

About Us

CMLS Asset Management is an independent asset management firm that prides itself on creating innovative real-estate focused alternative investment products.

CMLS Asset Management is an affiliate of CMLS Financial - one of the largest mortgage brokerage firms and servicing companies in Canada, established in 1974.

Total Specialists	Years of Experience	National Offices
260+	45+	7

Benefits of Investing in our Real Estate Mortgage Fund

- Preservation of capital
- Earn a premium income
- Low correlation to equities and fixed income
- Access to an institutional style product
- Active management
- Inflation protection
- Avoid the costs and pitfalls associated with owning an investment property outright
- Protect against rising interest rates

Operational Excellence

One of the largest, highest rated mortgage servicing firms in the industry.



Strategic Partnerships

We partner with our institutional, high net worth and retail clients by investing in mortgages to help them achieve their unique investment objectives.

Assets Under Administration	Loans Funded in 2017
\$20B	\$5B

Investor Relations



DJ French
 VP, National Accounts & Sales
 416.779.4473
 dj.french@cmls.ca



Cynthia Maisonneuve
 Director, Sales
 416.846.2917
 cynthia.maisonneuve@cmls.ca



CMLS Mortgage Fund Investment Highlights

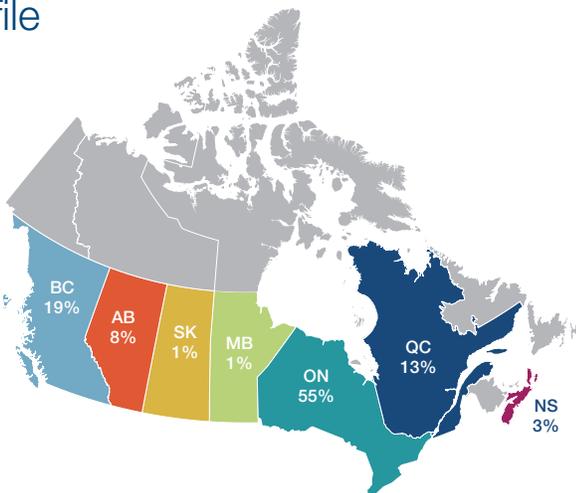
1	Capital Preservation	2	Monthly Paid Premium Income (5-7%)	3	Diversification & Low Correlation to Equities & Fixed Income
----------	-----------------------------	----------	---	----------	---

CMLS Mortgage Fund Performance (FUNDSERV code: CLS)

% RETURNS	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 YTD
MORTGAGE FUND	5.74%	8.24%	6.18%	6.53%	7.34%	6.42%	6.31%	5.60%	5.87%	6.05%	3.92%
S&P/TSX TR	-34.17%	37.46%	17.61%	-8.71%	7.19%	12.99%	10.55%	-8.32%	21.08%	9.10%	1.36%

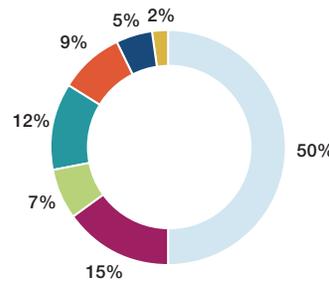
As of September 30, 2018

Diversification Profile



Weighted Average Loan-to-Value

61%

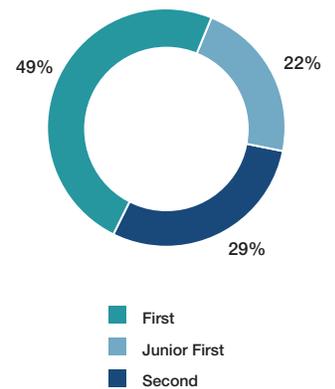


Weighted Average Term to Maturity (Years)

1.58

Number of Loans

34



What We Invest In

Commercial Mortgages Office Tower, Surrey, BC 1.30x/57% LTV		Multi-Family Mortgages Multi-Family, Quebec City, QC 1.11x/75% LTV		Single-Family Mortgages Single-Family, GVA, VAN 43% LTV	
--	---	---	--	--	---

Performance herein is by the Manager, its principals, employees and affiliates. Past performances and portfolio mix of the Manager and its personnel are not indicative of future results or portfolio mix of the Fund. An investment in Offered Securities is considered high risk and appropriate for those who qualify as Accredited Investors only and who can absorb a significant loss. Unless otherwise indicated, all information herein is as of September 30, 2018. Historical performance shown is net of fees in class I units.