Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 10228285

ITEM 1 - REPORT TYPE											
✓ New report											
Amended report	If amer	ded, pro	vide fi	ling date	e of r	eport	that is	being ame	ended		(YYYY-MM-DD)
ITEM 2 - PARTY CERTIFY	YING THE	REPORT									
Indicate the party certifying the Instrument 81-106 Investment									restment fun	d, refer to see	ction 1.1 of National
Investment fund i											
✓ Issuer (other than an investment fund)											
ITEM 3 - ISSUER NAME											
Provide the following information about the issuer, or if the issuer is an investment fund, about the fund.											
Full legal name Antrim Balanced Mortgage Fund Ltd.											
Previous full legal name											
If the issuer's name ch	If the issuer's name changed in the last 12 months, provide most recent previous legal name.										
	Website	www.an	trimin	vestmer	nts.co	om		(if applicabl	e)		
If the issuer has a legal entity i	dentifier <u>,</u> pro	vide below	. Refer t	to Part B of	f the li	nstructio	ons for ti	he definition o	of "legal enti	ity identifier"	<i>.</i>
Legal entity	identifier										
If two or more issuers distribute	ed a single s	ecurity, pro	vide the	full legal	name	(s) of th	e co-issu	ıer(s) other th	an the issue	r named abo	ve.
Full legal name(s) of co	-issuer(s)							(if applicable	e)		
ITEM 4 - UNDERWRITER	R INFORM	ATION									
If an underwriter is completing	the report, p	provide the	underw	riter's full	legal ı	name a	nd firm I	NRD number.			
Full legal name											
Firm NRD number							(if app	olicable)			
If the underwriter does not hav	re a firm NRI	D number, p	orovide	the head c	office c	contact	informat	tion of the un	derwriter.		
Street address											
Municipality							Prov	ovince/State			
Country						Postal code/Zip co					
Telephone number								Website			(if applicable)

ITEM 5 - ISSUER INFORMATION								
If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6.								
a) Primary industry								
Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity.								
NAICS industry code 5 2 2 2 9 9								
If the issuer is in the mining industry , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations.								
Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply.								
🖌 Mortgages 🗌 Real estate 🔄 Commercial/business debt 📄 Consumer debt 📄 Private companies								
Cryptoassets								
b) Number of employees								
Number of employees: 🔽 0 - 49 🗌 50 - 99 🗌 100 - 499 🗌 500 or more								
c) SEDAR profile number								
Does the issuer have a SEDAR profile?								
No ✓ Yes If yes, provide SEDAR profile number 0 0 0 3 8 5 6 8								
If the issuer does not have SEDAR profile complete item 5(d) - (h).								
d) Head office address								
Street address Province/State								
Municipality Postal code/Zip code								
Country Telephone number								
e) Date of formation and financial year-end								
Date of formation Financial year-end YYYY MM DD								
f) Reporting issuer status								
Is the issuer a reporting issuer in any jurisdication of Canada? No Yes								
If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer.								
AII AB BC MB NB NL NT								
NS NU ON PE QC SK YT								
g) Public listing status								
If the issuer has a CUSIP number, provide below (first 6 digits only)								
CUSIP number								
If the issuer is publicly listed, provide the name of the exchange on which the issuer's equity securities primarily trade. Provide only the name of an exchange and not a trading facility such as, for example, an automated trading system.								
Exchange name								
h) Size of issuer's assets								
Select the size of the issuer's assets based on its most recently available annual financial statements (Canadian \$). If the issuer has not prepared annual financial statements for its first financial year, provide the size of the issuer's assets at the distribution end date.								

\$0 to under \$5M	\$5M to under \$25M	□ \$25M to under \$100M
S100M to under \$500M	S500M to under \$1B	S1B or over

