

### INVESTMENT OBJECTIVE

The CMI MIC High Yield Opportunity Fund is designed to generate net annual returns of 10-11%, comprised of interest and fee revenue minus expenses, paid directly to shareholders. The CMI HYOF offers a combination of consistent returns, while risk is mitigated through the MIC's investment in multiple mortgages, and the backing of these loans by real estate security.

### FUND DETAILS

<b>Fund Type:</b>	Mortgage Investment Corporation
<b>Inception:</b>	February 2020
<b>Redemptions:</b>	Monthly*
<b>Management fee:</b>	Share class dependant, 1%
<b>AUM at February 2025:</b>	\$168 million
<b>Dividend Re-investment Plan (DRIP):</b>	Yes
<b>Eligible for Registered Plans:</b>	Yes
<b>Fundserv Codes:</b>	Class A: CCI 311, Class F: CCI 312

### FUND FINANCIAL SUMMARY

Cash and Equivalents	\$18,703,214
Mortgage Investments	\$167,791,769
Invested Capital	\$151,494,983
<b>Portfolio Composition</b>	
Average Loan Size	171,042
Number of Loans	981
Weighted Average LTV	73.87%

### YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2020	\$ 5,267,865.00	
2021	\$28,158,022.01	435%
2022	\$62,327,174.84	121%
2023	\$115,814,259.71	86%
2024	\$165,848,258.19	43%
FEB 2025	\$167,791,769.19	0%*

\* As of February 28, 2024

### HISTORICAL PERFORMANCE\*

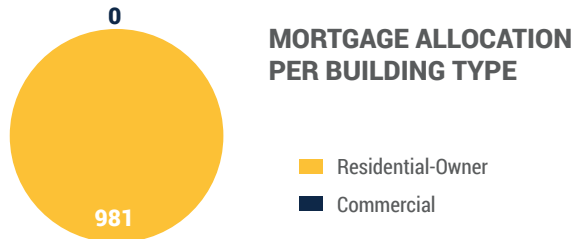
Year	Percent
2020	10.47%
2021	10.39%
2022	10.57%
2023	10.79%
2024	10.82%
FEB 2025	10.76%

12 MO Trailing Return: 10.81%

Since inception: 10.59%

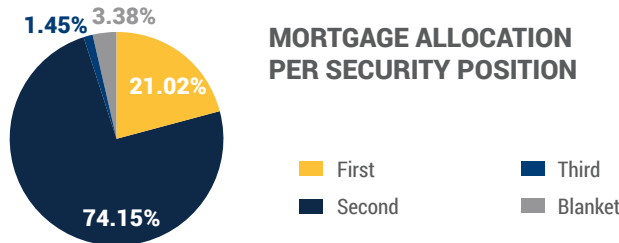
\*CLASS F YIELDS

### PORTFOLIO DIVERSIFICATION



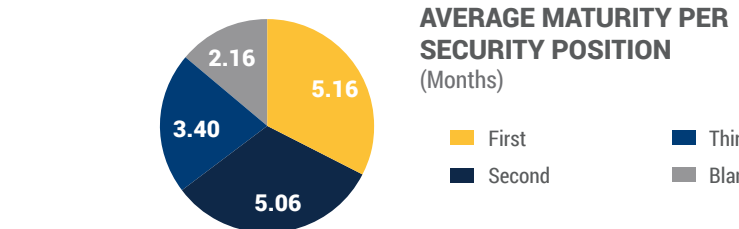
#### MORTGAGE ALLOCATION PER BUILDING TYPE

Residential-Owner  
Commercial



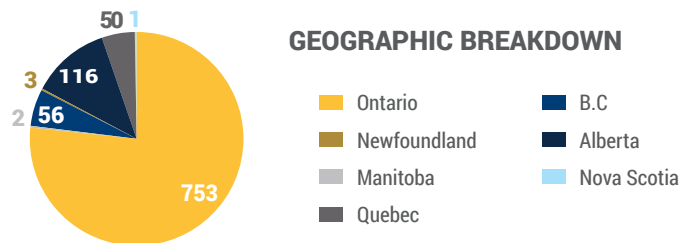
#### MORTGAGE ALLOCATION PER SECURITY POSITION

First  
Second  
Third  
Blanket



#### AVERAGE MATURITY PER SECURITY POSITION (Months)

First  
Second  
Third  
Blanket



#### GEOGRAPHIC BREAKDOWN

Ontario  
Newfoundland  
Manitoba  
Quebec  
B.C.  
Alberta  
Nova Scotia

### PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
<b>Security Rank</b>			
Blanket Mortgages	19	\$ 5,669,791.75	3.38%
First Mortgages	124	\$35,270,160.64	21.02%
Second Mortgages	823	\$124,413,380.07	74.15%
Third Mortgages	15	\$2,438,436.73	1.45%
<b>Mortgages</b>	<b>981</b>	<b>\$167,791,769.19</b>	<b>100%</b>
<b>Asset Class</b>			
Commercial	0	\$0.00	0.00%
Residential - Owner	981	\$167,791,769.19	100.00%
<b>Geographic Breakdown</b>			
Alberta	116	\$14,039,653.18	8.37%
British Columbia	56	\$10,983,533.29	6.55%
Manitoba	2	\$210,000.00	0.13%
Newfoundland	3	\$220,200.00	0.13%
Nova Scotia	1	\$95,000.00	0.06%
Ontario	753	\$132,537,200.14	78.99%
Quebec	50	\$9,706,182.58	5.78%

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 HYOF 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.