

CMI MIC PRIME MORTGAGE FUND

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

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

Class A: CCI 321, Class F: CCI 322

FUND FINANCIAL SUMMARY

Cash and Equivalents \$653,138 Mortgage Investments \$5,286,936 **Invested Capital** \$5,940,074

Portfolio Composition

\$310,996 Average Loan Size Number of Loans 17 Weighted Average LTV 59.59%

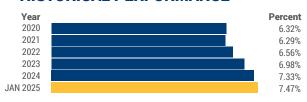
YEAR OVER YEAR AUM



Amount	Y.O.Y Change	
\$1,156,750.00		
\$3,248,935.00	181%	
\$4,589,903.14	41%	
\$3,198,961.10	-30%	
\$5,292,535.79	65%	
\$5,286,935.79	0%*	

^{*} As of January 31, 2024

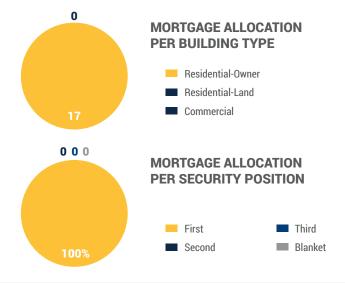
HISTORICAL PERFORMANCE*

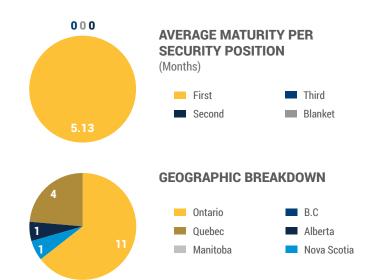


12 MO Trailing Return: 7.37%

Since inception: 6.90% *CLASS F YIELDS

PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank Blanket Mortgages First Mortgages Second Mortgages Third Mortgages Mortgages	0 17 0 0	\$0.00 \$5,292,535.79 \$0.00 \$0.00 \$5,292,535.79	0.00% 100.00% 0.00% 0.00% 100%
Asset Class Residential-Owner Residential-Land Commercial	17 0 0	\$5,292,535.79 \$0.00 \$0.00	100.00% 0.00% 0.00%
Geographic Breakdov Alberta British Columbia Manitoba Ontario Quebec Nova Scotia	vn 1 0 0 11 4 1	\$179,000.00 \$0.00 \$0.00 \$3,210,935.79 \$1,718,000.00 \$179,000.00	3.39% 0.00% 0.00% 60.73% 32.50% 3.39%

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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