

Form 45-106F6
British Columbia Report of Exempt Distribution

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

Issuer/underwriter information

Item 1: Issuer/underwriter name and contact information

A. State the following:

- the full name of the issuer of the security distributed. Include the former name of the issuer if its name has changed since this report was last filed;
- the issuer's website address; and
- the address, telephone number and email address of the issuer's head office.

Antrim Balanced Mortgage Fund Ltd.
c/o Antrim Investments Ltd.
www.antriminvestments.com
9089 Glover Road, Box 520
Fort Langley, BC V1M 2R8
Telephone: 604-530-2301
info@antriminvestments.com

B. If an underwriter is completing this report, state the following:

- the full name of the underwriter;
- the underwriter's website address; and
- the address, telephone number and email address of the underwriter's head office.

Item 2: Reporting issuer status

A. State whether the issuer is or is not a reporting issuer and, if reporting, each of the jurisdictions in which it is reporting.

The issuer is not a reporting issuer.

B. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, name the investment fund manager and state the jurisdiction(s) where it is registered.

The issuer is not an investment fund manager.

Item 3: Issuer's industry

Indicate the industry of the issuer by checking the appropriate box 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) |

Item 4: Insiders and promoters of non-reporting issuers

If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

If the issuer is not a reporting issuer in any jurisdiction of Canada, complete the following table by providing information about each insider and promoter of the issuer. If the insider or promoter is not an individual, complete the table for directors and officers of the insider or promoter.

Information about insiders and promoters

Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
William Granleese Langley, BC Canada	Director & President	1 Common voting share and 655,664 Class "A" Preferred shares	\$655,665.00
William R. Granleese Langley, BC Canada	Director	5,176,203 Class "A" Preferred shares*	\$5,176,203.00

Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
Victor Dyck Abbotsford, BC Canada	Director	1 Common voting share and 479,300 Class "A" Preferred shares	\$479,301.00
Christopher Gavin Worsnup Langley, BC Canada	Director	1 Common voting share and 135,894 Class "A" Preferred shares	\$135,895.00

**630,233 Class "A" Preferred shares are held personally and 4,545,970 Class "A" Preferred shares are held by North Langley Ventures Corp., the voting shares of which are all owned by William R. Granleese.*

Details of distribution

Item 5: Distribution date

State the distribution date. If this report is being filed for securities distributed on more than one distribution date, state all distribution dates.

February 4, 2016 & February 10, 2016

Item 6: Number and type of securities

For each security distributed:

- describe the type of security: *Class "A" Preferred Non-Voting Shares, Class "B" Series B Preferred Non-Voting Shares and Class "B" Series C Preferred Non-Voting Shares*

- state the total number of securities distributed:

727,074 Class "A" Preferred Shares

207,269 Class "B" Series B Preferred Shares

1,160,908 Class "B" Series C Preferred Shares

- if the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, state the exemption(s) relied on. If more than one exemption is relied on, state the amount raised using each exemption.

Item 7: Geographical information about purchasers

Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report. The information provided in this table must reconcile with the information provided in item 8 and Schedules I and II.

Each Canadian and foreign jurisdiction where purchasers reside	Number of purchasers	Price per security (Canadian \$) ¹	Total dollar value raised from purchasers in the jurisdiction (Canadian \$)
British Columbia	26	\$1.00 per Class "A" Preferred Share	\$727,074.00
British Columbia	21	\$1.00 per Class "B" Series B Preferred Share	\$207,269.00
British Columbia	54	\$1.00 per Class "B" Series C Preferred Share	\$1,060,908.00
Alberta	3	\$1.00 per Class "B" Series C Preferred Share	\$100,000.00
Total number of Purchasers	104		
Total dollar value of distribution in all jurisdictions (Canadian \$)			\$2,095,251.00

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

Item 8: Information about purchasers*Instructions*

A. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

The issuer is not an investment fund manager.

B. Information about the purchasers of securities under the distribution is required to be disclosed in different tables in this report. Complete

- the following table for each purchaser that is not an individual, and

See table below

- the tables in Schedules I and II of this report for each purchaser who is an individual. Do

not include in the tables information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report.

