

CMI MIC PRIME MORTGAGE FUND

FACT SHEET (as of JUNE 30, 2022) MANAGER: CMI MORTGAGE SERVICES

INVESTMENT OBJECTIVE

The CMI MIC Prime Mortgage Fund provides a passive investment opportunity whose diversified pool of mortgages offers consistent returns year-over-year. The MIC's focus is on selecting high-yield short-term mortgages, typically not exceeding a weighted portfolio LTV of exceeding 65% LTV, while providing an attractive return to our investors.

FUND DETAILS

Fund Type: Inception: Redemptions: Management fee: AUM at June 2022:

Dividend Re-investment Plan (DRIP): Eligible for Registered Plans:

Fundserv Codes:

Mortgage Investment Corporation July 2020 Quarterly

Share class dependant, 1% \$3.70 million

Yes

Class A: CCI 321, Class F: CCI 322

FUND FINANCIAL SUMMARY

Cash and Equivalents \$222,550 Mortgage Investments \$3,699,307 **Invested Capital** \$3,921,858

Portfolio Composition

Average Loan Size \$205,517 Number of Loans 18 Weighted Average LTV 59.41%

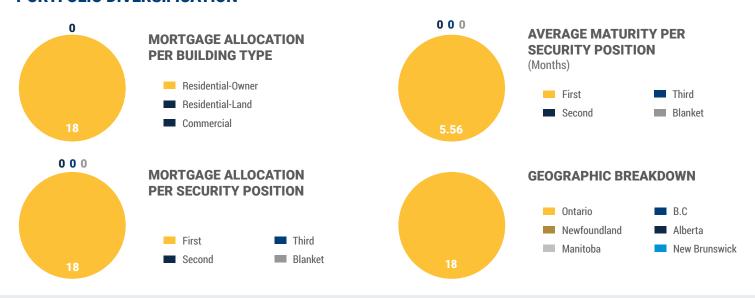
YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2020	\$1,156,750.00	0%
2021	\$3,248,935.00	181%
JUN 2022	\$3,699,307.34	*14%
	* As of June 30, 2022	

HISTORICAL PERFORMANCE



PORTFOLIO DIVERSIFICATION



PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	0	\$0.00	0.00%
First Mortgages	18	\$3,699,307.34	100.00%
Second Mortgages	0	\$0.00	0.00%
Third Mortgages	0	\$0.00	0.00%
Mortgages		\$3,699,307.34	100%
Asset Class			
Residential-Owner	18	\$3,699,307.34	100.00%
Residential-Land	0	\$0.00	0.00%
Commercial	0	\$0.00	0.00%
Geographic Breakd	own		
Alberta	0	\$0.00	0.00%
British Columbia	0	\$0.00	0.00%
Manitoba	0	\$0.00	0.00%
Ontario	18	\$3,699,307.34	100.00%
Quebec	0	\$0.00	0.00%

Through CMI's MICs and its partner lending program, investors can access the private lending market with professionally managed solutions. Canadian Mortgages Inc. and its related entities has placed over \$1.5 billion in private mortgages with less then 0.25% capital loss rate over all mortgages placed. CMI strives to establish itself as one of Canada's largest private lenders to facilitate in the growing need for alternative lending. The CMI Prime Mortgage Fund is distributed through a registered securities dealer; please consult your investment advisor before making an investment decision.



Canadian Mortgages Inc. MIC 2425 MATHESON BLVD. E. 8TH FLR, MISSISSAUGA ON, L4W5K4 888-465-4350 | info@cmimic.ca

© Canadian Mortgages Inc. 2022 All Rights Reserved

This document is for information purposes only and is not intended to provide any financial, legal, accounting, or tax advice. No securities regulatory authority has assessed the merits of these securities or the information contained within this document. This overview is only a summary of information provided to interested parties, and does not constitute an offering to sell or the solicitation of offers to purchase the transactions. The information contained in the summary was obtained from sources that the CMI Financial Group and related entities believes to be reliable, but it does not guarantee the accuracy or completeness of such information. Potential investors should conduct their own due-diligence before investing. Please direct all inquiries to Julian Class@thecmigroup.ca) at the CMI Group of Companies. This presentation contains certain statements that may be forward-looking statements. All statements in this document, other than statements of historical fact, that address events or developments that Canadian Mortgages Inc. expects to occur, are forward looking statements. Forward looking statements are statements that are not historical facts and may be identified by the words "expects", "plans", "anticipates", "believes", "intends", "estimates", "projects", "potential" and similar expressions, or that events or conditions "will", "would", "may", "could" or "should" occur. Please see the offering memorandum for a complete description of the risks associated with investing into the CMI MIC. Prospective investors should consult their own council and seek advice from a registered financial advisor before making an investment decision.