NHLP, without consideration for compounding due to additional non-management fees.

Mortgage Portfolio Composition

\$461.2M

AUM

\$454,832

AVG. LOAN SIZE

99%

VARIABLE RATE LOANS

100% Residential mortgages

9.5% Wtd. avg. interest rate

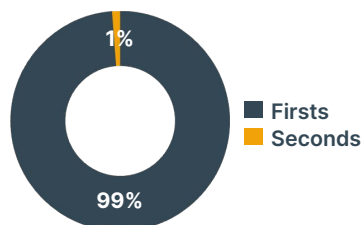
54.4% Aggregate loan-to-value

5.9 months Wtd. avg. term to maturity

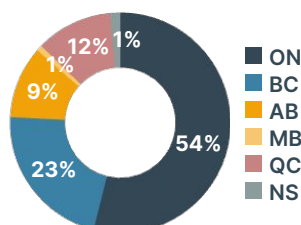
12.6 months Wtd. avg. life of loan

0.4% Largest loan as a % of total assets

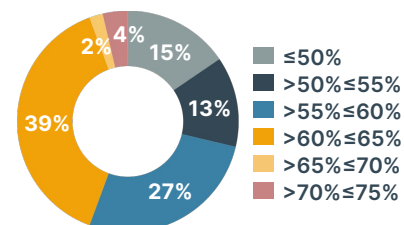
Mortgage Position



Geographic Diversification



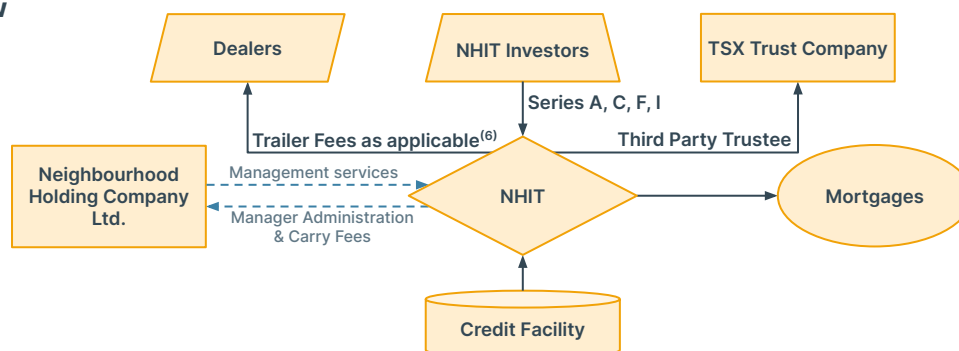
Loan-to-Value⁽⁵⁾



Highlights

- Strong track record**
Stable returns.
Just four foreclosures completed.
- Geographically diversified**
Portfolio diversified across urban and suburban centres in Canada.
- Downside protection**
Secured by Canadian real estate assets.
Investing in the bottom ~60% of real estate value.

Structure Overview



Monthly Net Performance - Series F⁽⁷⁾⁽⁸⁾

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year ⁽⁹⁾
2024	0.67%	0.70%	0.66%										2.05%
2023	0.74%	0.77%	0.75%	0.73%	0.70%	0.72%	0.73%	0.70%	0.70%	0.67%	0.68%	0.67%	8.90%
2022	0.68%	0.66%	0.66%	0.70%	0.71%	0.75%	0.77%	0.80%	0.80%	0.81%	0.74%	0.82%	9.28%
2021	0.64%	0.66%	0.63%	0.66%	0.65%	0.65%	0.65%	0.69%	0.74%	0.70%	0.70%	0.63%	8.29%
2020	0.61%	0.61%	0.65%	0.69%	0.66%	0.68%	0.66%	0.63%	0.65%	0.64%	0.67%	0.65%	8.09%
2019	0.73%	0.71%	0.70%	0.70%	0.70%	0.70%	0.66%	0.66%	0.63%	0.64%	0.62%	0.62%	8.39%
2018	0.67%	0.62%	0.68%	0.69%	0.70%	0.69%	0.75%	0.75%	0.73%	0.76%	0.76%	0.74%	8.89%
2017	0.58%	0.60%	0.62%	0.64%	0.63%	0.60%	0.66%	0.66%	0.71%	0.70%	0.71%	0.67%	8.08%
2016	0.46%	0.45%	0.58%	0.57%	0.61%	0.62%	0.55%	0.60%	0.60%	0.59%	0.57%	0.57%	6.99%
2015	-	-	-	-	-	-	-	-	-	-	0.44%	0.42%	0.87%

Fund Essentials

NAV/unit
\$1.00

Distributions
Monthly, reinvestment available

Date of Inception
November 16, 2015⁽⁸⁾

Registered Plan Eligibility
RRSP, TFSA, FHSA, RESP, RRIF

Fund Code - Institutions & Advisors
NHM 201 - NHIT Series A
NHM 203 - NHIT Series F

Direct Investors
Series I

Liquidity
90 days' notice for all redemption requests, 4% redemption fee for investments redeemed prior to the 1 year anniversary

T+9 Redemption settlement period



Neighbourhood Holdings is based in Vancouver, BC.

For more information, contact us at:
investors@neighbourhoodholdings.com

Important disclosures:

⁽⁶⁾As of March 31, 2024, 4% of the total loans in the portfolio have an LTV greater than 65%. Neighbourhood has shifted its risk management strategy to no longer accepting loan originations exceeding a 65% LTV ratio. ⁽⁷⁾Monthly trailer fees are levied on the value of units held for Series A and I units, ranging from 0.10% to 1.00%, per annum. ⁽⁸⁾The Offering is not suitable for investors who cannot afford to assume 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. Monthly returns float based upon profitability. There is no guaranteed return. Past performance is

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