If the issue is an investment fund, provide the following information: a) Investment fund manager information Full legal name Furn NRD number If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. Street address Municipality Province/State Guntry Postal code/Zip code Telephone number D Type of investment fund Tree of investment fund that most accurately identifies the issuer (select only one). Alternative strategies Cryptoasset Other (describe) Indicate whether one or both of the following apply to the investment fund. Investment fund that most accurately identifies the issuer (select only one). Alternative strategies Cryptoasset Other (describe) Indicate whether one or both of the following apply to the investment fund. Investment fund that most accurately identifies the issuer (select only one). Indicate whether one or both of the following apply to the investment fund. Investment fund issuers Is a UCIT's Fund' 'understaining for the Collective Investment fund issuers Is a UCIT's Fund' 'understaining for the Collective Investment of Transferable Securities funds (UCIT's Funds) are investment funds regulated by the European Union (C) Date of formation and financial year-end of the investment fund Suppresent fund a reporting issuer in any jurisdication of Canada? No Yes It he investment fund a reporting issuer in any jurisdication of Canada? No Yes It he investment fund hars a CUSP number, provide below (first 6 digits only) CUSP number On O Public listing status of the investment fund is a reporting issuer. All All All </th
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Firm NRD number (if applicable) If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. Street address Municipality Province/State
If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. Street address Municipality County Postal code/Zip code County Telephone number Postal code/Zip code Do Type of investment fund Type of investment fund Type of investment fund that most accurately identifies the issuer (select only one). Do Type of investment fund that most accurately identifies the issuer (select only one). Do Money market De Quity De County De C
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CUSIP number
name of an exchange and not a trading facility such as, for example, an automated trading system
Exchange name
f) Net asset value (NAV) of the investment fund
Select the NAV range of the investment fund as of the date of the most recent NAV calculation (Canadian \$).
L L \$\the under \$\mathbf{S}M \qquad L \qquad \mathbf{S}M \text{ to under \$\mathbf{S}M \qquad \text{ to under \$\mathbf{S}M \qquad \text{to under \$\mathbf{S}M
\$0 to under \$5M \$5M to under \$25M \$25M to under \$100M \$100M to under \$500M \$500M to under \$1B \$1B or over Date of NAV calculation:

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION

If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees in connection with the distribution, which must be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report.											
a) Currency											
Select the currency or currencies i	in which the distribution was m	nade. All d	dollar amounts prov	ided in	the report m	nust be	in Canadi	an dollars.			
✓ Canadian dollar	US dollar 📃 Euro)	Other (descri	be)							
b) Distribution date(s)					<u> </u>						
State the distribution start and er as both the start and end dates. Ij distribution period covered by the Start da	f the report is being filed for se e report.	curities di		nuous l	pasis, include				ıte		
	YYYY MM DD	1			YYYY	MM	DD				
c) Detailed purchaser infor	rmation										
Complete Schedule 1 of this	Complete Schedule 1 of this form for each purchaser and attach the schedule to the completed report.										
d) Types of securities distr	ributed										
	Provide the following information for all distributions reported on a per security basis. Refer to Part A(12) of the Instructions for how to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being distributed.										
Canadian \$											
Security CUSIP number (if applicable)	Description of security	Number of securities		Single or lowest price	High	nest price	Total amount				
	ss B Series 'B' Preferred ng Shares	144,429.0	00	1.0000		144,429.00					
	ss B Series 'C' Preferrec ng Shares	l Non-	2,226,285.	00	1.0000			2,226,285.0	00		
e) Details of rights and convertible/exchangeable securities											
If any rights (e.g. warrants, option were distributed, provide the con								xchangeable securit	ties		
Convertible / exchangeable Underlying security code security code	Exercise price (Canadian \$) Lowest Highest		Expiry date (YYYY- MM-DD)		Conversion ratio I		Describe other items (if applicable)				
f) Summary of the distribut	tion by jurisdiction and exe	mption	L		l						
State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only. This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction. For jurisdictions within Canada, state the province or territory, otherwise state the country.											
Province or country	Exemptio	n relied on	I		ber of unique purchasers	22	Total ar	mount (Canadian \$)			
British Columbia	NI 45-106 2.3 [Accredit	ted inve	estor]			11		1,758,610	0.00		
British Columbia	NI 45-106 2.9(1) [Offer NL)	ing mer	morandum] (BC	,		13		323,089	0.00		
Ontario	NI 45-106 2.3 [Accredit	ted inve	estor]			2		136,565	5.00		
Ontario	NI 45-106 2.9(2.1) [Off (AB, SK, ON, QC, NB,	ering m NS)	emorandum]			2		22,000	0.00		
Manitoba	NI 45-106 2.3 [Accredit	ted inve	estor]			1		90,950	.00		

Québec	NI 45-106 2.3 [Accredited investor]	1	39,500.00
	Total dollar amount of se	curities distributed	2,370,714.00
	Total number of unique purchasers ^{2b}	30	

^{2a} In calculating the number of unique purchasers per row, count each purchaser only once. Joint purchasers may be counted as one purchaser.

^{2b} In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides.³ If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Net proceeds (Canadian \$)
Total net proceeds to the investment fund	

³"Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

h) Offering materials - This section applies only in Saskatchewan, Ontario, Québec, New Brunswick and Nova Scotia.

If a distribution has occurred in Saskatchewan, Ontario, Québec, New Brunswick or Nova Scotia, complete the table below by listing the offering materials that are required under the prospectus exemption relied on to be filed with or delivered to the securities regulatory authority or regulator in those jurisdictions.

In Ontario, if the offering materials listed in the table are required to be filed with or delivered to the Ontario Securities Commission (OSC), attach an electronic version of the offering materials that have not been previously filed with or delivered to the OSC.

