

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 February 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 \$18,123,849
 Mortgage Investments \$160,876,630
 Invested Capital \$134,000,479

Portfolio Composition

Average Loan Size 263,732
 Number of Loans 610
 Weighted Average LTV 68.94%

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%
FEB 2026	\$160,876,630.45	0%*

* As of February 28, 2026

HISTORICAL PERFORMANCE*

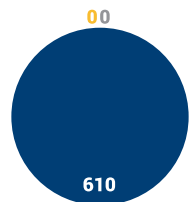
Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
2022	8.57%
2023	8.79%
2024	8.84%
2025	8.75%
FEB 2026	8.64%

12 MO Trailing Return: 8.73%

Since inception: 8.72%

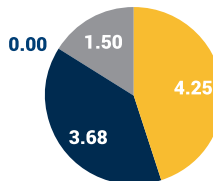
*CLASS F YIELDS

PORTFOLIO DIVERSIFICATION



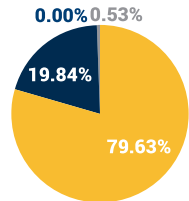
MORTGAGE ALLOCATION PER BUILDING TYPE

Residential-Owner
 Residential-Land
 Commercial



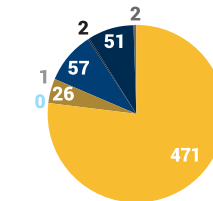
AVERAGE MATURITY PER SECURITY POSITION (Months)

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
Security Rank			
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%
Mortgages	618	\$160,063,064.57	100%
Asset Class			
Commercial	0	\$0.00	0.00%
Residential - Land	0	\$0.00	0.00%
Residential - Owner	618	\$160,063,064.57	100.00%
Geographic Breakdown			
Alberta	51	\$11,169,185.96	6.94%
British Columbia	57	\$18,868,325.08	11.73%
Manitoba	1	\$472,000.00	0.29%
Newfoundland	0	0.00	0.00%
Nova Scotia	2	\$507,240.00	0.32%
Ontario	471	\$121,241,164.68	75.36%
PEI	2	\$124,654.43	0.08%
Quebec	26	\$8,494,060.30	5.28%

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.