



FOR IMMEDIATE RELEASE

**ATRIUM MORTGAGE INVESTMENT CORPORATION
ANNOUNCES FIRST QUARTER RESULTS WITH
STRONG QUARTERLY NET INCOME**

TORONTO: May 14, 2024 – Atrium Mortgage Investment Corporation (TSX: AI, AI.DB.C, AI.DB.D, AI.DB.E, AI.DB.F, AI.DB.G) today released its financial results for the three month period ended March 31, 2024.

Highlights

- **Quarterly basic and diluted earnings per share of \$0.27**
- **Quarterly net income of \$12.0 million**
- **Mortgage portfolio of \$886.1 million, up 4.8% over Q1 of the prior year**
- **High quality mortgage portfolio**
 - **96.7% of portfolio in first mortgages**
 - **91.2% of portfolio is less than 75% loan to value**
 - **average loan-to-value is 64.0%**

“Atrium began 2024 with another strong quarter. Earnings per share of \$0.27 was consistent with our fourth quarter results and significantly exceeded the dividends declared of \$0.225. Our lending program is specifically targeting lower risk sectors in order to protect shareholder capital during this downturn in the cycle. Maintaining a defensive portfolio remains our top priority. At quarter end, the weighted average loan to value on the mortgage portfolio remained conservative at 64.0%, and 96.7% of Atrium’s mortgages were first mortgages. Despite the mortgage portfolio performing well in Q1, we decided to increase our allowance for mortgage losses in recognition of the continued challenges experienced by real estate markets across Canada. While the prospect of lower rates and easing inflation in the second half of the year should improve market conditions, we intend to remain diligent in managing the existing portfolio and continue to focus on our preferred sectors for new loan business” said Rob Goodall, CEO of Atrium.

Conference call

Interested parties are invited to participate in a conference call with management on Wednesday, May 15, 2024 at 4:00 p.m. ET to discuss the results. To participate or listen to the conference call live, please call 1-833-491-0507 (call topic: First quarter results). For a replay of the conference call (available until May 28, 2024) please call 1-833-607-0619, password 6057203#.

Results of operations

For the three month period ended March 31, 2024, Atrium reported assets of \$868.3 million, slightly down from \$877.9 million at the end of 2023. Revenues were \$25.2 million, an increase of 6.3% from the first quarter of the prior year. Net income for first quarter of 2024 was \$12.0 million, a decrease of 15.3% from the first quarter of the prior year. Atrium's allowance for mortgage losses at March 31, 2024 totaled \$24.9 million, or 2.81% of the mortgage portfolio, which is up from \$22.6 million or 2.53% of the mortgage portfolio at December 31, 2023.

Basic and diluted earnings per common share were \$0.27, for the three months ended March 31, 2024, compared with \$0.33 and \$0.31 basic and diluted earnings per common share in the comparative period, a decrease of 18.2% (basic) and 12.9% (diluted).

Mortgages receivable as at March 31, 2024 was \$867.1 million, down from \$876.7 million as at December 31, 2023. During the three month period ended March 31 2024, \$78.4 million of mortgage principal was advanced and \$81.6 million was repaid. The weighted average interest rate on the mortgage portfolio at March 31, 2024 was 11.25%, compared to 11.42% at December 31, 2023.

Financial summary

Interim Consolidated Statements of Income and Comprehensive Income

(Unaudited, 000s, except per share amounts)

	Three months ended	
	March 31	
	2024	2023
Revenue	\$ 25,193	\$ 23,707
Mortgage servicing and management fees	(2,076)	(2,054)
Other expenses	(406)	(444)
Recovery of prior mortgage losses	–	157
Provision for mortgage losses	(3,854)	(952)
Income before financing costs	18,857	20,414
Financing costs	(6,816)	(6,202)
Net income and comprehensive income	<u>\$ 12,041</u>	<u>\$ 14,212</u>
Basic earnings per share	\$ 0.27	\$ 0.33
Diluted earnings per share	\$ 0.27	\$ 0.31
Dividends declared	\$ 9,931	\$ 9,785
Mortgages receivable, end of period	\$ 867,078	\$ 840,019
Total assets, end of period	\$ 868,279	\$ 854,511
Shareholders' equity, end of period	\$ 487,276	\$ 482,763
Book value per share, end of period	\$ 11.02	\$ 11.08

