

### 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 January 2026:** \$160 million  
**Dividend Re-investment Plan (DRIP):** Yes  
**Eligible for Registered Plans:** Yes  
**Fundserv Codes:** Series A - CLI 1001, Series F - CLI 1002

### FUND FINANCIAL SUMMARY

Cash and Equivalents \$18,370,121  
 Mortgage Investments \$160,063,065  
 Invested Capital \$133,433,185

**Portfolio Composition**

Average Loan Size 259,002  
 Number of Loans 618  
 Weighted Average LTV 69.11%

### 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%
2025	\$161,388,200.72	-16%
JAN 2026	\$160,063,064.57	-1%*

\* As of January 31, 2025

### HISTORICAL PERFORMANCE\*

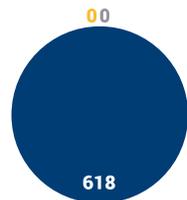
Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
2023	8.79%
2024	8.84%
2025	8.75%
JAN 2026	8.70%

12 MO Trailing Return: 8.74%

Since inception: 8.72%

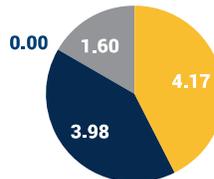
\*CLASS F YIELDS

### PORTFOLIO DIVERSIFICATION



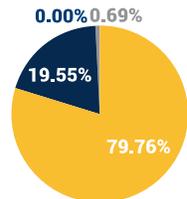
#### MORTGAGE ALLOCATION PER BUILDING TYPE

Residential-Owner  
 Residential-Land  
 Commercial



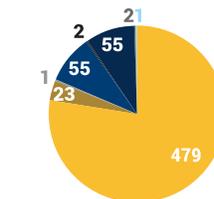
#### AVERAGE MATURITY PER SECURITY POSITION (Months)

First  
 Second  
 Third  
 Blanket



#### MORTGAGE ALLOCATION PER SECURITY POSITION

First  
 Second  
 Third  
 Blanket



#### GEOGRAPHIC BREAKDOWN

Ontario  
 Quebec  
 Manitoba  
 Nova Scotia  
 B.C.  
 Alberta  
 PEI  
 Newfoundland

### PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
<b>Security Rank</b>			
Blanket Mortgages	5	\$1,099,900.00	0.69%
First Mortgages	387	\$127,667,465.91	79.76%
Second Mortgages	226	\$31,295,698.66	19.55%
Third Mortgages	0	\$0.00	0.00%
<b>Mortgages</b>	<b>618</b>	<b>\$160,063,064.57</b>	<b>100%</b>
<b>Asset Class</b>			
Commercial	0	\$0.00	0.00%
Residential - Land	0	\$0.00	0.00%
Residential - Owner	618	\$160,063,064.57	100.00%
<b>Geographic Breakdown</b>			
Alberta	55	\$11,636,685.96	7.27%
British Columbia	55	\$17,558,775.08	10.97%
Manitoba	1	\$472,000.00	0.29%
Newfoundland	1	\$81,900.00	0.05%
Nova Scotia	2	\$507,240.00	0.32%
Ontario	479	\$122,074,481.80	76.27%
PEI	2	\$124,654.43	0.08%
Quebec	23	\$7,607,327.30	4.75%

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 than 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.