

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
290+	45+	8

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 2018
\$21.7B	\$5.5B

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

Proud members of



CANADIAN ASSOCIATION OF ALTERNATIVE STRATEGIES & ASSETS



Best Workplaces™
CANADA 2018

CMLS Mortgage Fund Investment Highlights

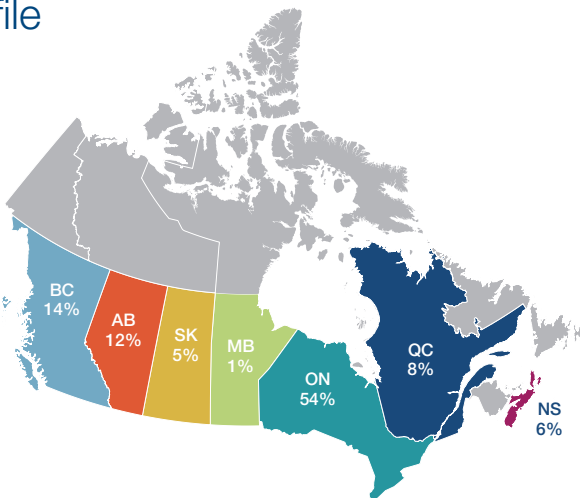
1	Capital Preservation	2	Monthly Paid Premium Income (5-7%)	3	Diversification & Low Correlation to Equities & Fixed Income
---	-----------------------------	---	---	---	---

CMLS Mortgage Fund Performance (FUNDSERV code: CLS104)

% RETURNS	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
MORTGAGE FUND	5.74%	8.24%	6.18%	6.53%	7.34%	6.42%	6.31%	5.60%	5.87%	6.05%	5.57%
S&P/TSX TR	-34.17%	37.46%	17.61%	-8.71%	7.19%	12.99%	10.55%	-8.32%	21.08%	9.10%	-8.89%

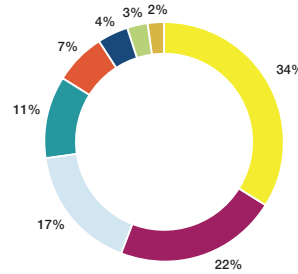
As of March 29th, 2019

Diversification Profile



Weighted Average Loan-to-Value

63%



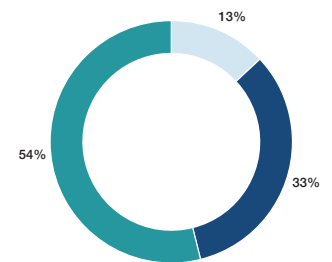
- Single Family
- Land
- Retail
- Industrial
- Multi-Family
- Office
- Mixed Use
- Senior Housing

Weighted Average Term to Maturity (Years)

1.58

Number of Loans

34



- First
- Junior First
- Second

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 March 29, 2019. Historical performance shown is net of fees in class I units.