

INVESTMENT OBJECTIVE

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, paid directly to shareholders. The CMI HYOF offers a combination of consistent returns, while risk is mitigated through the MIC's investment in multiple mortgages, and the backing of these loans by real estate security.

FUND DETAILS

Fund Type:	Mortgage Investment Corporation
Inception:	February 2020
Redemptions:	Monthly
Management fee:	Share class dependant, 1%
AUM at February 2024:	\$124 million
Dividend Re-investment Plan (DRIP):	Yes
Eligible for Registered Plans:	Yes
Fundserv Codes:	Class A: CCI 311, Class F: CCI 312

FUND FINANCIAL SUMMARY

Cash and Equivalents	\$13,793,795
Mortgage Investments	\$123,802,583
Invested Capital	\$112,896,378
Portfolio Composition	
Average Loan Size	180,208
Number of Loans	691
Weighted Average LTV	75.57%

YEAR OVER YEAR AUM

Year	Amount	Y.O.Y Change
2020	\$ 5,267,865.00	
2021	\$28,158,022.01	435%
2022	\$62,327,174.84	121%
2023	\$115,814,259.71	86%
FEB 2024	\$123,802,583.73	7%*

* As of February 29, 2024

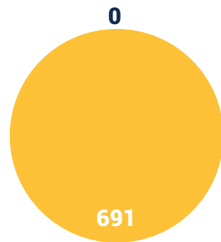
HISTORICAL PERFORMANCE

Year	Percent
2020	10.47%
2021	10.39%
2022	10.57%
2023	10.79%
FEB 2024	10.82%

12 MO Trailing Return: 10.80%

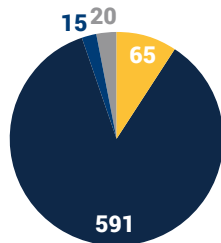
Since inception: 10.53%

PORTFOLIO DIVERSIFICATION



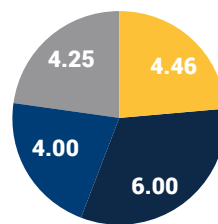
MORTGAGE ALLOCATION PER BUILDING TYPE

Residential-Owner
Commercial



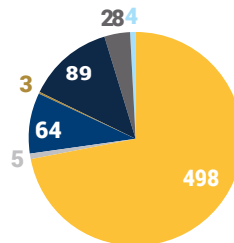
MORTGAGE ALLOCATION PER SECURITY POSITION

First
Second
Third
Blanket



AVERAGE MATURITY PER SECURITY POSITION (Months)

First
Second
Third
Blanket



GEOGRAPHIC BREAKDOWN

Ontario
Newfoundland
Manitoba
Quebec
B.C.
Alberta
Nova Scotia

PORTFOLIO SUMMARY

Description	# of Mortgages	\$ Amount	% Total
Security Rank			
Blanket Mortgages	20	6,390,301.79	5.16%
First Mortgages	65	19,084,603.99	15.42%
Second Mortgages	591	95,841,648.80	77.41%
Third Mortgages	15	2,486,028.15	2.01%
Mortgages	691	\$123,802,582.73	100%
Asset Class			
Commercial	0	\$0.00	0.00%
Residential - Owner	691	\$123,802,582.73	100.00%
Geographic Breakdown			
Alberta	89	\$11,412,077.27	9.22%
British Columbia	64	\$13,744,699.76	11.10%
Manitoba	5	\$553,137.00	0.45%
Newfoundland	3	\$220,200.00	0.18%
Nova Scotia	4	\$415,000.00	0.34%
Ontario	498	\$92,759,294.12	74.65%
Quebec	28	\$4,698,174.58	3.93%

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 \$1.75 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 HYOF is distributed through a registered securities dealer; please consult your investment advisor before making an investment decision.