MIC Funds

CMI MIC PRIME MORTGAGE FUND

FACT SHEET (as of FEBRUARY 28, 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 February 2025: **Dividend Re-investment Plan (DRIP): Eligible for Registered Plans: Fundserv Codes:**

Mortgage Investment Corporation July 2020 Monthly* Share class dependant, 1% \$5.4 million Yes Yes Class A: CCI 321, Class F: CCI 322

FUND FINANCIAL SUMMARY

Cash and Equivalents	\$555,950
Mortgage Investments	\$5,436,401
Invested Capital	\$5,992,351
Portfolio Composition	
Average Loan Size	\$302,022
Number of Loans	18
Weighted Average LTV	59.78%

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%
5,436,401.36	3%*

* As of February 28. 2024

\$ Amount

\$5,436,401.36

\$5,436,401.36

\$5,292,535.79

\$329,000.00

\$179.000.00

\$3,210,401.36

\$1,718,000.00

\$0.00

\$0.00

\$0.00

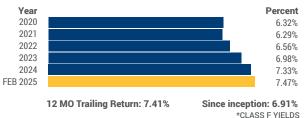
\$0.00

\$0.00

\$0.00

\$0.00

HISTORICAL PERFORMANCE*



PORTFOLIO DIVERSIFICATION

PORTFOLIO SUMMARY

of Mortgages

0

18

Λ

0

18

17

0

0

2

0

Λ

1

4

11

Quebec Description

Security Rank

First Mortgages

Third Mortgages

Mortgages

Asset Class

Commercial

Alberta British Columbia

Manitoha

Ontario

Quebec

Nova Scotia

Blanket Mortgages

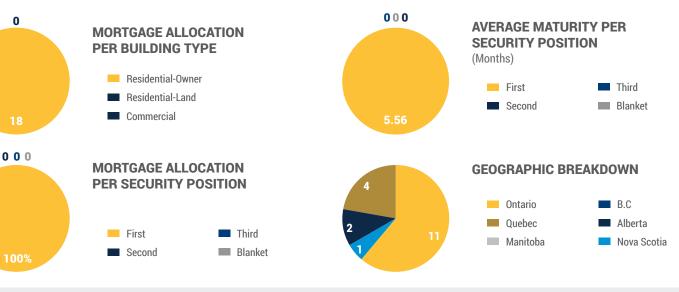
Second Mortgages

Residential-Owner

Geographic Breakdown

Residential-Land

0



% Total

0.00%

0 0 0 %

0.00%

100%

100.00%

0 0 0 %

0.00%

6.05%

0.00%

0 0 0 %

3.29%

59.05%

31.60%

100.00%

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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