MIC Funds

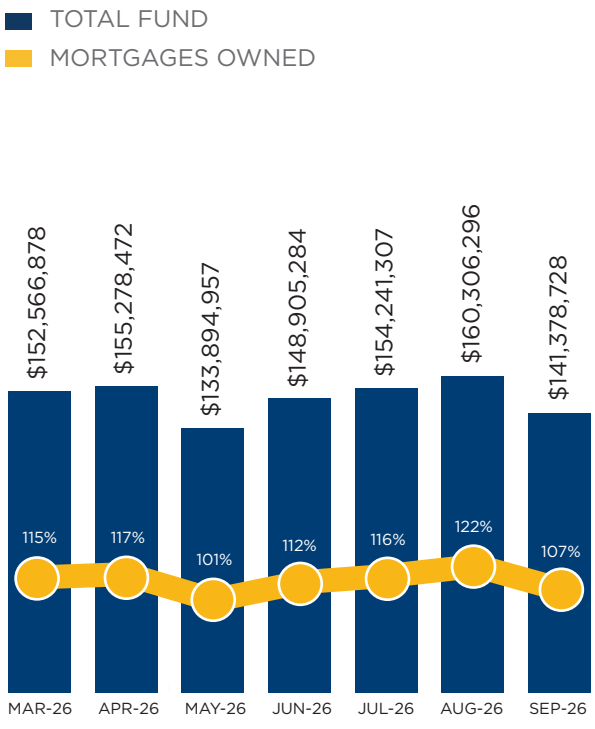
Balanced Mortgage Fund

OCTOBER 1ST 2026
FUND REPORT

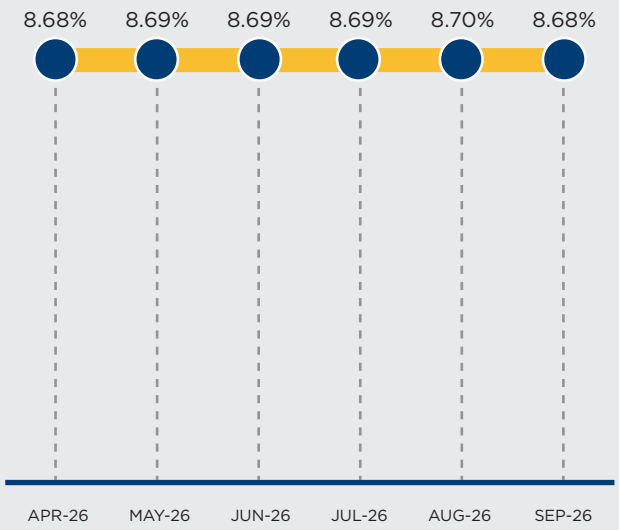
CMI MIC

Canadian Mortgages Inc. (CMI) is an Ontario-based Mortgage Investment Corporation (MIC) that represents ownership in a diversified, professionally managed majority residential mortgage portfolio. The MIC invests primarily in first and second residential mortgages in strong, stable urban real estate markets and select commercial properties across Canada. CMI MICs are designed to minimize overhead and carrying costs, and are 100% backed by real property in prime real estate locations across Canada. The CMI MIC Balanced Mortgage Fund is designed to generate net annual returns of 8-9%, comprised of interest and fee revenue minus expenses, directly to shareholders. The CMI MIC Balanced Mortgage Fund offers consistent returns, while risk is mitigated through the MIC's investment in multiple mortgages, and the backing of MIC loans by real-estate security.

ASSETS UNDER MANAGEMENT



NET ANNUAL YIELD (%)*



*CLASS F YIELDS

How Do We Invest?

The CMI MIC is a pure-play investment vehicle focused solely on high quality mortgage investments. Investors' capital is incorporated in a pool of mortgages that is then provided to end-borrowers. Some of the advantages of a MIC include:

- ✓ Investment in the CMI MIC Balanced Mortgage Fund can be made in either cash or registered funds via a qualified trustee.
- ✓ Tends to have higher yields than other yield based investments on a risk-adjusted basis (please refer to 'Risk Factors' in the Offering Memorandum).
- ✓ Funds deposited in the CMI MIC Balanced Mortgage Fund are exchanged for shares proportionate to the investor's capital investment ($1 preferred share for every $1 invested in the MIC).
- ✓ Each preferred share entitles the investor to a share of mortgage income earned by the MIC. Shares are RRSP, TFSA, RESP, RRIF and LIRA eligible.
- ✓ Targeted average annual rate of return between 8% and 9%, paid monthly.
- ✓ Shares may be redeemed without penalty after 12 months with 30 days notice in advance of the monthly redemption period.
- ✓ Shares in the CMI MIC are offered via registered securities dealers and issued contingent upon the investor qualifying.

