

OUR FIRM HAS THE RESOURCES, EXPERIENCE AND KNOWLEDGE

Dave Mann - Chief Executive Officer

Mr. Mann has been active in residential and commercial real estate since 1989. Mr. Mann has, in his real estate ventures, engaged in real estate transactions with cumulative asset values totalling over \$600 million over the last 10 years.

Jessie Dusangh - Chief Financial Officer

Mr. Dusangh is a Chartered Accountant engaged in public practice in British Columbia since 1994 and has extensive public accounting experience in the real estate industry.

Henry Yong - Director of Investor Relations

Mr. Yong has been active in residential and commercial real estate since 1993. Mr. Yong has, in his real estate ventures, engaged in real estate transactions with cumulative asset values totalling over \$400 million over the last 10 years.

Kam Sahota - Director of Mortgage Investments

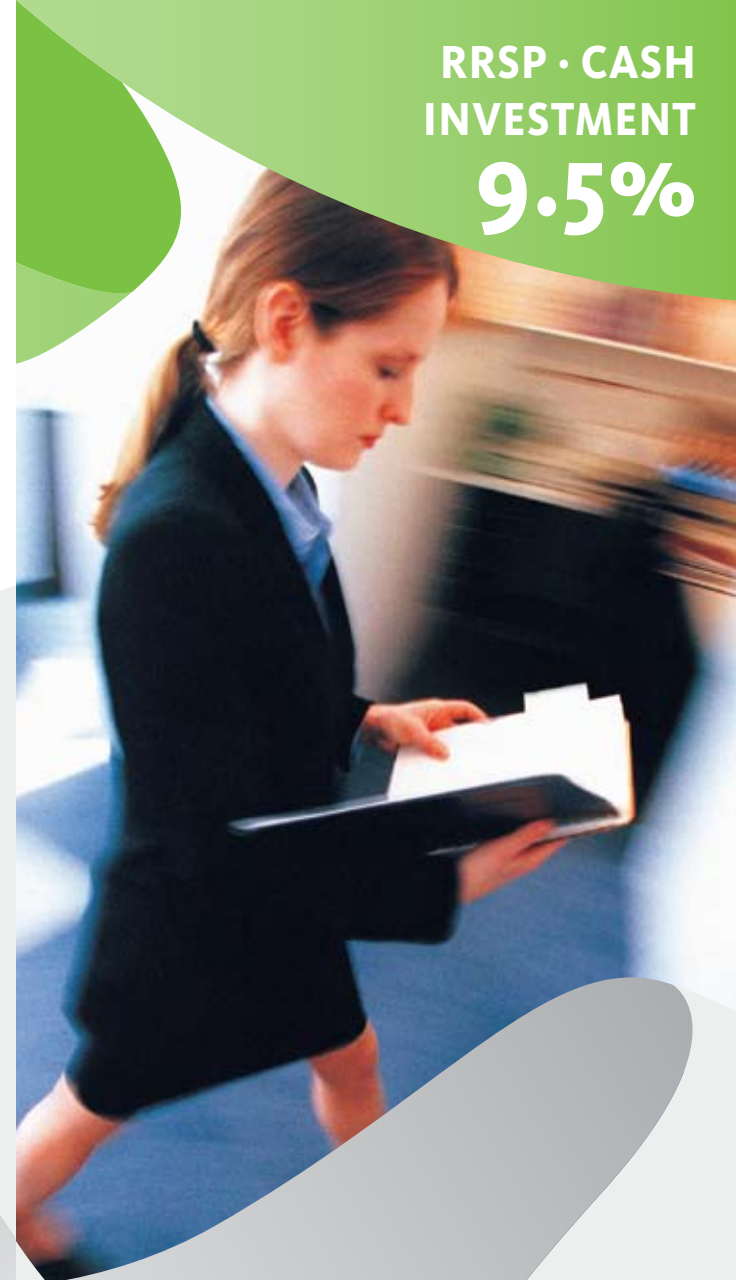
Mr. Sahota has been licensed under the Mortgage Brokers Act of British Columbia (and its predecessor legislation) and the Real Estate Act of British Columbia since 2006. He has extensive experience in both the commercial and residential mortgage industry.



