

INVESTMENT OBJECTIVE

The CMI MIC Balanced 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 of 75% LTV, while providing an attractive return to our investors.

FUND DETAILS

Fund Type:	Mortgage Investment Corporation
Inception:	July 2015
Redemptions:	Quarterly
Management fee:	Share class dependant, 1%
AUM at September 2022:	\$131 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	Class A: CCI 301, Class F: CCI 302

FUND FINANCIAL SUMMARY

Cash and Equivalents	\$15,106,485
Mortgage Investments	\$131,299,911
Invested Capital	\$96,190,675
Portfolio Composition	
Average Loan Size	\$355,826
Number of Loans	369
Weighted Average LTV	66.21%

YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2018	6,559,726.67	-7%
2019	17,550,687.35	168%
2020	35,743,161.50	104%
2021	74,877,794.65	109%
SEP 2022	131,299,911.27	75%*

* As of September 30, 2022

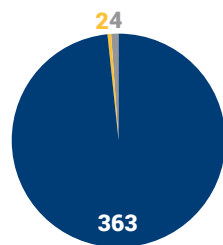
HISTORICAL PERFORMANCE

Year	Percent
2018	8.95%
2019	8.96%
2020	8.43%
2021	8.39%
SEP 2022	8.51%

12 MO Trailing Return: 8.48%

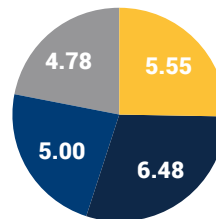
Since inception: 8.69%

PORTFOLIO DIVERSIFICATION



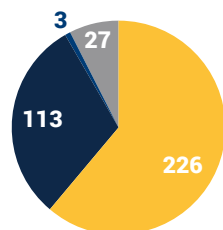
MORTGAGE ALLOCATION PER BUILDING TYPE

- Residential-Owner
- Residential-Land
- Commercial



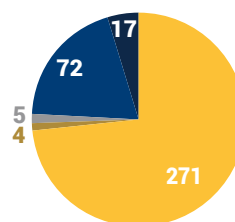
AVERAGE MATURITY PER SECURITY POSITION (Months)

- First
- Second
- Third
- Blanket



MORTGAGE ALLOCATION PER SECURITY POSITION

- First
- Second
- Third
- Blanket



GEOGRAPHIC BREAKDOWN

- Ontario
- Quebec
- Manitoba
- B.C.
- Alberta

PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	27	\$12,327,256.67	9.39%
First Mortgages	226	\$93,170,373.76	70.96%
Second Mortgages	113	\$25,366,638.04	19.32%
Third Mortgages	3	\$435,642.80	0.33%
Mortgages	369	\$131,002,521.90	100%
Asset Class			
Commercial	4	\$701,754.46	0.53%
Residential - Land	2	\$1,600,000.00	1.22%
Residential - Owner	363	\$128,998,156.81	98.25%
Geographic Breakdown			
Alberta	17	\$5,224,761.94	3.98%
British Columbia	72	\$24,043,894.78	18.31%
Manitoba	5	\$1,037,000.00	0.79%
Ontario	271	\$100,030,754.55	76.18%
Quebec	4	\$963,500.00	0.73%

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 \$1.5 billion in private mortgages with less than 0.25% 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 Balanced Mortgage Fund is distributed through a registered securities dealer; please consult your investment advisor before making an investment decision.