

INVESTMENT OBJECTIVE

The CMI MIC Prime 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 LTV of exceeding 65% LTV, while providing an attractive return to our investors.

FUND DETAILS

Fund Type:	Mortgage Investment Corporation
Inception:	July 2020
Redemptions:	Monthly*
Management fee:	Share class dependant, 1%
AUM at September 2025:	\$10 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	Series A - CLI 3001, Series F - CLI 3002

FUND FINANCIAL SUMMARY

Cash and Equivalents	\$298,909
Mortgage Investments	\$9,979,620
Invested Capital	\$10,278,529
Portfolio Composition	
Average Loan Size	\$383,832
Number of Loans	26
Weighted Average LTV	61.92%

YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2020	\$1,156,750.00	
2021	\$3,248,935.00	181%
2022	\$4,589,903.14	41%
2023	\$3,198,961.10	-30%
2024	\$5,292,535.79	65%
SEP 2025	\$9,979,619.51	88%*

* As of September 30, 2025

HISTORICAL PERFORMANCE*

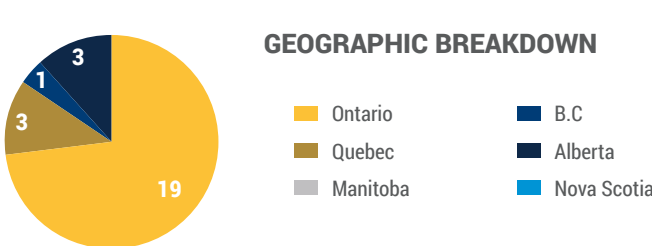
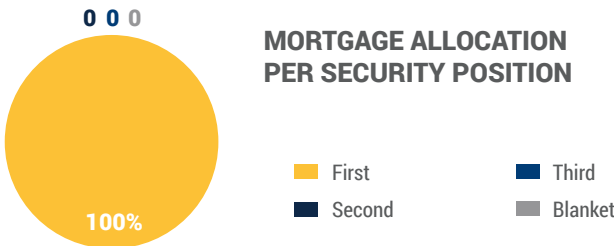
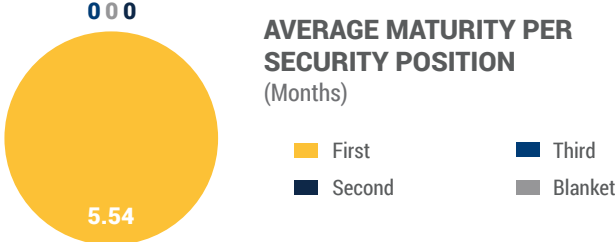
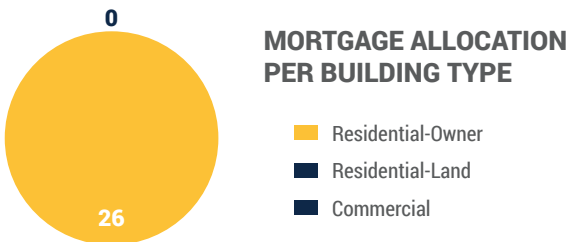
Year	Percent
2020	6.32%
2021	6.29%
2022	6.56%
2023	6.98%
2024	7.33%
SEP 2025	7.47%

12 MO Trailing Return: 7.48%

Since inception: 6.97%

*CLASS F YIELDS

PORTFOLIO DIVERSIFICATION



PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	0	\$0.00	0.00%
First Mortgages	26	\$9,979,619.51	100.00%
Second Mortgages	0	\$0.00	0.00%
Third Mortgages	0	\$0.00	0.00%
Mortgages	26	\$9,979,619.51	100%
Asset Class			
Residential-Owner	26	\$9,979,619.51	100.00%
Residential-Land	0	\$0.00	0.00%
Commercial	0	\$0.00	0.00%
Geographic Breakdown			
Alberta	3	\$452,639.50	4.54%
British Columbia	1	\$832,000.00	8.34%
Manitoba	0	\$0.00	0.00%
Nova Scotia	0	\$0.00	0.00%
Ontario	19	\$7,334,980.01	73.50%
Quebec	3	\$1,360,000.00	13.63%

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 Prime 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.