

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

Fund Type:	Mortgage Investment Corporation
Inception:	July 2015
Redemptions:	Monthly
Management fee:	Share class dependant, 1%
AUM at January 2024:	\$155 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	Class A: CCI 301, Class F: CCI 302

FUND FINANCIAL SUMMARY

Cash and Equivalents	\$14,605,429
Mortgage Investments	\$155,400,911
Invested Capital	\$110,006,340
Portfolio Composition	
Average Loan Size	\$253,923
Number of Loans	614
Weighted Average LTV	66.50%

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%
2023	\$142,754,521.27	9%
JAN 2024	\$155,400,911.03	9%

* As of January 31, 2024

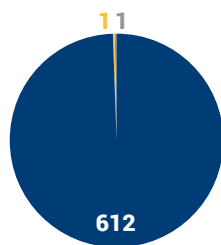
HISTORICAL PERFORMANCE

Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
2023	8.79%
JAN 2024	8.83%

12 MO Trailing Return: 8.80%

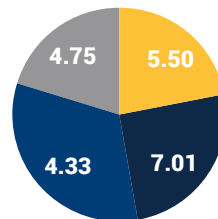
Since inception: 8.71%

PORTFOLIO DIVERSIFICATION



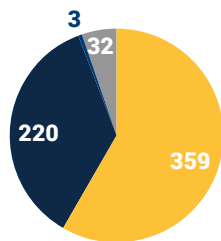
MORTGAGE ALLOCATION PER BUILDING TYPE

- Residential-Owner
- Residential-Land
- Commercial



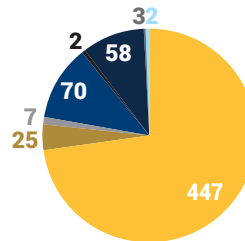
AVERAGE MATURITY PER SECURITY POSITION (Months)

- 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
Security Rank			
Blanket Mortgages	32	\$9,381,811.22	6.04%
First Mortgages	359	\$108,942,719.75	70.10%
Second Mortgages	220	\$36,747,380.06	23.65%
Third Mortgages	3	\$329,000.00	0.21%
Mortgages	614	\$155,400,911.03	100%
Asset Class			
Commercial	1	\$150,000.00	0.10%
Residential - Land	1	\$136,103.41	0.09%
Residential - Owner	612	\$155,114,807.62	99.82%
Geographic Breakdown			
Alberta	58	\$14,515,076.27	9.34%
British Columbia	70	\$15,641,506.71	10.07%
Manitoba	7	\$1,166,076.56	0.75%
Nova Scotia	3	623,011.00	0.40%
Ontario	447	117,103,470.48	75.36%
Quebec	25	\$5,979,973.12	3.85%
PEI	2	124,896.89	0.08%
Newfoundland	2	\$246,900.00	0.16%

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.