

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:	Mortgage Investment Corporation
Inception:	July 2015
Redemptions:	Monthly*
Management fee:	Share class dependant, 1%
AUM at June 2025:	\$175 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	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

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%
JUN 2025	\$175,078,878.59	-8%*

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%
JUN 2025	8.78%

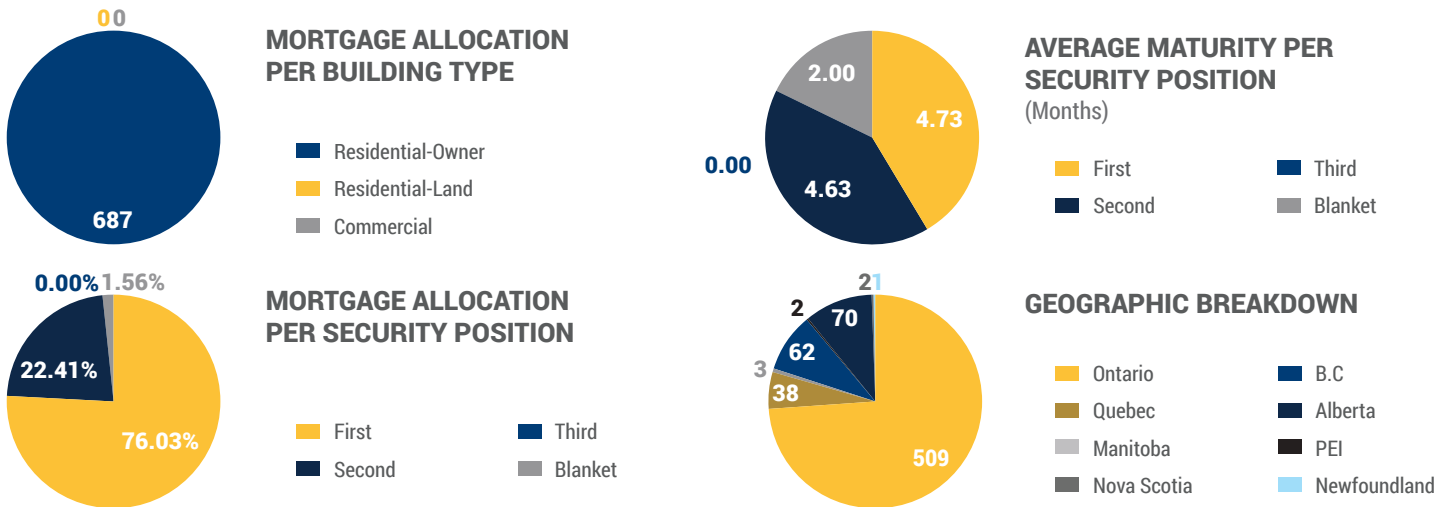
* As of June 30, 2025

12 MO Trailing Return: 8.81%

Since inception: 8.72%

*CLASS F YIELDS

PORTFOLIO DIVERSIFICATION



PORTFOLIO SUMMARY

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 Breakdown			
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.