

CMI MIC PRIME MORTGAGE FUND

FACT SHEET (as of MAY 31, 2024) 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 May 2024:

Dividend Re-investment Plan (DRIP):

Eligible for Registered Plans:

Fundsery Codes:

Mortgage Investment Corporation July 2020 Monthly

Share class dependant, 1%

\$4.1 million Yes

Yes

Class A: CCI 321, Class F: CCI 322

FUND FINANCIAL SUMMARY

Cash and Equivalents\$754,609Mortgage Investments\$4,126,717Invested Capital\$4,881,326

Portfolio Composition

Average Loan Size \$294,765 Number of Loans 14 Weighted Average LTV 56.64%

YEAR OVER YEAR AUM



Amount	Y.O.Y Change
\$1,156,750.00 \$3,248,935.00 \$4,589,903.14 \$3,198,961.10 \$4,126,716.57	181% 41% -30% 29%*

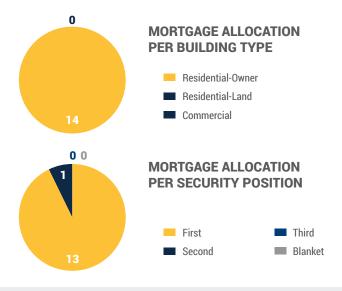
* As of May 31, 2024

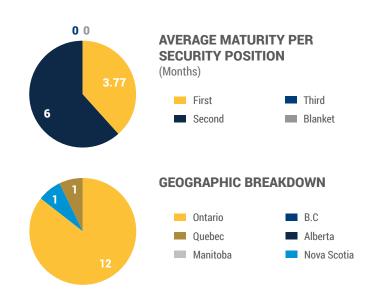
HISTORICAL PERFORMANCE



12 MO Trailing Return: 7.04% Since inception: 6.63%

PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

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Description	# of Mortgages	\$ Amount	% Total	
Security Rank				
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%	
Mortgages	14	\$4,126,716.57	100%	
Asset Class				
Residential-Owner	16	\$4,718,716.57	100.00%	
Residential-Land	0	\$0.00	0.00%	
Commercial	0	\$0.00	0.00%	
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Geographic Breakdo		<u> </u>	0.00%	
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 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.



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