

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 February 2025:	\$191 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	\$3,865,033
Mortgage Investments	\$190,923,621
Invested Capital	\$129,788,654
Portfolio Composition	
Average Loan Size	240,458
Number of Loans	794
Weighted Average LTV	64.91%

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%
2024	\$191,041,441.77	34%
FEB 2025	\$190,923,620.65	0%*

HISTORICAL PERFORMANCE*

Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
2023	8.79%
2024	8.84%
FEB 2025	8.79%

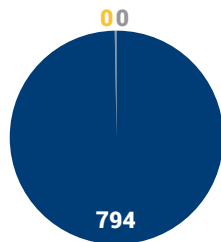
* As of February 28, 2024

12 MO Trailing Return: 8.83%

Since inception: 8.72%

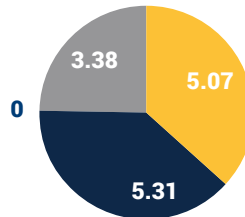
*CLASS F YIELDS

PORTFOLIO DIVERSIFICATION



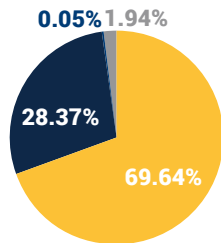
MORTGAGE ALLOCATION PER BUILDING TYPE

- Residential-Owner
- Residential-Land
- Commercial



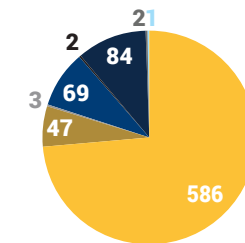
AVERAGE MATURITY PER SECURITY POSITION (Months)

- First
- Second
- Third
- Blanket



MORTGAGE ALLOCATION PER SECURITY POSITION

- First
- Second
- Third
- Blanket



GEOGRAPHIC BREAKDOWN

- Ontario
- Quebec
- Manitoba
- Nova Scotia
- B.C.
- Alberta
- PEI
- Newfoundland

PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	16	\$3,703,053.00	1.94%
First Mortgages	421	\$132,958,887.85	69.64%
Second Mortgages	356	\$54,161,679.80	28.37%
Third Mortgages	1	\$100,000.00	0.05%
Mortgages	794	\$190,923,620.65	100%
Asset Class			
Commercial	0	\$0.00	0.00%
Residential - Land	0	\$0.00	0.00%
Residential - Owner	794	\$190,923,620.65	100.00%
Geographic Breakdown			
Alberta	84	\$16,979,418.80	8.89%
British Columbia	69	\$21,051,356.38	11.03%
Manitoba	3	\$1,198,576.56	0.63%
Newfoundland	1	\$81,900.00	0.04%
Nova Scotia	2	\$554,750.00	0.29%
Ontario	586	\$139,727,197.65	73.18%
PEI	2	\$124,782.14	0.07%
Quebec	47	\$11,205,639.12	5.87%

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.