Analysis of mortgage portfolio

<u>Property Type</u>	<u>As at March 31, 2024</u>			<u>As at December 31, 2023</u>		
	<u>Number</u>	<u>Outstanding amount</u>	<u>% of Portfolio</u>	<u>Number</u>	<u>Outstanding amount</u>	<u>% of Portfolio</u>
(outstanding amounts in 000s)						
High-rise residential	21	\$ 318,497	35.9%	22	\$ 323,340	36.2%
Mid-rise residential	23	179,523	20.3%	25	208,289	23.3%
Low-rise residential	15	155,859	17.6%	14	153,561	17.2%
House and apartment	164	125,089	14.1%	153	117,943	13.2%
Condominium corporation	10	1,691	0.2%	10	1,786	0.2%
Residential portfolio	233	780,659	88.1%	224	804,919	90.1%
Commercial	17	105,429	11.9%	19	88,640	9.9%
Mortgage portfolio	250	\$ 886,088	100.0%	243	\$ 893,559	100.0%

<u>Location of underlying property</u>	<u>As at March 31, 2024</u>				
	<u>Number of mortgages</u>	<u>Outstanding amount</u>	<u>Percentage outstanding</u>	<u>Weighted average loan to value</u>	<u>Weighted average interest rate</u>
(outstanding amounts in 000s)					
Greater Toronto Area	173	\$ 667,028	75.3%	60.8%	11.40%
Non-GTA Ontario	55	41,449	4.7%	64.8%	9.85%
British Columbia	21	170,161	19.2%	75.7%	10.89%
Alberta	1	7,450	0.8%	71.0%	14.00%
	250	\$ 886,088	100.0%	64.0%	11.25%

<u>Location of underlying property</u>	<u>As at December 31, 2023</u>				
	<u>Number of mortgages</u>	<u>Outstanding amount</u>	<u>Percentage outstanding</u>	<u>Weighted average loan to value</u>	<u>Weighted average interest rate</u>
(outstanding amounts in 000s)					
Greater Toronto Area	166	\$ 653,401	73.1%	61.4%	11.63%
Non-GTA Ontario	52	40,753	4.6%	64.6%	9.81%
British Columbia	24	191,955	21.5%	60.6%	10.95%
Alberta	1	7,450	0.8%	71.0%	14.00%
	243	\$ 893,559	100.0%	61.4%	11.42%

For further information on the financial results, and further analysis of the company's mortgage portfolio, please refer to Atrium's consolidated financial statements and its management's discussion and analysis for the year ended March 31, 2024, available on SEDAR+ at www.sedarplus.ca, and on the company's website at www.atriummic.com.

About Atrium

Canada's Premier Non-Bank Lender™

Atrium is a non-bank provider of residential and commercial mortgages that lends in major urban centres in Canada where the stability and liquidity of real estate are high. Atrium's objectives are to provide its shareholders with stable and secure dividends and preserve shareholders' equity by lending within conservative risk parameters. Atrium is a Mortgage Investment Corporation (MIC) as defined in the Canada *Income Tax Act*, so is not taxed on income provided that its taxable income is paid to its shareholders in the form of dividends within 90 days after December 31 each year. Such dividends are generally treated by shareholders as interest income, so that each shareholder is in the same position as if the mortgage investments made by the company had been made directly by the shareholder. For further information about

Atrium, please refer to regulatory filings available at www.sedarplus.ca or investor information on Atrium's website at www.atriummic.com.

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