

Balanced Mortgage Fund

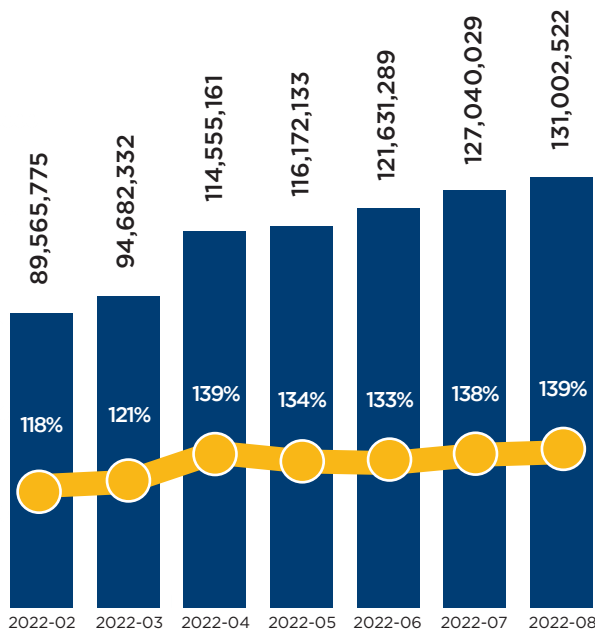
SEPTEMBER 1ST 2022
FUND REPORT

CMI MIC

Canadian Mortgages Inc. (CMI) is an Ontario-based Mortgage Investment Corporation (MIC) that represents ownership in a diversified, professionally managed 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.

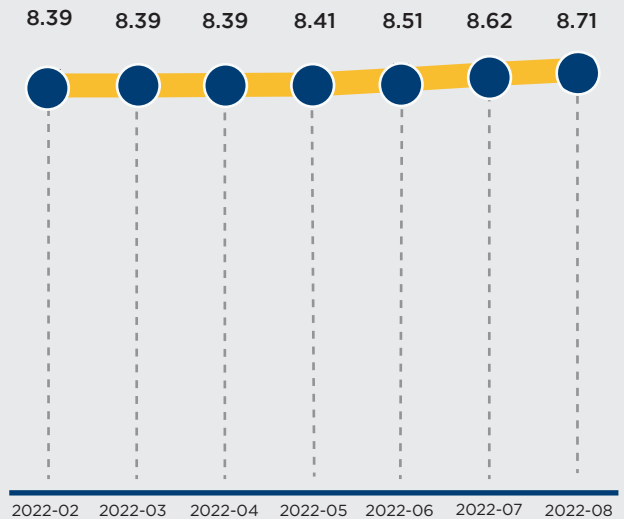
ASSETS UNDER MANAGEMENT

■ TOTAL FUND
■ MORTGAGES OWNED



NET ANNUAL YIELD

(%)



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 quarterly 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

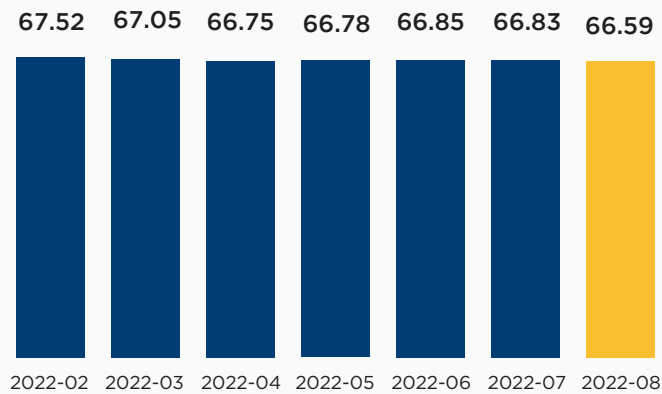
	2022-03	2022-04	2022-05	2022-06	2022-07	2022-08
# Mortgages	291	327	323	335	342	354
Avg Loan Size	325,369	350,322	359,666	363,078	371,462	370,064
Mortgages Owned (\$)	94,682,332	114,555,161	116,172,133	121,631,289	127,040,029	131,002,522
Invested Capital	78,307,866	82,647,480	86,938,993	91,760,946	92,328,453	94,072,869

INVESTORS AND DIVIDENDS

	2022-03	2022-04	2022-05	2022-06	2022-07	2022-08
# Investors	751	782	807	831	832	847
\$ Total dividends	713,520	763,002	798,091	857,878	876,672	921,234

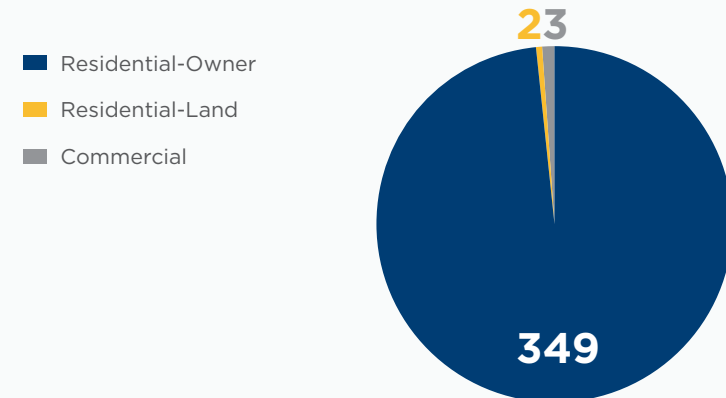
WEIGHTED AVERAGE LOAN-TO-VALUE

(%)



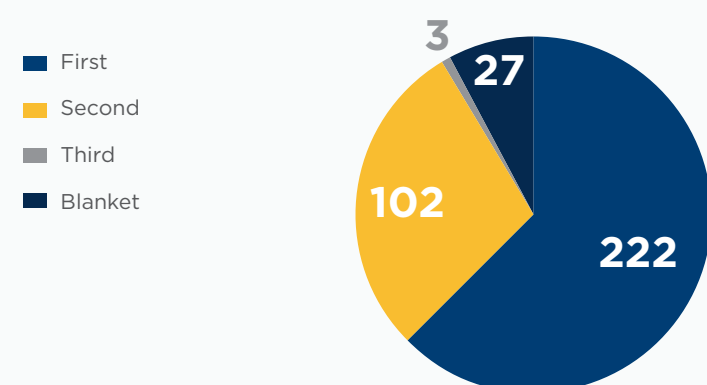
MORTGAGE ALLOCATION PER BUILDING TYPE

2022-08



MORTGAGE ALLOCATION PER SECURITY POSITION

2022-08



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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