

## MATERIAL CHANGE REPORT

### FORM 51-102F3

#### Section 7.1 of National Instrument 51-102

##### Item 1 — Name and Address of Company

Frontenac Mortgage Investment Corporation (the “Company”)  
14216 Road #38, P.O. Box 208  
Sharbot Lake, Ontario K0H 2P0

##### Item 2 — Date of Material Changes

May 30, 2024

##### Item 3 — News Release

The news release was disseminated by the Company on May 30, 2024 through Cision (Newswire), a copy of which has been filed under the Company’s profile on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

##### Item 4 — Summary of Material Changes

On May 30, 2024, Frontenac Mortgage Investment Corporation (“FMIC”) confirmed that its board of directors approved and declared a special dividend of \$0.102758 per share, payable on May 30, 2024 to shareholders of record as of April 30, 2024.

##### Item 5 — Full Description of Material Changes

###### *5.1 Full Description of Material Changes*

Please see the attached news release, which is attached hereto as Schedule “A”.

###### *5.2 Disclosure for Restructuring Transactions*

Not applicable.

##### Item 6 — Reliance on subsection 7.1(2) of National Instrument 51-102

Not applicable.

##### Item 7 — Omitted Information

Not applicable.

##### Item 8 — Executive Officer

The following executive officer of the Company is knowledgeable about the material change and this report: Amber Kehoe, Corporate Secretary, may be reached at 1-877-279-3061 Ext. 105.

##### Item 9 — Date of Report

June 6, 2024.

**SCHEDULE "A"**

See attached.