CMI MIC PRIME MORTGAGE FUND

FACT SHEET (as of OCTOBER 1, 2026)

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:	Mortgage Investment Corporation
Inception:	July 2020
Redemptions:	Monthly*
Management fee:	Share class dependant, 1%
AUM at September 2026:	$54 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	Series A - CCI 321, Series F - CCI 322

FUND FINANCIAL SUMMARY

Cash and Equivalents	-$12,022,617
Mortgage Investments	$53,983,175
Invested Capital	$16,960,557

Portfolio Composition

Average Loan Size	$438,888
Number of Loans	123
Weighted Average LTV	64.48%

YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2020	$1,156,750.00	-
2021	$3,248,935.00	180.87%
2022	$4,589,903.14	41.27%
2023	$3,198,961.10	-30.30%
2024	$5,292,535.79	65.45%
2025	$9,547,719.51	80.40%
SEPTEMBER 2026	$53,983,174.71	465.40%

*** As of September 30, 2026**

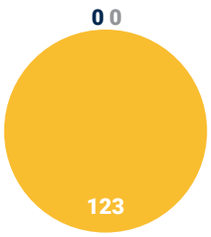
HISTORICAL PERFORMANCE*

Year	Percent
2020	6.32%
2021	6.29%
2022	6.56%
2023	6.98%
2024	7.33%
2025	7.46%
SEPTEMBER 2026	7.38%

12 MO Trailing Return: 7.39% **Since inception: 7.04%**

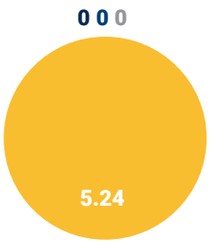
*CLASS F YIELDS

PORTFOLIO DIVERSIFICATION



MORTGAGE ALLOCATION PER BUILDING TYPE

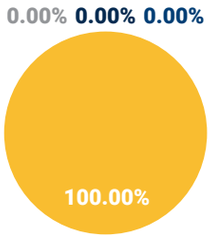
- Residential-Owner
- Residential-Land
- Commercial



AVERAGE MATURITY PER SECURITY POSITION

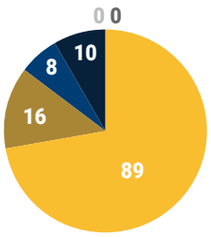
(Months)

- First
- Second
- Third
- Blanket



MORTGAGE ALLOCATION PER SECURITY POSITION

- First
- Second
- Third
- Blanket



GEOGRAPHIC BREAKDOWN

- Ontario
- Quebec
- Manitoba
- British Columbia
- Alberta
- Nova Scotia

PORTFOLIO SUMMARY

Description	# of Mortgages	$ Amount	% Total
Security Rank			
Blanket Mortgages	0	$0.00	0.00%
First Mortgages	123	$53,983,174.71	100.00%
Second Mortgages	0	$0.00	0.00%
Third Mortgages	0	$0.00	0.00%
Mortgages	**123**	**$53,983,174.71**	**100.00%**
Asset Class			
Residential-Owner	123	$53,983,174.71	100.00%
Residential-Land	0	$0.00	0.00%
Commercial	0	$0.00	0.00%
Geographic Breakdown			
Alberta	10	$3,504,206.10	6.49%
British Columbia	8	$5,428,200.00	10.06%
Manitoba	0	$0.00	0.00%
Nova Scotia	0	$0.00	0.00%
Ontario	89	$39,172,783.11	72.56%
Quebec	16	$5,877,985.50	10.89%

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 $3.9 billion in private mortgages with less than 0.50% 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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