

CMI MIC BALANCED MORTGAGE FUND

FACT SHEET (as of MARCH 31, 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

168%

104%

109%

75%

9%

34%

FUND DETAILS

Fund Type: Inception: **Redemptions:** Management fee: AUM at March 2025:

Dividend Re-investment Plan (DRIP):

Fundserv Codes:

Eligible for Registered Plans:

Mortgage Investment Corporation July 2015 Monthly* Share class dependant, 1% \$181 million

Yes

Yes

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

Portfolio Composition

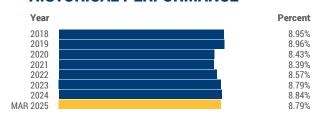
Average Loan Size 243,102 Number of Loans 743 64.91% Weighted Average LTV

YEAR OVER YEAR AUM



* As of March 31, 2025

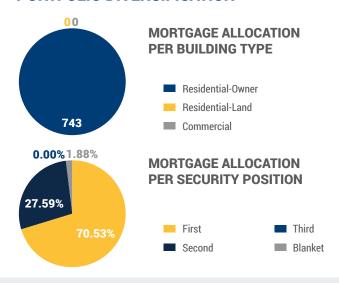
HISTORICAL PERFORMANCE*

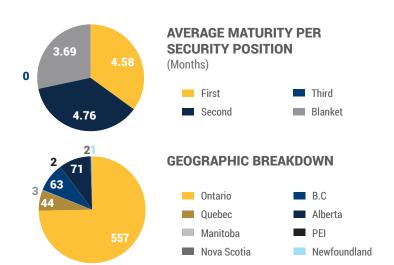


12 MO Trailing Return: 8.83%

Since inception: 8.72% *CLASS F VIFLDS

PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

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Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	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%
Mortgages	743	\$180,624,524.49	100%
Asset Class			
Commercial	0	\$0.00	0.00%
Residential - Land	0	\$0.00	0.00%
Residential - Owner	743	\$180,624,524.49	100.00%
Geographic Breakd	own		
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 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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