

Fund Facts (30 Nov 10)

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|--|---|
| Fund Type: | MIC Reporting Issuer |
| Fund Size: | \$25 Million |
| Loan to Value: | 67% |
| Urban Mortgage Concentration <small>Saskatoon/Regina/Winnipeg</small> | 91% |
| Min. Investment: | \$5,000 |
| Liquidity: | Fully redeemable (some restrictions apply) |
| Loan Loss Reserves | \$202,852 |

Performance Details

| | |
|--|---------------|
| 9 months (09/10)* <small>(annualized)</small> | 8.00% |
| 1 year (12/09)* | 8.00% |
| 4 year* | 8.12% |
| # of consecutive quarters of paid dividends | 19 |
| Total Dividends paid to date | \$3.6 million |
| Number of Shareholders | 518 |

* based on yield from paid out distribution to investors

Investment Objective & Strategy

Objective: to generate income while preserving, for its beneficial shareholders, capital for re-investment. As a mortgage investment corporation, the Corporation expects to derive its earnings principally from the receipt of mortgage interest payments, mortgage fees, and of interest or interest like distributions on the cash reserves of the Corporation.

Strategy: the fund lends on the security of mortgages on real properties in urban western Canada, primarily situated in the province of Saskatchewan where the underwriting criteria of conventional lenders is not met. Mortgage term is not to exceed two years, but may be renewed. Rate of interest and fees are higher than what is generally obtainable through conventional mortgage lending activities. The Corporation is required to have, at all times, approximately 10% of its total assets in cash or near cash securities in order to meet redemption requests and thereby provide an element of liquidity to the investor.

Manager's Comments

PrimeWest has been in Operation since October of 2005. By implementing conservative management principles, PrimeWest is able to take advantage of an underserved local residential real estate market while focusing on capital preservation. They pride themselves on their strong turnover ratio and the many families in Saskatoon and Regina that have benefited from their service .

Management has over 40 years of banking experience which enables sophisticated risk evaluation models, strong underwriting and consistent credit approval processes.

The Corporation became a reporting issuer on December 05, 2007 under an initial public offering prospectus. A copy of the Corporation's prospectus may be obtained through SEDAR at www.sedar.com, or by visiting our website at www.primewest.ca.

PrimeWest Rates of Return *

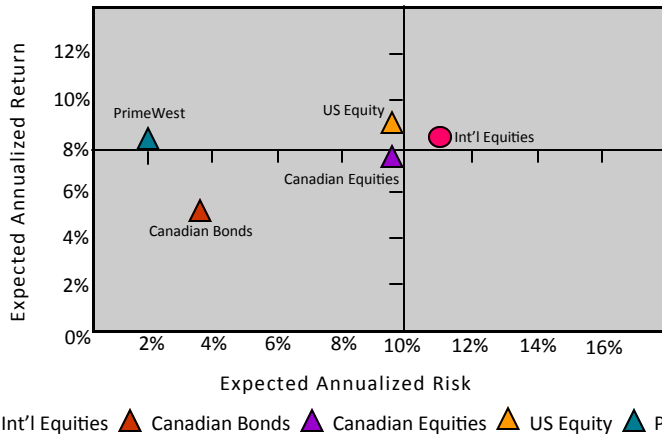
| <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> |
|-------------|-------------|-------------|-------------|-------------|
| 8.50% | 8.00% | 8.00% | 8.00% | 8.00%** |

* based on yield from paid-out distributions to investors

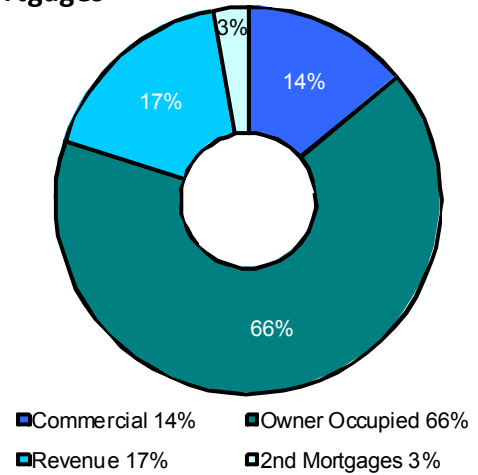
** annualized return

PrimeWest Mortgage Investment Corporation

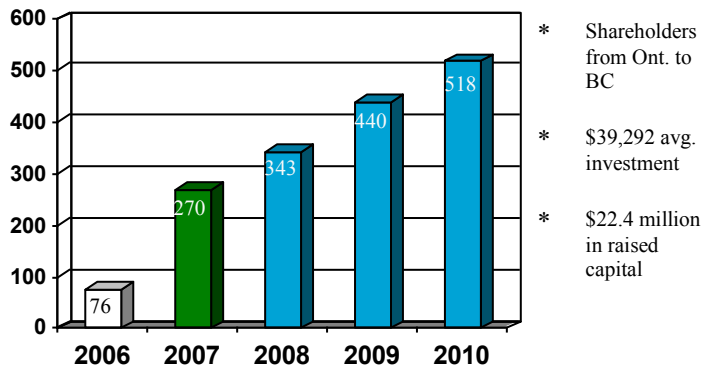
Risk vs. Reward



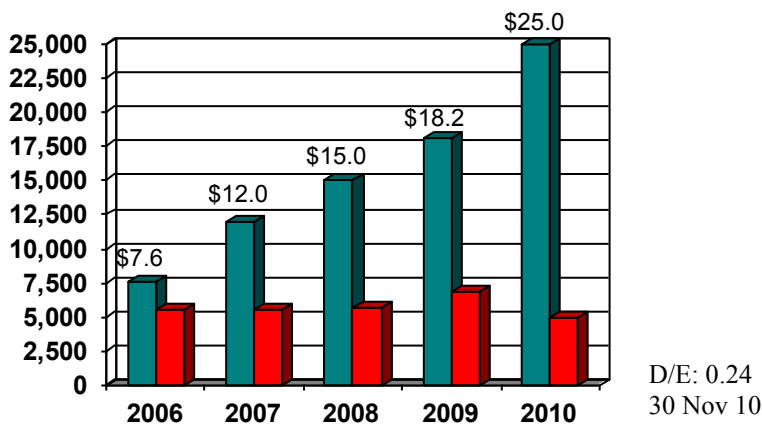
Mortgages



Investors



Assets/Debt



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Please be sure to read our Fund's Prospectus, including risk factors before investing. Pooled funds are not guaranteed; their values change frequently, past performance may not be repeated and investors may experience a gain or a loss. Quarterly distributions are not guaranteed; distributions will be adjusted from time to time and may include income subject to current taxation for non-registered accounts. Investors will pay management fees and expenses and may pay commissions or trailing commissions.

For further information, please contact:

Don G. Zealand
President and CEO
dzealand@primewest.ca or 888.955.1002

700-750 Spadina Crescent East
Saskatoon, SK S7K 3H3



www.primewest.ca