

### 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

<b>Fund Type:</b>	Mortgage Investment Corporation
<b>Inception:</b>	July 2015
<b>Redemptions:</b>	Monthly*
<b>Management fee:</b>	Share class dependant, 1%
<b>AUM at March 2025:</b>	\$181 million
<b>Dividend Re-investment Plan (DRIP):</b>	Yes
<b>Eligible for Registered Plans:</b>	Yes
<b>Fundserv Codes:</b>	Class A: CCI 301, Class F: CCI 302

### FUND FINANCIAL SUMMARY

Cash and Equivalents	\$15,809,206
Mortgage Investments	\$180,624,524
Invested Capital	\$131,433,730
<b>Portfolio Composition</b>	
Average Loan Size	243,102
Number of Loans	743
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%
MAR 2025	\$180,624,524.49	-5%*

### 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%
MAR 2025	8.79%

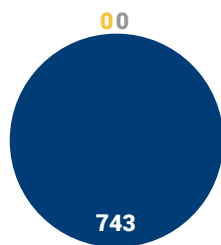
\* As of March 31, 2025

12 MO Trailing Return: 8.83%

Since inception: 8.72%

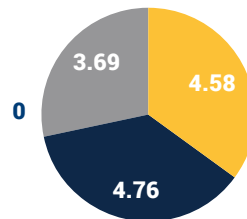
\*CLASS F YIELDS

### PORTFOLIO DIVERSIFICATION



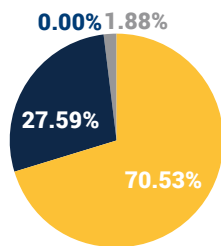
#### MORTGAGE ALLOCATION PER BUILDING TYPE

- Residential-Owner
- Residential-Land
- Commercial



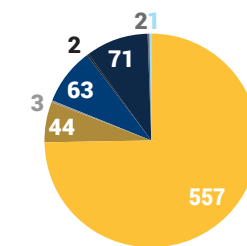
#### AVERAGE MATURITY PER SECURITY POSITION (Months)

- 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
<b>Security Rank</b>			
Blanket Mortgages	13	\$3,402,453.00	1.88%
First Mortgages	394	\$127,393,127.64	70.53%
Second Mortgages	336	\$49,828,943.85	27.59%
Third Mortgages	0	\$0.00	0.00%
<b>Mortgages</b>	<b>743</b>	<b>\$180,624,524.49</b>	<b>100%</b>
<b>Asset Class</b>			
Commercial	0	\$0.00	0.00%
Residential - Land	0	\$0.00	0.00%
Residential - Owner	743	\$180,624,524.49	100.00%
<b>Geographic Breakdown</b>			
Alberta	71	\$14,767,342.80	8.18%
British Columbia	63	\$20,021,856.38	11.08%
Manitoba	3	\$1,198,576.56	0.66%
Newfoundland	1	\$81,900.00	0.05%
Nova Scotia	2	\$554,750.00	0.31%
Ontario	557	\$132,794,316.18	73.52%
PEI	2	\$124,782.14	0.07%
Quebec	44	\$11,081,000.43	6.13%

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.