

CMI MIC BALANCED MORTGAGE FUND

FACT SHEET (as of JUNE 30, 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.

FUND DETAILS

Fund Type: Inception: Redemptions: Management fee: AUM at June 2025:

Dividend Re-investment Plan (DRIP):

Eligible for Registered Plans:

Fundserv Codes:

Mortgage Investment Corporation July 2015

Monthly*

Share class dependant, 1%

\$175 million

Yes Yes

Class A: CCI 301, Class F: CCI 302

FUND FINANCIAL SUMMARY

Cash and Equivalents \$998,747
Mortgage Investments \$175,078,879
Invested Capital \$131,077,626

Portfolio Composition

Average Loan Size 254,846
Number of Loans 687
Weighted Average LTV 67.80%

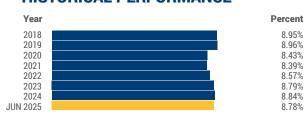
YEAR OVER YEAR AUM



Amount	Y.O.Y Change
\$6,559,726.67	-7%
\$17,550,687.35	168%
\$35,743,161.50	104%
\$74,877,794.65	109%
\$130,991,269.18	75%
\$142,754,521.27	9%
\$191,041,441.77	34%
\$175,078,878.59	-8%*

* As of June 30, 2025

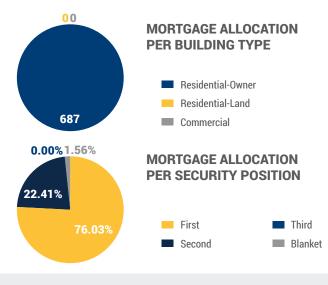
HISTORICAL PERFORMANCE*

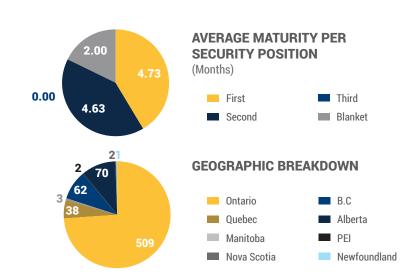


12 MO Trailing Return: 8.81%

Since inception: 8.72%
*CLASS F VIELDS

PORTFOLIO DIVERSIFICATION





PORTFOLIO SUMMARY

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Description	# of Mortgages	\$ Amount	% Total	
Security Rank				
Blanket Mortgages	11	\$2,727,985.00	1.56%	
First Mortgages	394	\$133,117,109.42	76.03%	
Second Mortgages	282	\$39,233,784.17	22.41%	
Third Mortgages	0	\$0.00	0.00%	
Mortgages	687	\$175,078,878.59	100%	
Asset Class				
Commercial	0	\$0.00	0.00%	
Residential - Land	0	\$0.00	0.00%	
Residential - Owner	687	\$175,078,878.59	100.00%	
Geographic Breakdo	wn			
Alberta	70	\$14,791,824.70	8.45%	
British Columbia	62	\$19,453,079.36	11.11%	
Manitoba	3	\$1,198,576.56	0.68%	
Newfoundland	1	\$81,900.00	0.05%	
Nova Scotia	2	\$446,990.00	0.26%	
Ontario	509	\$128,734,205.43	73.53%	
PEI	2	\$124,654.43	0.07%	
Quebec	38	\$10,247,648.11	5.85%	

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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