

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 September 2024:	\$182 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	\$7,128,311
Mortgage Investments	\$181,584,553
Invested Capital	\$123,712,864
Portfolio Composition	
Average Loan Size	\$240,191
Number of Loans	756
Weighted Average LTV	68.59%

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%
SEP 2024	\$181,584,553.05	27%

* As of September 30, 2024

HISTORICAL PERFORMANCE*

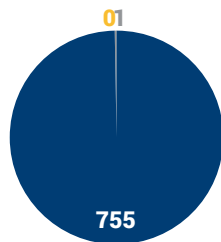
Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
2023	8.79%
SEP 2024	8.84%

12 MO Trailing Return: 8.83%

Since inception: 8.72%

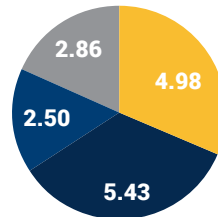
*CLASS F YIELDS

PORTFOLIO DIVERSIFICATION



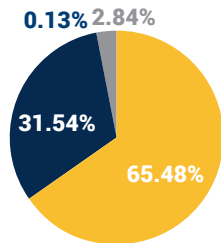
MORTGAGE ALLOCATION PER BUILDING TYPE

Residential-Owner	755
Residential-Land	01
Commercial	



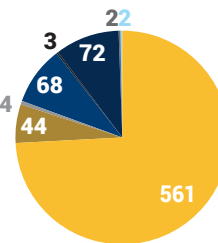
AVERAGE MATURITY PER SECURITY POSITION (Months)

First	4.98
Second	5.43
Third	2.50
Blanket	2.86



MORTGAGE ALLOCATION PER SECURITY POSITION

First	65.48%
Second	31.54%
Third	0.13%
Blanket	2.84%



GEOGRAPHIC BREAKDOWN

Ontario	561
B.C.	72
Quebec	68
Alberta	44
Manitoba	3
Nova Scotia	4
PEI	2
Newfoundland	2

PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	22	\$5,161,050.60	2.84%
First Mortgages	381	\$118,904,910.65	65.48%
Second Mortgages	351	\$57,278,591.80	31.54%
Third Mortgages	2	\$240,000.00	0.13%
Mortgages	756	\$181,584,553.05	100%
Asset Class			
Commercial	1	\$150,000.00	0.08%
Residential - Land	0	\$0.00	0.00%
Residential - Owner	755	\$181,434,553.05	99.92%
Geographic Breakdown			
Alberta	72	\$14,523,026.75	8.00%
British Columbia	68	\$18,070,654.97	9.95%
Manitoba	4	\$1,341,576.56	0.74%
Nova Scotia	2	\$554,750.00	0.31%
Ontario	561	\$137,147,444.77	75.53%
Quebec	44	\$9,425,417.86	5.19%
PEI	3	\$274,782.14	0.15%
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 than 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.