

### 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

<b>Fund Type:</b>	Mortgage Investment Corporation
<b>Inception:</b>	July 2020
<b>Redemptions:</b>	Monthly*
<b>Management fee:</b>	Share class dependant, 1%
<b>AUM at February 2026:</b>	\$10 million
<b>Dividend Re-investment Plan (DRIP):</b>	Yes
<b>Eligible for Registered Plans:</b>	Yes
<b>Fundserv Codes:</b>	Series A - CLI 3001, Series F - CLI 3002

### FUND FINANCIAL SUMMARY

Cash and Equivalents	\$1,190,032
Mortgage Investments	\$10,065,951
Invested Capital	\$11,255,983
<b>Portfolio Composition</b>	
Average Loan Size	\$372,813
Number of Loans	27
Weighted Average LTV	63.59%

### 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%
2025	\$9,547,719.51	80%
FEB 2026	\$10,065,950.97	5%*

\* As of February 28, 2026

### HISTORICAL PERFORMANCE\*

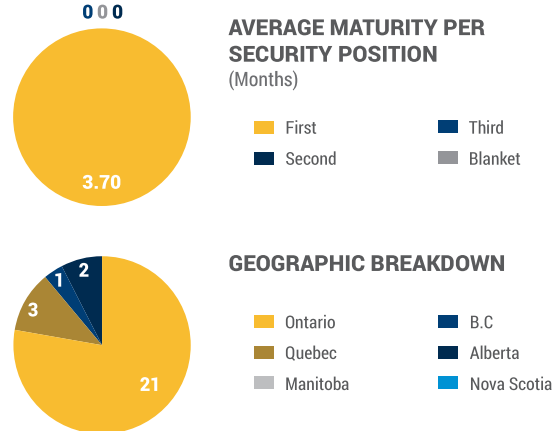
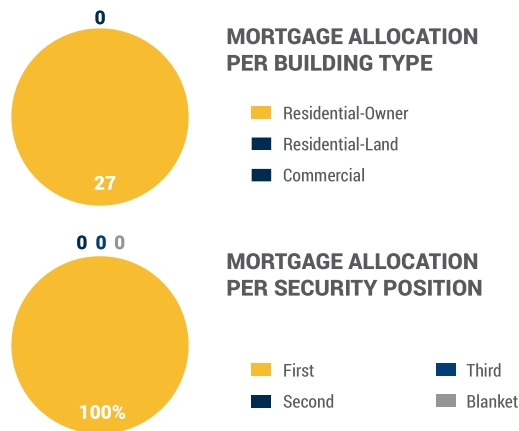
Year	Percent
2020	6.32%
2021	6.29%
2022	6.56%
2023	6.98%
2024	7.33%
2025	7.46%
FEB 2026	7.40%

12 MO Trailing Return: 7.45%

Since inception: 7.01%

\*CLASS F YIELDS

### PORTFOLIO DIVERSIFICATION



### PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
<b>Security Rank</b>			
Blanket Mortgages	0	\$0.00	0.00%
First Mortgages	27	\$10,065,950.97	100.00%
Second Mortgages	0	\$0.00	0.00%
Third Mortgages	0	\$0.00	0.00%
<b>Mortgages</b>	<b>27</b>	<b>\$10,065,950.97</b>	<b>100%</b>
<b>Asset Class</b>			
Residential-Owner	27	\$10,065,950.97	100.00%
Residential-Land	0	\$0.00	0.00%
Commercial	0	\$0.00	0.00%
<b>Geographic Breakdown</b>			
Alberta	2	\$673,000.00	6.69%
British Columbia	1	\$832,000.00	8.27%
Manitoba	0	\$0.00	0.00%
Nova Scotia	0	\$0.00	0.00%
Ontario	21	\$7,202,780.01	71.56%
Quebec	3	\$1,358,170.96	13.49%

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 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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