

### 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 May 2024:</b>	\$180 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	\$-4,346,853
Mortgage Investments	\$180,145,527
Invested Capital	\$115,798,674
<b>Portfolio Composition</b>	
Average Loan Size	\$255,889
Number of Loans	704
Weighted Average LTV	67.74%

### 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%
MAY 2024	\$180,145,527.60	26%

### HISTORICAL PERFORMANCE

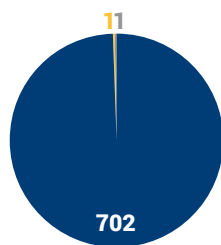
Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
2023	8.79%
MAY 2024	8.84%

\* As of May 31, 2024

12 MO Trailing Return: 8.83%

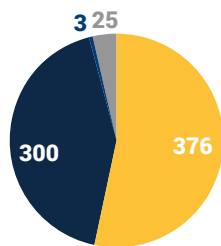
Since inception: 8.71%

### PORTFOLIO DIVERSIFICATION



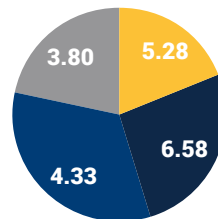
#### MORTGAGE ALLOCATION PER BUILDING TYPE

- Residential-Owner
- Residential-Land
- Commercial



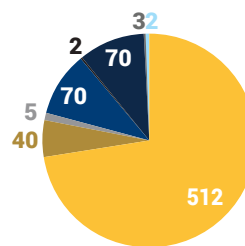
#### MORTGAGE ALLOCATION PER SECURITY POSITION

- First
- Second
- Third
- Blanket



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

- First
- Second
- Third
- Blanket



#### GEOGRAPHIC BREAKDOWN

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

### PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
<b>Security Rank</b>			
Blanket Mortgages	25	\$6,763,660.60	3.75%
First Mortgages	376	\$123,739,510.19	68.69%
Second Mortgages	300	\$49,313,355.81	27.37%
Third Mortgages	3	\$329,000.00	0.18%
<b>Mortgages</b>	<b>704</b>	<b>\$180,145,526.60</b>	<b>100%</b>
<b>Asset Class</b>			
Commercial	1	\$150,000.00	0.08%
Residential - Land	1	\$136,103.41	0.08%
Residential - Owner	702	\$179,859,423.19	99.84%
<b>Geographic Breakdown</b>			
Alberta	70	\$15,801,219.21	8.77%
British Columbia	70	\$19,340,605.51	10.74%
Manitoba	5	\$1,416,000.00	0.79%
Nova Scotia	3	\$708,011.00	0.39%
Ontario	512	\$133,146,264.69	73.91%
Quebec	40	\$9,361,744.05	5.20%
PEI	2	\$124,782.14	0.07%
Newfoundland	2	\$246,900.00	0.14%

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.