

### INVESTMENT OBJECTIVE

The CMI MIC High Yield Opportunity Fund is designed to generate net annual returns of 10-11%, comprised of interest and fee revenue minus expenses, paid directly to shareholders. The CMI HYOF offers a combination of consistent returns, while risk is mitigated through the MIC's investment in multiple mortgages, and the backing of these loans by real estate security.

### FUND DETAILS

Fund Type:	Mortgage Investment Corporation
Inception:	February 2020
Redemptions:	Monthly*
Management fee:	Share class dependant, 1%
AUM at August 2025:	\$178 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	Class A: CCI 311, Class F: CCI 312

### FUND FINANCIAL SUMMARY

Cash and Equivalents	\$44,526,379
Mortgage Investments	\$178,197,903
Invested Capital	\$172,724,282
<b>Portfolio Composition</b>	
Average Loan Size	174,362
Number of Loans	1022
Weighted Average LTV	76.68%

### YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2020	\$5,267,865.00	
2021	\$28,158,022.01	435%
2022	\$62,327,174.84	121%
2023	\$115,814,259.71	86%
2024	\$165,848,258.19	43%
AUG 2025	\$178,197,903.31	7%*

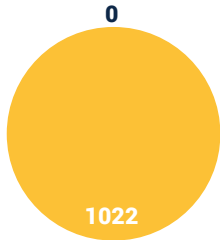
\* As of August 31, 2025

### HISTORICAL PERFORMANCE\*

Year	Percent
2020	10.47%
2021	10.39%
2022	10.57%
2023	10.79%
2024	10.82%
AUG 2025	10.73%

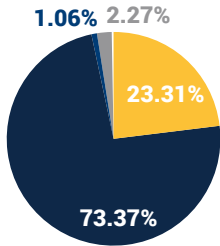
12 MO Trailing Return: 10.75%      Since inception: 10.60%  
 \*CLASS F YIELDS

### PORTFOLIO DIVERSIFICATION



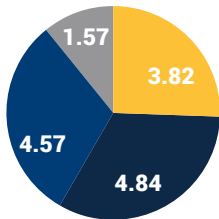
MORTGAGE ALLOCATION PER BUILDING TYPE

Residential-Owner  
Commercial



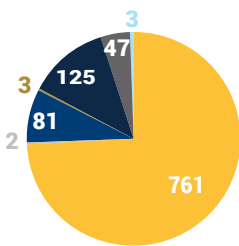
MORTGAGE ALLOCATION PER SECURITY POSITION

First  
Second  
Third  
Blanket



AVERAGE MATURITY PER SECURITY POSITION (Months)

First  
Second  
Third  
Blanket



GEOGRAPHIC BREAKDOWN

Ontario  
Newfoundland  
Manitoba  
Quebec  
B.C.  
Alberta  
Nova Scotia

### PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
<b>Security Rank</b>			
Blanket Mortgages	14	\$4,039,434.00	2.27%
First Mortgages	137	\$41,535,866.13	23.31%
Second Mortgages	857	\$130,736,313.15	73.37%
Third Mortgages	14	\$1,886,290.03	1.06%
<b>Mortgages</b>	<b>1022</b>	<b>\$178,197,903.31</b>	<b>100%</b>
<b>Asset Class</b>			
Commercial	0	\$0.00	0.00%
Residential - Owner	1022	\$178,197,903.31	100.00%
<b>Geographic Breakdown</b>			
Alberta	125	\$15,695,065.01	8.81%
British Columbia	81	\$17,331,423.56	9.73%
Manitoba	2	\$210,000.00	0.12%
Newfoundland	3	\$274,160.00	0.15%
Nova Scotia	3	\$489,660.00	0.27%
Ontario	761	\$133,596,542.16	74.97%
Quebec	47	\$10,601,052.58	5.95%

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 HYOF 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.