

CMI MIC BALANCED MORTGAGE FUND

FACT SHEET (as of JULY 31, 2024) MANAGER: CMI MORTGAGE SERVICES

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: Inception: **Redemptions:** Management fee: AUM at July 2024:

Dividend Re-investment Plan (DRIP): **Eligible for Registered Plans:**

Fundsery Codes:

Mortgage Investment Corporation July 2015 Monthly*

Share class dependant, 1% \$177 million

Yes

Yes

Class A: CCI 301, Class F: CCI 302

FUND FINANCIAL SUMMARY

Cash and Equivalents \$2,519,335 Mortgage Investments \$177,190,673 **Invested Capital** \$119,710,008

Portfolio Composition

\$243,060 Average Loan Size Number of Loans 729 68.17% Weighted Average LTV

YEAR OVER YEAR AUM



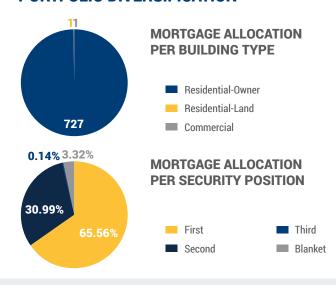
Y.O.Y Change	Amount
-7%	\$6.559.726.67
168%	\$17,550,687.35
104%	\$35,743,161.50
109%	\$74,877,794.65
75%	\$130,991,269.18
9%	\$142,754,521.27
24%	\$177,190,673.93

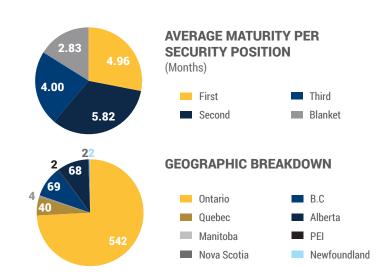
* As of July 31, 2024

HISTORICAL PERFORMANCE



PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

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Description	# of Mortgages	\$ Amount	% Total	
Security Rank				
Blanket Mortgages	23	\$5,886,260.60	3.32%	
First Mortgages	376	\$116,157,683.48	65.56%	
Second Mortgages	328	\$54,906,728.85	30.99%	
Third Mortgages	2	\$240,000.00	0.14%	
Mortgages	729	\$177,190,672.93	100%	
Asset Class				
Commercial	1	\$150,000.00	0.08%	
Residential - Land	1	\$136,103.41	0.08%	
Residential - Owner	727	\$176,904,569.52	99.84%	
Geographic Breakdo	wn			
Alberta	68	\$14,366,294.65	8.11%	
British Columbia	69	\$18,797,033.56	10.61%	
Manitoba	4	\$1,341,576.56	0.76%	
Nova Scotia	2	\$554,750.00	0.31%	
Ontario	542	\$132,416,730.06	74.73%	
Quebec	40	\$9,342,605.96	5.27%	
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 \$2.8 billion in private mortgages with less then 0.13% 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.

*Shares may be redeemed without penalty after 12 months with 30 days notice in advance of the redemption period.



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