EXAMPLE MIC Funds

CMI MIC HIGH YIELD OPPORTUNITY FUND

FACT SHEET (as of FEBRUARY 28, 2025) MANAGER: CMI MORTGAGE SERVICES

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

Fund Type: Inception: Redemptions: Management fee: AUM at February 2025: Dividend Re-investment Plan (DRIP): Eligible for Registered Plans: Fundserv Codes:

Mortgage Investment Corporation
February 2020
Monthly*
Share class dependant, 1%
\$168 million
Yes
Yes
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
Portfolio Composition	
Average Loan Size	171,042
Number of Loans	981
Weighted Average LTV	73.87%

YEAR OVER YEAR AUM

Year		
2020		
2021		
2022		
2023		
2024		
EB 2025		

F

Amount	Y.O.Y Change
\$ 5,267,865.00	-
\$28,158,022.01	435%
\$62,327,174.84	121%
\$115,814,259.71	86%
\$165,848,258.19	43%
\$167,791,769.19	0%*

* As of February 28, 2024

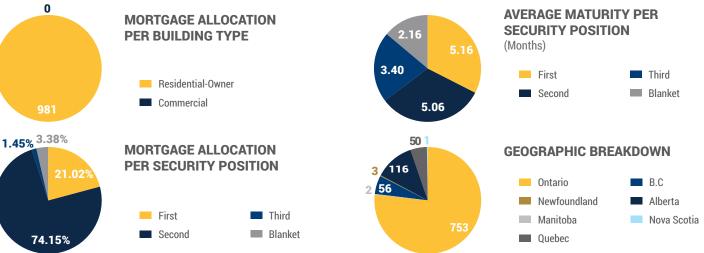
PORTFOLIO DIVERSIFICATION

HISTORICAL PERFORMANCE*



12 MO Trailing Return: 10.81%

Since inception: 10.59% *CLASS F YIELDS



PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total			
Security Rank						
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%			
Mortgages	981	\$167,791,769.19	100%			
Asset Class						
Commercial	0	\$0.00	0.00%			
Residential - Owner	981	\$167,791,769.19	100.00%			
Geographic Breakdo	wn					
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 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 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.



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