

CMI MIC BALANCED MORTGAGE FUND

FACT SHEET (as of FEBRUARY 28, 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 February 2025:

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

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 \$3,865,033 Mortgage Investments \$190,923,621 **Invested Capital** \$129,788,654

Portfolio Composition

Average Loan Size 240,458 Number of Loans 794 64.91% Weighted Average LTV

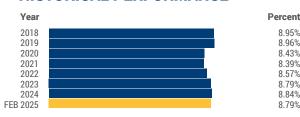
YEAR OVER YEAR AUM



Amount	Y.O.Y Change
\$6,559,726.67	-7%
\$17,550,687.35	168%
\$35,743,161.50	104%
\$74,877,794.65	109%
\$130,991,269.18	75%
\$142,754,521.27	9%
\$191,041,441.77	34%
\$190,923,620.65	0%*

* As of February 28, 2024

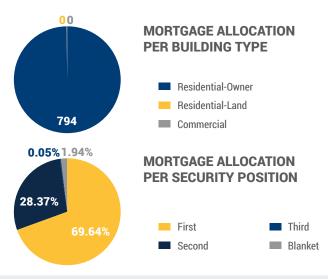
HISTORICAL PERFORMANCE*

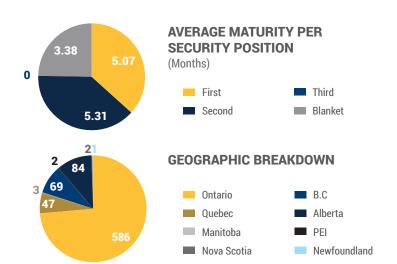


12 MO Trailing Return: 8.83%

Since inception: 8.72% *CLASS F VIFLDS

PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

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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 Breakdo	wn		
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 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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