	Description	Date of document or other material (YYYY-MM-DD)	Previously filed with or delivered to regulator? (Y/N)	Date previously filed or delivered (YYYY-MM-DD)
1.	Offering Memorandum	2022-10-14	Y	2022-10-14

Ітем 8 - Со	MPENSATION	INFORMATION	
		on (as defined in NI 45-106) to whom the issuer directly provides, o tional copies of this page if more than one person was, or will	
Indicate whet	her any compensa	tion was paid, or will be paid, in connection with the distribution.	
🗌 No	✓ Yes	If yes, indicate number of persons compensated.	2

a) Name of person comper	nsated and regis	tration	status										
Indicate whether the person comp	ensated is a registi	rant.			🗌 No		\checkmark	Yes					
If the person compensated is an ir	ndividual, provide t	he name	of the ir	ndivid	ual.								
Full legal name of individ	ual												
	F	amily na	me			First	t given na	ame		Seco	ondary give	n names	
If the person compensated is not an individual, provide the following information.													
Full legal name of	non-individual	iA Priva	ate Wea	alth Iı	nc./iA Ge	estion p	privée (de patı	rimoine				
Firm	n NRD number	1	5	4	0	0			(if appl	icable)			
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. 🗌 No 🖌 Yes													
b) Business contact inform	ation												
If a firm NRD number is not provi	ded in Item 8 (a), p	orovide th	ne busine	ess coi	ntact infor	mation	of the p	person b	eing com	pensated.			
Street address													
Municipality							P	rovince	e/State				
Country						Р	ostal c	ode/Zi	p code				
Email address							Telepl	hone n	umber				
c) Relationship to issuer or	investment fund	d manag	ger										
Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of													
the Instructions and the meaning	of "control" in sect	ion 1.4 o	f NI 45-1	106 fo	r the purp	oses of	comple	ting this	s section.				
Connect with the issuer	or investment fun	d manag	ler				Insider (of the is	suer (oth	er than an	investme	ent fund)	
Director or officer of the	investment fund c	or investr	ment fun	d mai	nager		Employ	ee of th	e issuer o	or investme	ent fund i	nanager	
✓ None of the above													
d) Compensation details													
Provide details of all compensation Canadian dollars. Include cash cor incidental to the distribution, such allocation arrangements with the d	nmissions, securitie as clerical, printing	es-based g, legal o	compen: r accoun	sation ting s	n, gifts, dis ervices. Ai	counts o n issuer	or other is not r	compe equired	nsation. E to ask foi	Do not repo	rt payme	nts for se	ervices
Cash commissions paid	· ·	10.84						Security	code 1	Security co	ode 2	Security co	ode 3
Value of all securities				6	oourity oo	doo							
distributed as compensation ⁴				5	ecurity co	ues							
Describe ter	ms of warrants, op	tions or	other rig	hts									
Other compensation ⁵			Descr	ibe									
Total compensation paid	1	0.84											
✓ Check box if the perse	on will or may rece	eive any	deferred	l com	pensation	(descri	ibe the t	terms b	elow)				
IA Private Wealth In Voting Shares, 1% Voting Shares.													
⁴ Provide the aggregate value of a additional securities of the issuer rights exercisable to acquire add ⁵ Do not include deferred comper	r. Indicate the secu litional securities of	irity code	s for all										er

 a) Name of person comp 	pensated and regis	stration	status												
Indicate whether the person co	mpensated is a regist	trant.			No No		\checkmark	Yes							
If the person compensated is a	n individual, provide	the nam	e of the i	ndivid	dual.										
Full legal name of indiv	/idual														
		Family na	ame			First	t given n	ame			Se	condary	given n	ames	
If the person compensated is no	ot an individual, prov	ide the f	following	infor	mation.										
Full legal name	of non-individual	RAYN	IOND J	AME	S LTD.										
F	ïrm NRD number	8	2	4	0				(if	appli	cable)				
Indicate whether the person co.	mpensated facilitated	d the dist	tribution	throu	ıgh a fundi	ng port	al or ar	n interr	net-ba	sed p	ortal.] No	\checkmark] Yes
b) Business contact information															
If a firm NRD number is not pro	ovided in Item 8 (a), j	provide t	the busin	ess co	ontact info	mation	of the	person	being	сот	pensated	1.			
Street address															
Municipality							F	Provinc	ce/Sta	ate					
Country						Р	ostal o	code/Z	Zip co	de					
Email address]		Telep	hone	numt	ber					
c) Relationship to issuer	or investment fun	d mana	ager		1						<u> </u>				
Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section.															
Connect with the issu	uer or investment fur	nd mana	ger				Insider	of the	issuer	r (oth	er than a	an inves	tment	fund)	
Director or officer of t	he investment fund	or invest	tment fur	nd ma	anager		Employ	/ee of t	he iss	suer c	or investi	nent fur	າd mar	nager	
✓ None of the above					-									-	
d) Compensation details	i														
Provide details of all compensation Canadian dollars. Include cash incidental to the distribution, su allocation arrangements with th Cash commissions pa	commissions, securiti ich as clerical, printin ne directors, officers c	ies-based g, legal or emplo	d comper or accoui	nsatio nting	n, gifts, dis services. A	counts o n issuer	or othe is not i	r comp require	ensati d to a	ion. D sk for	o not re	oort pay	rments	for se	ervices
Cash commissions pa		0.55					-	Securit	y code	91	Security	code 2	Secu	irity co	ode 3
Value of all securitie distributed as compensatio				S	Security co	des								L	
Describe	terms of warrants, op	ptions or	r other rig	ghts											
Other compensatio	n ⁵		Desc	ribe											
Total compensation pa	aid	0.55													
Check box if the pe	erson will or may rec	eive any	deferre	d com	npensation	(descr	ibe the	terms	below	/)					
	Ltd. will receive an % on Class B Serie														
⁴ Provide the aggregate value additional securities of the issu- rights exercisable to acquire a ⁵ Do not include deferred comp	uer. Indicate the sec additional securities of	urity coa	ies for al												ər

