

CMI MIC BALANCED MORTGAGE FUND

FACT SHEET (as of JANUARY 31, 2025) 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 January 2025:

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

Fundamy Codes

Fundserv Codes:

Mortgage Investment Corporation July 2015 Monthly*

Share class dependant, 1%

\$191 million

Yes Yes

Class A: CCI 301, Class F: CCI 302

FUND FINANCIAL SUMMARY

Cash and Equivalents \$3,316,571
Mortgage Investments \$191,450,847
Invested Capital \$129,767,418

Portfolio Composition

Average Loan Size 242,343
Number of Loans 790
Weighted Average LTV 64.63%

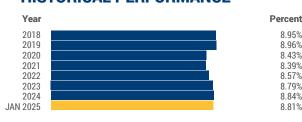
YEAR OVER YEAR AUM



Amount	Y.O.Y Change
\$6,559,726.67 \$17,550,687.35 \$35,743,161.50 \$74,877,794.65 \$130,991,269.18 \$142,754,521.27 \$191,041,441.77	-7% 168% 104% 109% 75% 9% 34%
\$191,450,847.15	0%*

* As of January 31, 2024

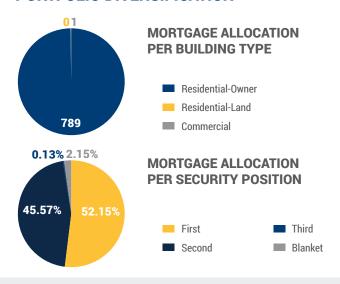
HISTORICAL PERFORMANCE*

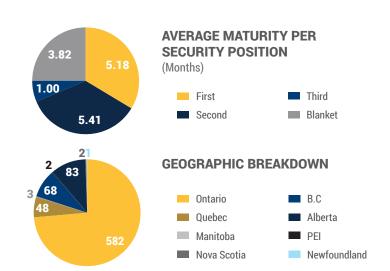


12 MO Trailing Return: 8.84%

Since inception: 8.72%
*CLASS E VIELDS

PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

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Description	# of Mortgages	\$ Amount	% Total	
Security Rank				
Blanket Mortgages	17	\$3,809,553.00	1.99%	
First Mortgages	412	\$132,417,679.62	69.17%	
Second Mortgages	360	\$55,123,614.53	28.79%	
Third Mortgages	1	\$100,000.00	0.05%	
Mortgages	790	\$191,450,847.15	100%	
Asset Class				
Commercial	1	\$150,000.00	0.08%	
Residential - Land	0	\$0.00	0.00%	
Residential - Owner	789	\$191,300,847.15	99.92%	
Geographic Breakdo	wn			
Alberta	83	\$16,925,652.61	8.84%	
British Columbia	68	\$20,648,201.38	10.79%	
Manitoba	3	\$1,198,576.56	0.63%	
Newfoundland	1	\$81,900.00	0.04%	
Nova Scotia	2	\$554,750.00	0.29%	
Ontario	583	\$140,814,705.65	73.55%	
PEI	2	\$124,782.14	0.07%	
Quebec	48	\$11,102,278.81	5.80%	

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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