

**Form 45-106F1**  
***Report of Exempt Distribution***

This is the form required under section 6.1 of National Instrument 45-106 for a report of exempt distribution.

**Issuer information**

**Item 1:** ANTRIM BALANCED MORTGAGE FUND LTD., 101 – 20689 Fraser Hwy., Langley, B.C. V3A 4G4; Telephone: 604-530-2301; Fax: 604-530-2185; Email: info@antriminvestments.com

**Item 2:** The issuer is not a reporting issuer.

**Item 3:** Indicate the industry of the issuer by checking the appropriate box next to one of the industries listed below.

- |   |  |
|---|--|
| <input type="checkbox"/> Bio-tech                                 | Mining   |
| Financial Services  | <input type="checkbox"/> exploration/development |
| <input type="checkbox"/> investment companies and funds           | <input type="checkbox"/> production              |
| <input checked="" type="checkbox"/> mortgage investment companies | <input type="checkbox"/> Oil and gas             |
| <input type="checkbox"/> Forestry                                 | <input type="checkbox"/> Real estate             |
| <input type="checkbox"/> Hi-tech                                  | <input type="checkbox"/> Utilities               |
| <input type="checkbox"/> Industrial                               | <input type="checkbox"/> Other (describe)        |
- 

**Details of distribution**

**Item 4:** Complete Schedule I to this report. Schedule I is designed to assist in completing the remainder of this report.

**Item 5:** Distribution Date(s): **September 15, September 22, September 24 and September 25, 2009**

**Item 6:** For each security distributed:

- (a) Describe the type of security: Class “A” Preferred Non-Voting Shares and Class “B” Series B Preferred Non-Voting Shares
- (b) State the total number of securities distributed: **105,992** Class “A” Preferred Shares and **313,189** Class “B” Series B Preferred Shares; These securities are not convertible or exchangeable; and
- (c) State the exemption(s) relied upon: NI 45-106, Section 2.9.

**Item 7:** Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table, securities issued as payment for commissions or finder’s fees disclosed under item 8, below.

Each jurisdiction where purchasers reside	Number of purchasers	Price per security (Canadian \$) <sup>1</sup>	Total dollar value raised from purchasers in the jurisdiction (Canadian \$)
British Columbia	4	\$1.00 per Class “A” Preferred Share	\$105,992.00
British Columbia	19	\$1.00 per Class “B” Series B Preferred Share	\$313,189.00
<b>Total number of Purchasers</b>	23		
<b>Total dollar value of distribution in all jurisdictions (Canadian \$)</b>			\$419,181.00

**Note 1:** If securities are issued at different prices list the highest and lowest price the securities were sold for.

Full name and address of the person being compensated	Compensation paid or to be paid (cash and/or securities)				
	Cash (Canadian \$)	Securities			Total dollar value of compensation (Canadian \$)
		Number and type of securities issued	Price per security	Exemption relied on and date of distribution	
N/A					

**Item 9:** If a distribution is made in Ontario, please include the attached “Authorization of Indirect Collection of Personal Information for Distributions in Ontario”. The “Authorization of Indirect Collection of Personal Information for Distributions in Ontario” is only required to be filed with the Ontario Securities Commission.

### Certificate

On behalf of the issuer, I certify that the statements made in this report are true.

Date: September 25, 2009

ANTRIM BALANCED MORTGAGE FUND LTD.

Name of issuer (please print)

Brent Ellwyn, Solicitor, (604) 994-0124

Print name, title and telephone number of person signing

“Brent Ellwyn”

Signature

**Item 10:** State the name, title and telephone number of the person who may be contacted with respect to any questions regarding the contents of this report, if different than the person signing the certificate.

Will Granleese, Director, (604) 530-2301

**IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT.**