See attached Schedules I and II

C. An issuer or underwriter completing this table in connection with a distribution using the exemption in subparagraph 6.1(1)(j) [*TSX Venture Exchange offering*] of National Instrument 45-106 *Prospectus and Registration Exemptions* may choose to replace the information in the first column with the total number of purchasers, whether individuals or not, by jurisdiction. If the issuer or underwriter chooses to do so, then the issuer or underwriter is not required to complete the second column or the tables in Schedules I and II.

Information about non-individual purchasers					
Full name and address of purchaser and name and telephone number of a contact person	Indicate if the purchaser is an insider (I) of the issuer or a registrant (R)	Number and type of securities purchased	Total purchase price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
Brendcor Enterprises Ltd Peter Brauer 4452 Juneau Street Burnaby, BC, V5C 4C8 604-294-2345		20,000 Class "B" Series C Preferred Shares	\$20,000.00	National Instrument 45-106, 2.9(1) or (2)	2016-02-04
24 th St Holdings Stewart Sheppard & Toni Chowne 326 – 666 Leg in Boot Square Vancouver, BC V5Z 4B3 604-874-8203		50,000 Class "B" Series C Preferred Shares	\$50,000.00	National Instrument 45-106, 2.9(1) or (2)	2016-02-10
470174 Alberta Ltd. Douglas/Norma Smith 1517 Montgomery Way SE High River, AB T1V 0B8 403-968-6450		30,000 Class "B" Series C Preferred Shares	\$30,000.00	National Instrument 45-106, 2.9(1) or (2)	2016-02-10
Alleycat Holdings Ltd. Josephine Li 910 Spruce Avenue Coquitlam, BC V3J 7R9 604-936-8935		35,000 Class "B" Series C Preferred Shares	\$35,000.00	National Instrument 45-106, 2.9(1) or (2)	2016-02-10

Misseng In Action Films Inc. Marny Eng Box 322 1917 4 th Avenue West Vancouver, BC V6J 1M7 604-921-6427		11,000 Class “B” Series C Preferred Shares	\$11,000.00	National Instrument 45- 106, 2.9(1) or (2)	2016-02-10
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Commissions and finder’s fees

Item 9: Commissions and finder’s fees

Instructions

A. Complete the following table by providing information for each person who has received or will receive compensation in connection with the distribution(s). Compensation includes commissions, discounts or other fees or payments of a similar nature. Do not include information about payments for services incidental to the distribution, such as clerical, printing, legal or accounting services.

No person has received or will receive compensation in connection with the distribution(s).

B. If the securities being issued as compensation are or include convertible securities, such as warrants or options, add a footnote describing the terms of the convertible securities, including the term and exercise price. Do not include the exercise price of any convertible security in the total dollar value of the compensation unless the securities have been converted.

Full name and address of the person being compensated	Indicate if the person being compensated is an insider (I) of the issuer or a registrant (R)	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 (Canadian \$)	Exemption relied on and date of distribution (yyyy-mm-dd)	
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Certificate

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

Date: February 12, 2016

ANTRIM BALANCED MORTGAGE FUND LTD.

Name of issuer (please print)

William R. Granleese, Director – (604) 530-2301

Print name, title and telephone number of person signing

“William R. Granleese”

Signature

Instruction

The person certifying this report must complete the information in the square brackets by deleting the inapplicable word. For electronic filings, substitute a typewritten signature for a manual signature.

Item 10: Contact information

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.

Same as above

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

Notice - Collection and use of personal information

The British Columbia Securities Commission collects and uses the personal information required to be included in this report for the administration and enforcement of the *Securities Act*. If you have any questions about the collection and use of this information, contact the British Columbia Securities Commission at the following address:

British Columbia Securities Commission

P.O. Box 10142, Pacific Centre

701 West Georgia Street

Vancouver, British Columbia V7Y 1L2

Telephone: (604) 899-6500

Toll free across Canada: 1-800-373-6393

Facsimile: (604) 899-6581