



High Yield Opportunity Fund

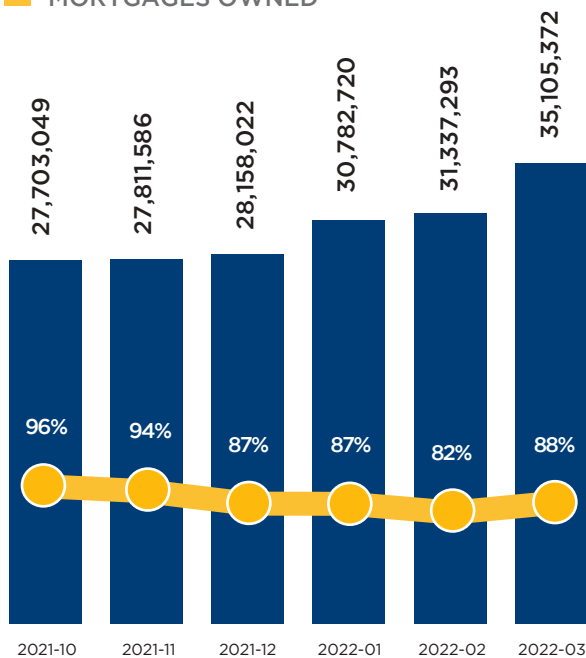
APRIL 1ST 2022
FUND REPORT

CMI MIC

Canadian Mortgages Inc. (CMI) is an Ontario based Mortgage Investment Corporation (MIC) that represents ownership in a diversified, professionally managed residential mortgage portfolio. The MIC invests primarily into first and second residential mortgages in strong, stable urban real estate markets across Ontario and the rest of Canada. The CMI MIC is not loaded down with overhead and high carrying costs and is 100% backed by real property in prime real estate locations across Canada. The CMI MIC High Yield Opportunity Fund is designed to generate net annual returns of 10-11%, comprised of interest and fee revenue minus expenses, directly to shareholders. The CMI MIC offers a combination of consistent returns, while risk is mitigated through the MIC's investment in multiple mortgages, and the backing of MIC loans by real estate security.

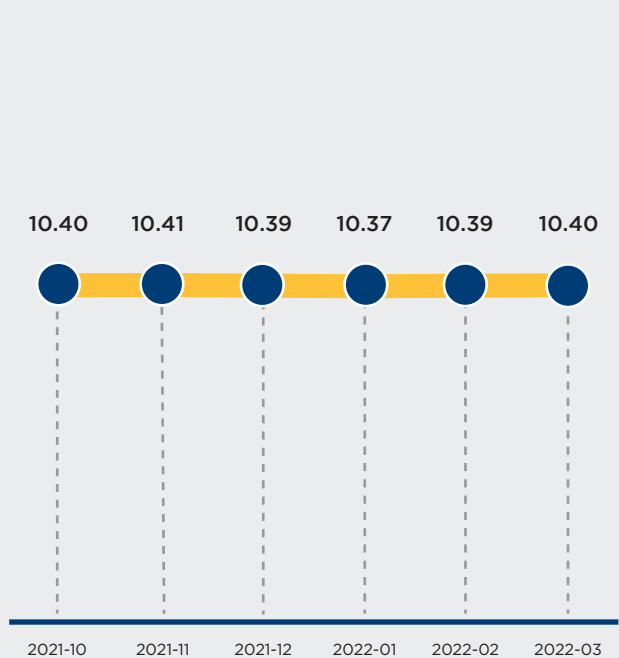
ASSETS UNDER MANAGEMENT

■ TOTAL FUND
■ MORTGAGES OWNED



NET ANNUAL YIELD

IN PERCENTS



How Do We Invest?

The CMI MIC is a Class “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 High Yield Opportunity 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 High Yield Opportunity 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 10% and 11%, paid monthly.
- ✓ Shares may be redeemed without penalty after 12 months with 30 days notice in advance of the quarterly redemption period.
- ✓ Shares in the CMI MIC High Yield Opportunity Fund are offered via registered securities dealers and issued contingent upon the investor qualifying.

MORTGAGE INFORMATION - LAST 6 MONTHS

	2021-10	2021-11	2021-12	2022-01	2022-02	2022-03
# Mortgages	146	141	135	141	140	151
W.Avg Interest Rate	10.80%	10.73%	10.55%	10.22%	10.14%	9.76%
Avg Loan Size	182,730	197,245	207,044	216,780	222,250	232,486
Mortgages Owned (\$)	26,678,546	27,811,586	28,158,022	30,782,720	31,337,293	35,105,372
Invested Capital	27,703,049	29,685,238	32,289,643	35,353,987	37,994,975	40,070,683

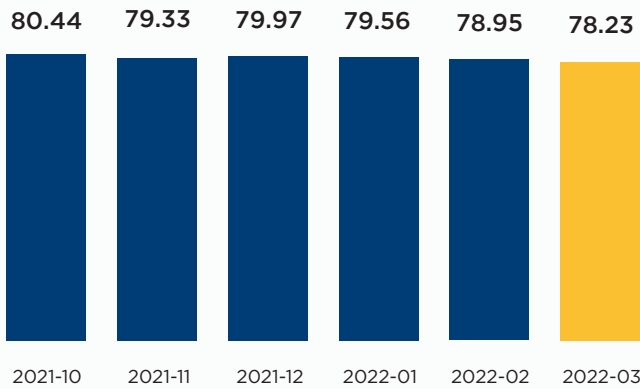
W.Avg = Weighted Average Gross Interest Rate

INVESTORS AND DIVIDENDS - LAST 6 MONTHS

	2021-10	2021-11	2021-12	2022-01	2022-02	2022-03
# Investors	272	293	310	336	364	385
\$ Total dividends	267,277	284,483	307,032	335,488	359,757	381,304

WEIGHTED AVERAGE LOAN-TO-VALUE

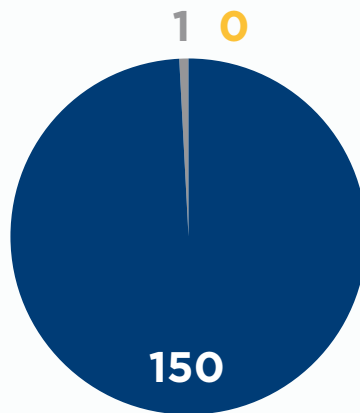
(IN PERCENTS)



MORTGAGE ALLOCATION PER BUILDING TYPE

2022-03

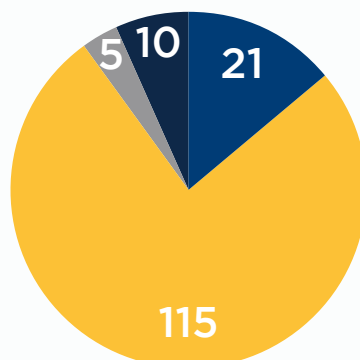
- Residential-Owner
- Residential-Land
- Commercial



MORTGAGE ALLOCATION PER SECURITY POSITION

2022-03

- First
- Second
- Third
- Blanket



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.
- ✓ Maintaining a diversified pool of mortgages with no single loan exceeding more than 10% of the book value.
- ✓ Targeting moderate-risk mortgages while striving for a weighted-average portfolio loan-to-value of 85%.
- ✓ 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.

* The corporation will maintain a pool of diversified mortgages with no single loan exceeding more than 10% once the corporation's present value of mortgages exceeds 5 million dollars.



CONTACT US

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