MORTGAGE INFORMATION - LAST 6 MONTHS

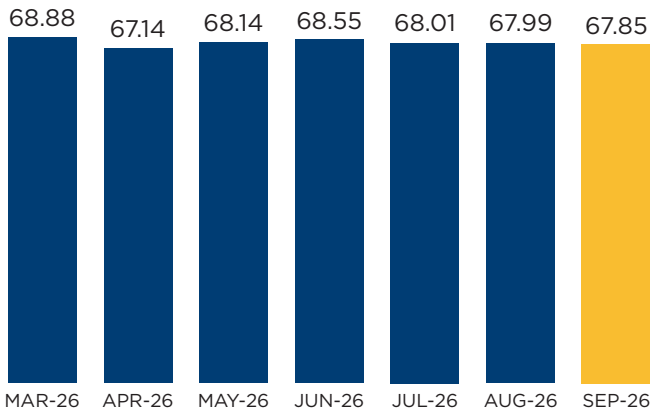
	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026
# Mortgages	608	561	617	625	632	536
Avg Loan Size	255,392	238,672	241,338	246,786	253,649	263,766
Mortgages Owned ($)	155,278,472	133,894,957	148,905,284	154,241,307	160,306,296	141,378,728
Invested Capital	132,771,670	132,555,352	132,938,399	132,516,090	131,848,007	131,612,313

INVESTORS AND DIVIDENDS - LAST 6 MONTHS

	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026
# Investors	885	872	869	864	856	854
$ Distributions	1,391,258	1,198,480	1,341,082	1,392,721	1,461,753	1,275,213
Dividends paid to Investors	958,064	957,903	960,792	958,177	954,525	950,638

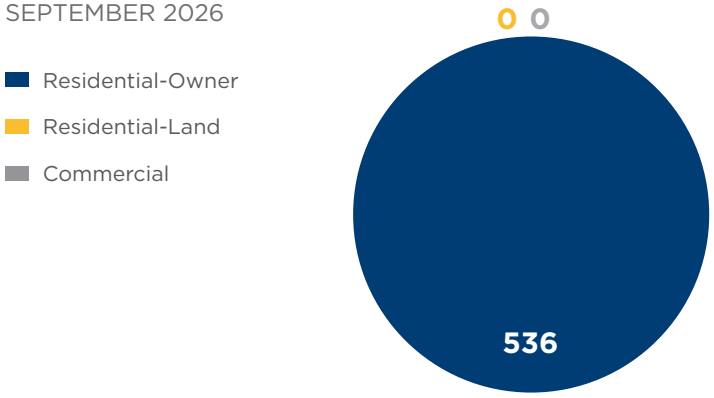
WEIGHTED AVERAGE LOAN-TO-VALUE

(%)



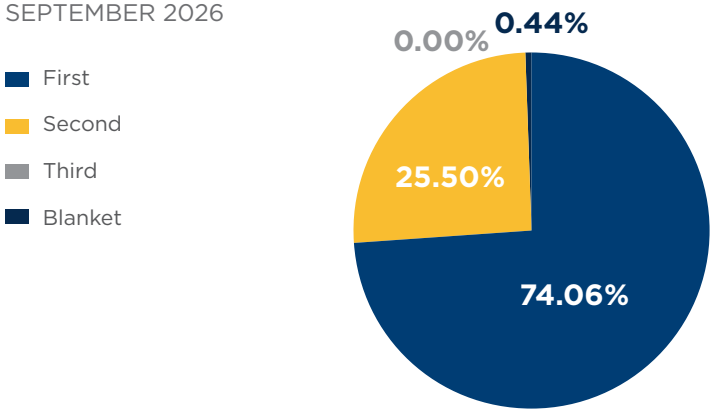
MORTGAGE ALLOCATION PER BUILDING TYPE

SEPTEMBER 2026



MORTGAGE ALLOCATION PER SECURITY POSITION

SEPTEMBER 2026



Risk Mitigation

CMI's diversified mortgage portfolio is based on a diligent assessment of risk and underwriting guidelines, allowing investors to enjoy consistent long-term growth while actively seeking to minimize risk exposure. CMI mitigates risk through a combination of the following practices:

- ✓ Concentrating on stable, high-growth and recession resistant residential market across Canada.
- ✓ Targeting moderate-risk mortgages while striving for a weighted-average portfolio loan-to-value of 75%.
- ✓ Strict mortgage origination guidelines backed by expert underwriters that assess each property's liquidity, equity growth projections and the ability of the applicant to service the debt.
- ✓ Confirming residential property value through professional appraisers and experienced local realtors.
- ✓ MIC maintains an appropriate amount of cash so that existing investors can make redemptions of their principal amount in any given year.
- ✓ Maintaining a diversified pool of mortgages with no single loan exceeding more than 10% of the book value.

CONTACT US

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*Shares may be redeemed without penalty after 12 months with 30 days notice in advance of the redemption period.

CMI

Class A CCI 301, Class F CCI 302