Our Investment Representatives can help you

Make a cash investment
Start an RRSP, RESP, or RRIF
Top up your existing RRSP or RESP
Transfer your existing RRSP, RRIF, RESP.

RRSP • CASH
INVESTMENT
9.5%



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WHY INVEST WITH CURRENCIA MORTGAGE INVESTMENT CORP.?

STABILITY

Currencia offers attractive and stable returns expected to average 9.5% and better. Our investment is less volatile compared to mutual funds and stocks and provide consistent quarterly returns.

CONFIDENCE

Our professional management team at Currencia have over 50 years of combined experience in the real estate industry. Our directors bring expertise from their industries of property development, public accounting and mortgage financing.

SECURITY

All Currencia mortgage investments will be secured by Canadian real estate property.

DIVERSITY

Investors will experience a diversified portfolio by location and type of mortgage, minimizing risk and volatility.

LIQUIDITY

Investing with Currencia does not require a lock-in period like other investment vehicles. Investments can be withdrawn when investors provide a two calendar quarter advance notice.*

* This advance notice can be waived for smaller investment amounts. Decision to be determined by management.

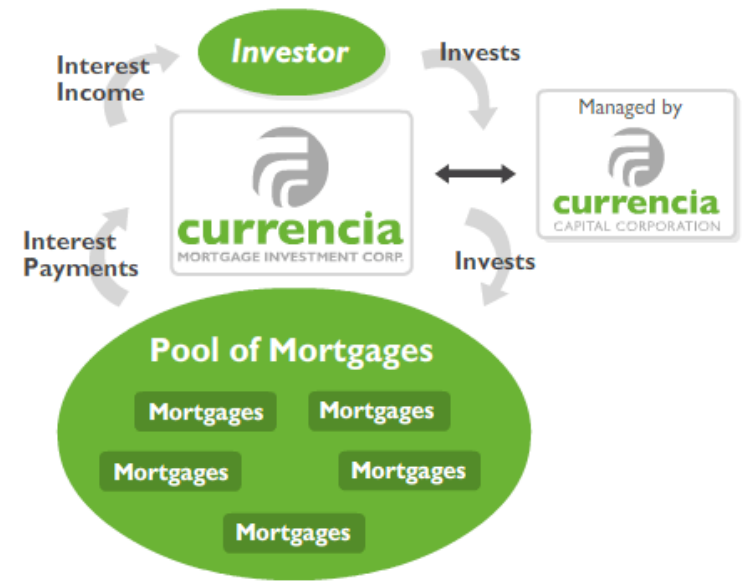
HOW OUR COMPANY WORKS

1. Money is collected from investors through the sale of shares in a company called Currencia Mortgage Investment Corp. (Currencia MIC).
2. The funds received will be invested in a pool of mortgages.
3. Shareholders will receive their dividends based on their percentage in the Currencia MIC and the profits generated will be split accordingly.

MICs create diversity in an investor's portfolio through lending to different mortgages at different interest rates. These benefits can all be provided without risking your money in the volatile stock market; instead the healthy Canadian real estate market will secure your investment.

Each mortgage will have a different interest rate; therefore Currencia MIC shareholders will receive an average of all the interest rates as their rate of return.

New mortgages will be continuously introduced to the Currencia MIC in order to replace the maturing ones, therefore giving the investor an effortless way to receive constant residual income.



TARGETED RETURN 9.5%

Investment Period		Annualized Rate of Return
Year	Quarter	
2007	Q3	9.50%
2007	Q4	9.50%
2008	Q1	10.64%
2008	Q2	10.60%
2008	Q3	11.31%

Minimum Investment: \$5,000