MIC Funds

CMI MIC PRIME MORTGAGE FUND

FACT SHEET (as of DECEMBER 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 December 2024: **Dividend Re-investment Plan (DRIP): Eligible for Registered Plans: Fundserv Codes:**

Mortgage Investment Corporation July 2020 Monthly* Share class dependant, 1% \$5.3 million Yes Yes Class A: CCI 321, Class F: CCI 322

FUND FINANCIAL SUMMARY

| Cash and Equivalents | \$591,601 |
|-----------------------|-------------|
| Mortgage Investments | \$5,292,536 |
| Invested Capital | \$591,601 |
| Portfolio Composition | |
| Average Loan Size | \$311,326 |
| Number of Loans | 17 |
| Weighted Average LTV | 58.65% |

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 \$5,292,535.79 | 181% 41% -30% 65%* | |

* As of December 31. 2024

HISTORICAL PERFORMANCE*



Since inception: 6.89% CLASS F YIELDS

Third

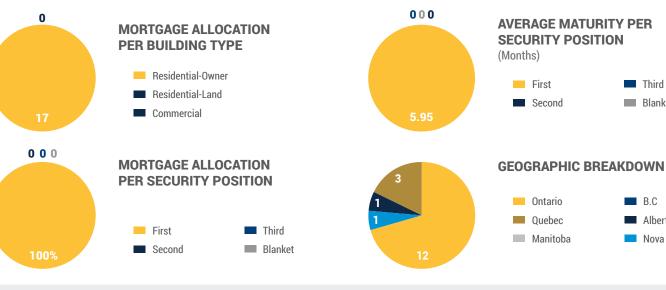
B.C

Alberta

Nova Scotia

Blanket

PORTFOLIO DIVERSIFICATION



PORTFOLIO SUMMARY

| Description | # of Mortgages | \$ Amount | % Total |
|--------------------|----------------|----------------|---------|
| Security Rank | | | |
| Blanket Mortgages | 0 | \$0.00 | 0.00% |
| First Mortgages | 19 | \$5,292,535.79 | 100.00% |
| Second Mortgages | 0 | \$0.00 | 0.00% |
| Third Mortgages | 0 | \$0.00 | 0.00% |
| Mortgages | 19 | \$5,292,535.79 | 100% |
| Asset Class | | | |
| Residential-Owner | 19 | \$5,292,535.79 | 100.00% |
| Residential-Land | 0 | \$0.00 | 0.00% |
| Commercial | 0 | \$0.00 | 0.00% |
| | | <i>,</i> | |
| Geographic Breakdo | | Å170.000.00 | 0.000 |
| Alberta | 1 | \$179,000.00 | 3.38% |
| British Columbia | 0 | \$0.00 | 0.00% |
| Manitoba | 0 | \$0.00 | 0.00% |
| Ontario | 12 | \$3,601,535.79 | 68.05% |
| Quebec | 3 | \$1,333,000.00 | 25.19% |
| Nova Scotia | 1 | \$179,000.00 | 3.38% |

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 Prime 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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