



FOR IMMEDIATE RELEASE

**ATRIUM MORTGAGE INVESTMENT CORPORATION
ANNOUNCES FIRST QUARTER RESULTS**

TORONTO: May 6, 2020 – Atrium Mortgage Investment Corporation (TSX: AI, AI.DB.B, AI.DB.C, AI.DB.D, AI.DB.E) today released its financial results for the three month period ended March 31, 2020.

Highlights

- **Quarterly revenues of \$17.1 million, up 8.0% from the first quarter of the prior year**
- **Quarterly net income of \$9.9 million, up 6.8% from the first quarter of the prior year**
- **\$0.23 basic and diluted earnings per share for the quarter**
- **Mortgage portfolio of \$746.5 million, 2.3% increase from December 31, 2019**
- **High quality mortgage portfolio**
 - **83.7% of portfolio in first mortgages**
 - **92.0% of portfolio is less than 75% loan to value**
 - **average loan-to-value is 59.0%**

“The operating results for Q1 were relatively strong and even after taking a provision for mortgage losses of \$1.0 million this quarter, our earnings exceeded our quarterly dividend. Our increased provision for mortgage losses is consistent with the some of the largest banks in the world, and reflects the common belief that the financial impact of COVID 19 will increase in future quarters. Notwithstanding that belief, we feel that Atrium is well positioned to endure the downturn as we have very little exposure to the hardest hit sectors- retail, hospitality and long-term care/retirement homes. In addition, the weighted average loan to value of our portfolio, at 59.0%, is the lowest since Atrium went public on the TSX in September 2012. Our strategy in Q2 is to scale back lending in the short term in order to be in a position to lend actively when the real estate market emerges from the downturn” said Rob Goodall, CEO of Atrium.

Interested parties are invited to participate in a conference call with management on Thursday, May 7, 2020 at 4:00 p.m. ET to discuss the results. To participate or listen to the conference call live, please call 1 (888) 241-0551 or (647) 427-3415, conference ID 7489378. For a replay of the conference call (available until May 20, 2020) please call 1 (855) 859-2056, conference ID 7489378.

Results of operations

Atrium ended its first quarter of 2020 with assets of \$759.5 million, and revenues of \$17.1 million, an increase of 8.0% from the first quarter of the prior year. Net income for the first quarter of 2020 was \$9.9 million, an increase of 6.8% from the first quarter of the prior year.

Basic and diluted earnings per common share were \$0.23, for the three month period ended March 31, 2020, compared with \$0.24 basic and diluted earnings per common share for the comparable quarter in the prior year.

Atrium had \$743.1 million of mortgages receivable as at March 31, 2020 an increase of 2.2% from December 31, 2019. During the three month period ended March 31, 2020, \$81.2 million of mortgage principal was advanced, and \$64.9 million was repaid.

The weighted average interest rate on the mortgage portfolio at March 31, 2020 was 8.60%, compared to 8.81% at December 31, 2019.

In April 2020, the company collected 98% of the mortgage interest due in April, which is in line with historical collection rates.

Financial summary

Interim Consolidated Statements of Income and Comprehensive Income

(Unaudited, 000s, except per share amounts)

	Three months ended	
	March 31	
	2020	2019
Revenue	\$ 17,057	\$ 15,796
Mortgage servicing and management fees	(1,777)	(1,680)
Other expenses	(349)	(287)
Provision for mortgage losses	(1,000)	(400)
Income before financing costs	13,931	13,429
Financing costs	(4,067)	(4,194)
Net income and comprehensive income	\$ 9,864	\$ 9,235
Basic earnings per share	\$ 0.23	\$ 0.24
Diluted earnings per share	\$ 0.23	\$ 0.24
Dividends declared	\$ 9,504	\$ 8,648
Mortgages receivable, end of period	\$ 743,070	\$ 706,098
Total assets, end of period	\$ 759,494	\$ 723,225
Shareholders' equity, end of period	\$ 462,249	\$ 423,286

Analysis of mortgage portfolio

<u>Property Type</u>	March 31, 2020			December 31, 2019		
	Number	Outstanding amount	% of Portfolio	Number	Outstanding amount	% of Portfolio
(outstanding amounts in 000s)						
Low-rise residential	31	\$ 197,052	26.4%	32	\$ 216,144	29.6%
High-rise residential	17	191,777	25.7%	15	174,544	23.9%
Mid-rise residential	22	169,788	22.8%	21	160,456	22.0%
House and apartment	82	54,724	7.3%	91	66,083	9.1%
Condominium corporation	14	2,561	0.3%	14	2,659	0.4%
Residential portfolio	166	615,902	82.5%	173	619,886	85.0%
Commercial	21	130,574	17.5%	19	109,859	15.0%
Mortgage portfolio	187	746,476	100.0%	192	729,745	100.0%

<u>Mortgage amount</u>	March 31, 2020			December 31, 2019		
	Number	Outstanding amount	% of Portfolio	Number	Outstanding amount	% of Portfolio
(outstanding amounts in 000s)						
\$0 - \$2,500,000	117	\$ 78,174	10.5%	123	\$ 84,043	11.5%
\$2,500,001 - \$5,000,000	25	91,981	12.3%	25	91,707	12.6%
\$5,000,001 - \$7,500,000	14	86,376	11.6%	15	91,685	12.6%
\$7,500,001 - \$10,000,000	7	63,017	8.4%	6	53,373	7.3%
\$10,000,001 +	24	426,928	57.2%	23	408,937	56.0%
	187	\$ 746,476	100.0%	192	\$ 729,745	100.0%

March 31, 2020

Location of underlying property	Number of mortgages	Outstanding amount	Percentage outstanding	Weighted average loan to value	Weighted average interest rate
Greater Toronto Area	147	\$ 541,121	72.5%	62.4%	8.54%
Non-GTA Ontario	22	21,446	2.9%	64.4%	8.26%
Alberta	4	15,457	2.0%	74.4%	8.79%
British Columbia	14	168,452	22.6%	46.1%	8.62%
	<u>187</u>	<u>\$ 746,476</u>	<u>100.0%</u>	<u>59.0%</u>	<u>8.60%</u>

December 31, 2019

Location of underlying property	Number of mortgages	Outstanding amount	Percentage outstanding	Weighted average loan to value	Weighted average interest rate
Greater Toronto Area	153	\$ 509,299	69.8%	64.1%	8.85%
Non-GTA Ontario	20	20,625	2.8%	57.6%	8.33%
Alberta	4	15,141	2.1%	64.0%	8.80%
British Columbia	15	184,680	25.3%	46.9%	8.77%
	<u>192</u>	<u>\$ 729,745</u>	<u>100.0%</u>	<u>59.5%</u>	<u>8.81%</u>

For further information on the financial results, and further analysis of the company's mortgage portfolio, please refer to Atrium's interim consolidated financial statements and its management's discussion and analysis for the quarter ended March 31, 2020, available on SEDAR at www.sedar.com, and on the company's website at www.atriummic.com.

Conference call

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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.sedar.com or investor information on Atrium's website at www.atriummic.com.

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