

### INVESTMENT OBJECTIVE

The CMI MIC Balanced 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 of 75% LTV, while providing an attractive return to our investors.

### FUND DETAILS

<b>Fund Type:</b>	Mortgage Investment Corporation
<b>Inception:</b>	July 2015
<b>Redemptions:</b>	Monthly
<b>Management fee:</b>	Share class dependant, 1%
<b>AUM at December 2023:</b>	\$143 million
<b>Dividend Re-investment Plan (DRIP):</b>	Yes
<b>Eligible for Registered Plans:</b>	Yes
<b>Fundserv Codes:</b>	Class A: CCI 301, Class F: CCI 302

### FUND FINANCIAL SUMMARY

Cash and Equivalents	\$28,519,516
Mortgage Investments	\$142,754,521
Invested Capital	\$111,274,037
<b>Portfolio Composition</b>	
Average Loan Size	\$260,026
Number of Loans	549
Weighted Average LTV	66.33%

### YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2018	\$6,559,726.67	-7%
2019	\$17,550,687.35	168%
2020	\$35,743,161.50	104%
2021	\$74,877,794.65	109%
2022	\$130,991,269.18	75%
DEC 2023	\$142,754,521.27	9%*

\* As of December 31, 2023

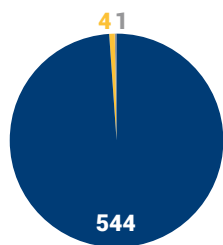
### HISTORICAL PERFORMANCE

Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
DEC 2023	8.79%

12 MO Trailing Return: 8.79%

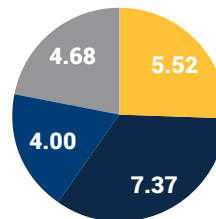
Since inception: 8.71%

### PORTFOLIO DIVERSIFICATION



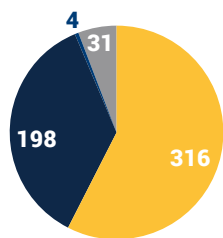
#### MORTGAGE ALLOCATION PER BUILDING TYPE

- Residential-Owner
- Residential-Land
- Commercial



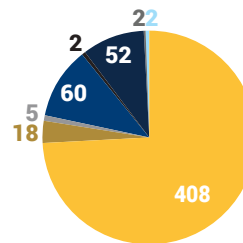
#### AVERAGE MATURITY PER SECURITY POSITION (Months)

- First
- Second
- Third
- Blanket



#### MORTGAGE ALLOCATION PER SECURITY POSITION

- First
- Second
- Third
- Blanket



#### GEOGRAPHIC BREAKDOWN

- Ontario
- Quebec
- Manitoba
- Nova Scotia
- B.C.
- Alberta
- PEI
- Newfoundland

### PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
<b>Security Rank</b>			
Blanket Mortgages	31	\$9,580,951.76	6.71%
First Mortgages	316	\$99,409,119.36	69.64%
Second Mortgages	198	\$33,275,450.15	23.31%
Third Mortgages	4	\$489,000.00	0.34%
<b>Mortgages</b>	<b>549</b>	<b>\$142,754,521.27</b>	<b>100%</b>
<b>Asset Class</b>			
Commercial	1	\$150,000.00	0.11%
Residential - Land	4	\$972,220.33	0.68%
Residential - Owner	544	\$141,632,300.94	99.21%
<b>Geographic Breakdown</b>			
Alberta	52	\$14,110,908.17	9.88%
British Columbia	60	\$13,929,684.83	9.76%
Manitoba	5	\$1,164,475.21	0.82%
Nova Scotia	2	\$469,750.00	0.33%
Ontario	408	\$108,425,933.49	75.95%
Quebec	18	\$4,282,047.81	3.00%
PEI	2	\$124,821.76	0.09%
Newfoundland	2	\$246,900.00	0.17%

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 \$1.75 billion in private mortgages with less than 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 Balanced Mortgage Fund is distributed through a registered securities dealer; please consult your investment advisor before making an investment decision.