

# CMI MIC PRIME MORTGAGE FUND

**FACT SHEET** (as of SEPTEMBER 30, 2025) MANAGER: CMI MORTGAGE SERVICES

#### **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: Inception: Redemptions: Management fee: AUM at September 2025:

Dividend Re-investment Plan (DRIP): Eligible for Registered Plans:

**Fundserv Codes:** 

Mortgage Investment Corporation July 2020 Monthly\* Share class dependant, 1% \$10 million

Yes Yes

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%

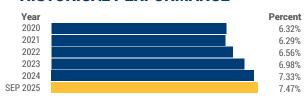
## YEAR OVER YEAR AUM



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

<sup>\*</sup> As of September 30, 2025

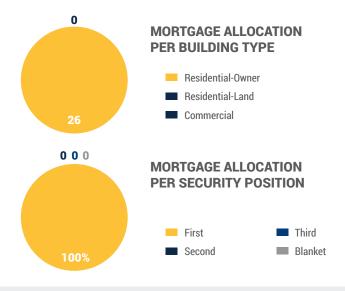
## **HISTORICAL PERFORMANCE\***

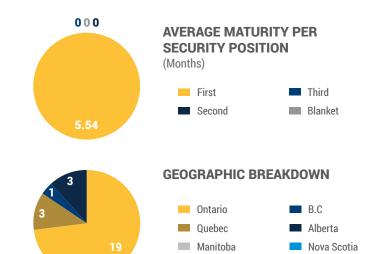


12 MO Trailing Return: 7.48%

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 Breakdo	wn		
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.



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