ITEM 9 - DIRECTORS, EXECU	ITIVE OFFICERS	AND PROMOT	ERS OF THE ISS	UER							
If the issuer is an investment fun	d, do not complete	Item 9. Procced to	ltem 10.								
Indicate whether the issuer is any o	f the following (seled	ct the one that applie	es - if more than one	applies, select onl	y one).						
Reporting issuer in any jurisdiction of Canada											
Foreign public issuer											
Wholly owned subsidiary of a reporting issuer in any jurisdiction of Canada ⁶											
Provide nar	me of reporting issue	er]			
Wholly owned subsidiary of	Wholly owned subsidiary of a foreign public issuer ⁶										
Provide name o	Provide name of foreign public issuer										
Issuer distributing only eligi	ble foreign securitie	s and the distributio	n is to permitted clie	nts only ⁷							
If the issuer is at least one of the	above, do not com	plete Item 9(a) – (d	c). Proceed to Item i	10.							
⁶ An issuer is a wholly owned subsid securities that are required by law t respectively. ⁷ Check this box if it applies to the c clients. Refer to the definitions of "e ☑ If the issuer is none of the	o be owned by its di urrent distribution ev ligible foreign secur	irectors, are benefic ven if the issuer mad ity" and "permitted o	ially owned by the re de previous distributi client" in Part B(1) of	porting issuer or t ons of other types	the foreign	public is	suer,				
 a) Directors, executive officers and promoters of the issuer Provide the following information for each director, executive officer and promoter of the issuer. For locations within Canada, state the province or territory; otherwise state the country. For "Relationship to issuer", "D" – Director, "O" – Executive Officer, "P" – Promoter. 											
Organization or company name	Family name First given name		Secondary given names	Business loc non-individe resident jurisdictio individu	ual or tail n of	I or I Relationship to (select all that					
				Province or	country	D	0	Р			
	Granleese	William		British Columb	ia	~					
	Granleese	William	R.	British Columb	ia	✓	✓				
	Worsnup	Christopher	Gavin	British Columb	ia	~					
b) Promoter information											
If the promoter listed above is not ar within Canada, state the province or											
Organization or company name	Family name	First given name	Secondary given names	Residential jurisdiction of individual			o to promoter oth if applicable)				
				Province or country	D	D)			
c) Residential address of eac											
Complete Schedule 2 of this form completed report. Schedule 2 also					(a) and (b)) and at	tach to t	he			

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions to file a completed report of exemt distribution.

By completing the information below, I certify, on behalf of the issuer/underwriter/investment fund manager, to the securities regulatory authority or regulator, as applicable, that I have reviewed this report and to my knowledge, having exercised reasonable diligence, the information provided in this report is true and, to the extent required, complete.

Name of issuer/underwriter/ investment fund manager/agent	Antrim Balanced Mortgage Fund Ltd.							
Full legal name	Granleese	William		R.				
	Family name	First given name		Secondary given names				
Title	Portfolio Manager							
Telephone number	6045302301	Email address	will@antriminvestments.com			om		
Signature	"William Granleese"	Date	2023	07	20			
			YYYY	MM	DD			

ITEM 11- CONTACT PERSON

Provide the following business contact information for the individual that the securities regulatory authority or regulator may contact with any questions regarding the contents of this report, if different than the individual certifying the report in Item 10.

Same as individual certifying the report

Full legal name				Title	
	Family name	First given name	Secondary given names		
Name of company					
Telephone number		Er	nail address		

Notice - Collection and use of personal information

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation.

If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

The attached Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information
 pertaining to the individual as set out in Schedules 1 or 2, that this information is being collected by the securities regulatory
 authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of
 the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and
 business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the
 security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.