

### 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

|  |                                    |
|--|------------------------------------|
| <b>Fund Type:</b>                          | Mortgage Investment Corporation    |
| <b>Inception:</b>                          | July 2020                          |
| <b>Redemptions:</b>                        | Monthly                            |
| <b>Management fee:</b>                     | Share class dependant, 1%          |
| <b>AUM at May 2024:</b>                    | \$4.1 million                      |
| <b>Dividend Re-investment Plan (DRIP):</b> | Yes                                |
| <b>Eligible for Registered Plans:</b>      | Yes                                |
| <b>Fundserv Codes:</b>                     | Class A: CCI 321, Class F: CCI 322 |

### FUND FINANCIAL SUMMARY

|                              |             |
|------------------------------|-------------|
| Cash and Equivalents         | \$754,609   |
| Mortgage Investments         | \$4,126,717 |
| Invested Capital             | \$4,881,326 |
| <b>Portfolio Composition</b> |             |
| Average Loan Size            | \$294,765   |
| Number of Loans              | 14          |
| Weighted Average LTV         | 56.64%      |

### YEAR OVER YEAR AUM

| Year     | Amount         | Y.O.Y Change |
|----------|----------------|--------------|
| 2020     | \$1,156,750.00 |              |
| 2021     | \$3,248,935.00 | 181%         |
| 2022     | \$4,589,903.14 | 41%          |
| 2023     | \$3,198,961.10 | -30%         |
| MAY 2024 | \$4,126,716.57 | 29%*         |

\* As of May 31, 2024

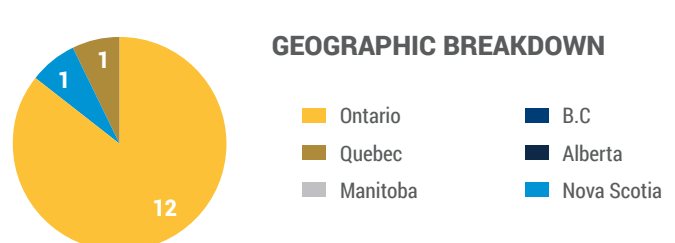
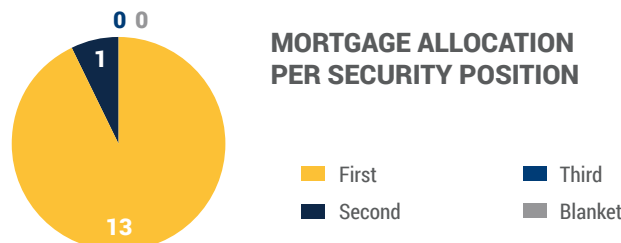
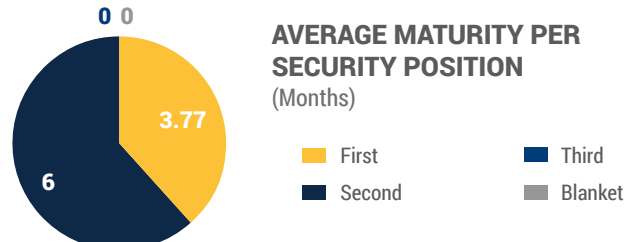
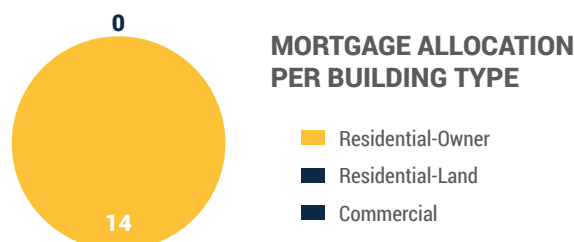
### HISTORICAL PERFORMANCE

| Year     | Percent |
|----------|---------|
| 2020     | 6.32%   |
| 2021     | 6.29%   |
| 2022     | 6.56%   |
| 2023     | 6.98%   |
| MAY 2024 | 7.10%   |

12 MO Trailing Return: 7.04%

Since inception: 6.63%

### PORTFOLIO DIVERSIFICATION



### PORTFOLIO SUMMARY

| Description                 | # of Mortgages | \$ Amount             | % Total     |
|-----------------------------|----------------|-----------------------|-------------|
| <b>Security Rank</b>        |                |                       |             |
| Blanket Mortgages           | 0              | \$0.00                | 0.00%       |
| First Mortgages             | 13             | \$ 3,991,716.57       | 96.73%      |
| Second Mortgages            | 1              | 135,000.00            | 3.27%       |
| Third Mortgages             | 0              | \$0.00                | 0.00%       |
| <b>Mortgages</b>            | <b>14</b>      | <b>\$4,126,716.57</b> | <b>100%</b> |
| <b>Asset Class</b>          |                |                       |             |
| Residential-Owner           | 16             | \$4,718,716.57        | 100.00%     |
| Residential-Land            | 0              | \$0.00                | 0.00%       |
| Commercial                  | 0              | \$0.00                | 0.00%       |
| <b>Geographic Breakdown</b> |                |                       |             |
| Alberta                     | 0              | \$0.00                | 0.00%       |
| British Columbia            | 0              | \$0.00                | 0.00%       |
| Manitoba                    | 1              | \$105,000.00          | 2.23%       |
| Ontario                     | 13             | \$4,134,716.57        | 87.62%      |
| Quebec                      | 1              | \$300,000.00          | 6.36%       |
| Nova Scotia                 | 1              | \$179,000.00          | 3.79%       |

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 Prime Mortgage Fund is distributed through a registered securities dealer; please consult your investment advisor before making an investment decision.