

Firm Overview

The **CMLS Financial Group** is a top tier lender with over 45 years' of underwriting experience. We provide lending solutions to real estate owners, developers and related real estate services for some of Canada's most prominent financial institutions, insurance companies and investment managers. We originate over \$6 billion of mortgages annually and currently manage a mortgage portfolio of more than \$23 billion.

- **Proprietary underwriting, monitoring and risk-rating systems**
- **Over 2,000 direct borrower relationships**
- **Industry-leading mortgage servicer ratings by DBRS and Fitch**



FitchRatings

\$23.1B

Mortgages under administration

\$6.1B

of proprietary mortgage deal flow in 2019 YTD

8

National offices

Fund Profile

Objective

The Fund's principal objective is to provide investors with exposure to real estate private debt with a focus on capital preservation and income generation.

Why invest

- 10+ year track record of 5-7% returns, paid monthly
- Low correlation to public markets
- Top tier lender with access to over \$6.0B of proprietary mortgage deal flow

Key Characteristics

6.33%

Average annualized return

1.55

Terms to maturity

TOP TIER LENDER

67%

Loan to value

40

Loans

What we Invest in

Commercial Mortgages



Vancouver, BC

Multi-family Mortgages



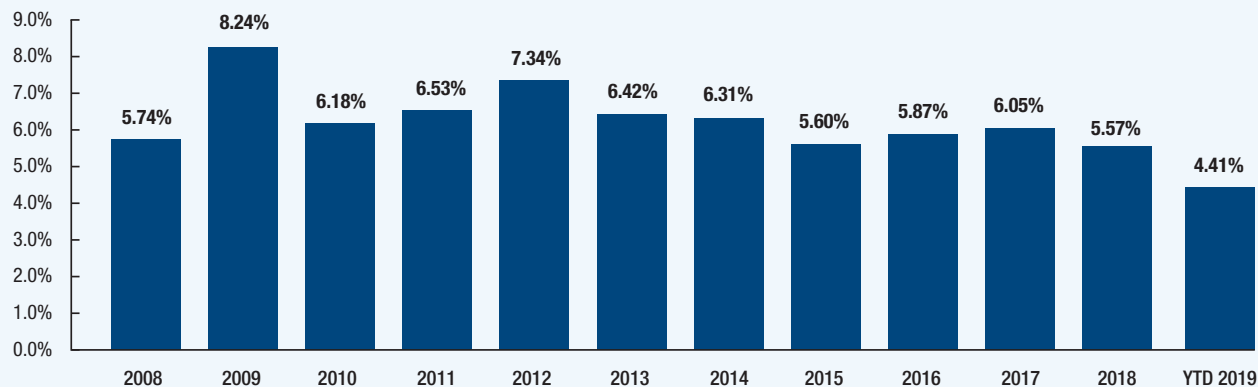
Quebec City, QC

Single-Family Mortgages

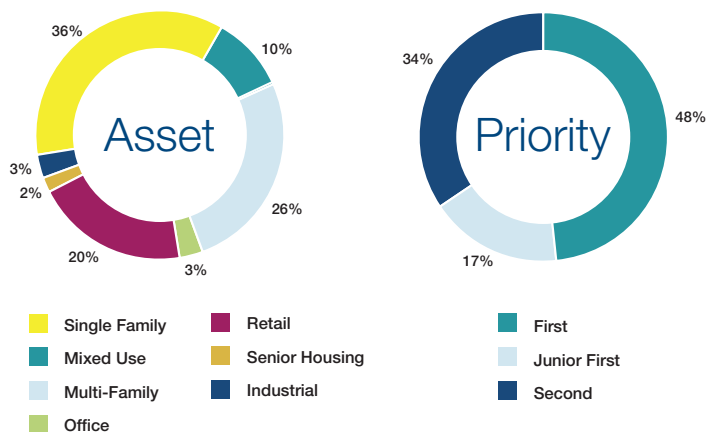
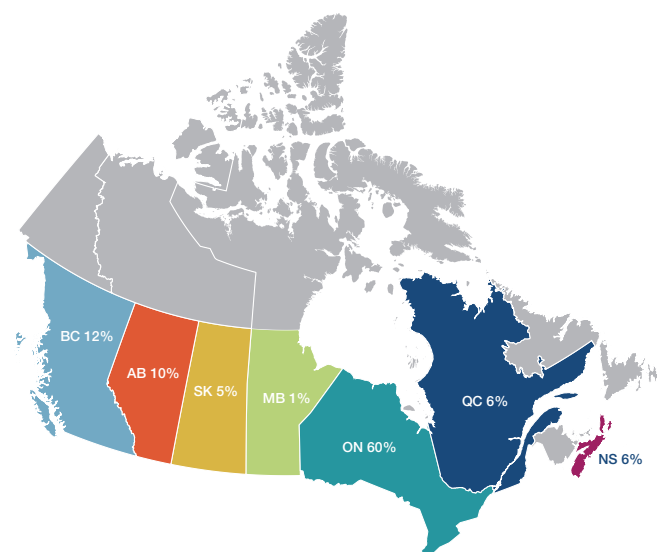


Toronto, ON

Performance



Diversification Profile



How to Invest

Fundserv Codes	Series A : MAJ 520R Series B : MAJ 524R Series F: MAJ 521R
Minimum Investment	\$25,000
Minimum Increments	\$5,000 (excluding DRIP)
Eligibility	OM / Accredited investors / Minimum investment only
Registered Status	RRSP, TFSA, RRIF, RESP, RDSP eligible
Redemption	Monthly redemptions with a minimum of 15 days notice. Early redemption penalty of 1% applicable during first 12 months
Distribution	Monthly
Distribution Reinvestment	Yes
Management Fees	1.00% (Class F); 1.25% (Class A) - 25 bps trailing commission 1.45% (Class B) - 45 bps trailing commission No performance fees
Trade Date	Trades accepted on the first day of every month

Investor Relations



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The CMLS Mortgage Fund is offered on a private placement basis pursuant to an offering memorandum and is only available to investors who meet certain eligibility or minimum purchase amount requirements under applicable securities legislation. This communication does not constitute an offer to sell or solicitation to purchase securities of the Fund. The offering memorandum contains important information about the Fund including its investment objective and strategies, purchase options, applicable management fees, performance fees, other charges and expenses, and should be read carefully before investing. Performance data represents past performance of the Fund and is not indicative of future performance. An investment in to an OM fund 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 30th, 2019. Historical performance shown is net of fees in class 1 units. Redeem monthly with a minimum of 15 days notice before the last business day of the month. Subject to available cash.