

## Firm Overview

CMLS Asset Management is affiliated with the CMLS Financial Group, a top-tier lender with over 45 years' of underwriting and servicing experience. The CMLS Financial Group originates almost \$10B of mortgages annually and administers a mortgage portfolio of \$34B.

When you invest with CMLS Asset Management you're getting unparalleled access to opportunities to invest in high quality mortgages and a credit adjudication team with a 45 year track record of successfully investing in mortgages.



FitchRatings

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

# \$34B

**Mortgages under  
administration**

# \$10B

**of proprietary mortgage  
deal flow in 2022**

# 10

**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

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

## Key Characteristics

# 5.39%

**Average annualized  
return.<sup>3</sup>**

# 0.75

**Term to maturity**

# TOP TIER LENDER

# 60%

**Loan to value**

# 174

**Loans**

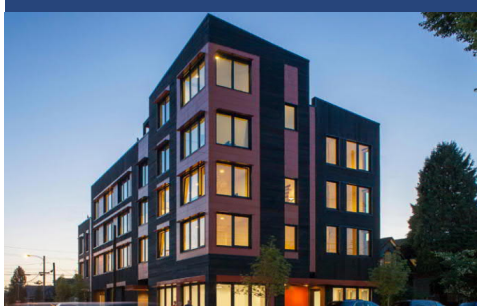
## What we Invest in

### Commercial Mortgages



Vancouver, BC

### Multi-Family Mortgages



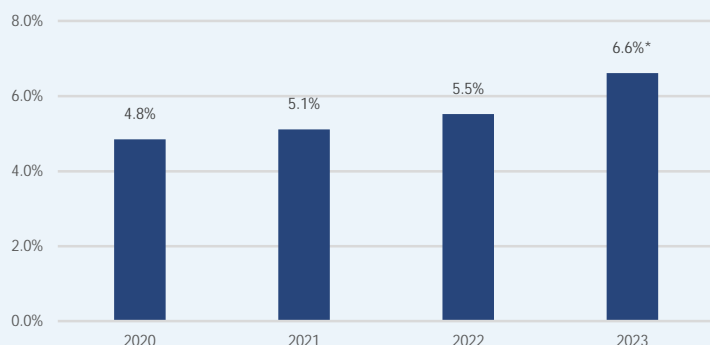
Quebec City, QC

### Single-Family Mortgages



Toronto, ON

## Performance<sup>2</sup>

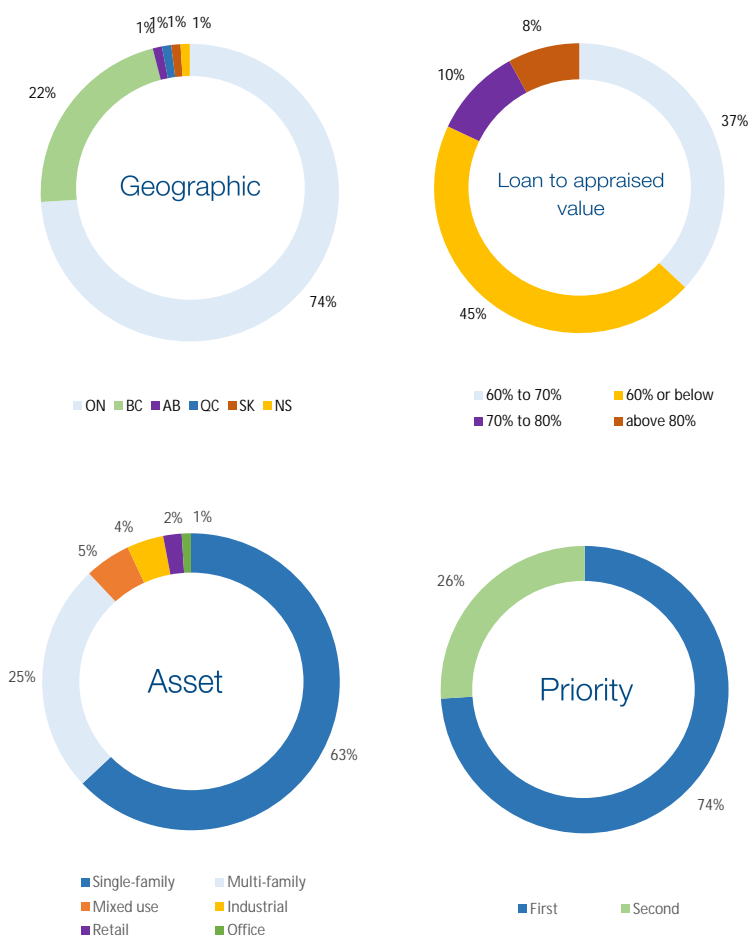


\*annualized returns as at July 31, 2023.

## Monthly Net Performance

|                            | Jan      | Feb   | Mar    | Apr   | May      | Jun   | Jul   | Aug      | Sep   | Oct   | Nov       | Dec   | Annual          |
|----------------------------|----------|-------|--------|-------|----------|-------|-------|----------|-------|-------|-----------|-------|-----------------|
| 2023                       | 0.59%    | 0.47% | 0.56%  | 0.53% | 0.54%    | 0.47% | 0.57% |          |       |       |           |       | 6.61%           |
| 2022                       | 0.41%    | 0.44% | 0.54%  | 0.46% | 0.37%    | 0.24% | 0.28% | 0.61%    | 0.40% | 0.50% | 0.55%     | 0.59% | 5.52%           |
| 2021                       | 0.36%    | 0.33% | 0.46%  | 0.40% | 0.45%    | 0.44% | 0.49% | 0.42%    | 0.37% | 0.41% | 0.43%     | 0.44% | 5.12%           |
| 2020                       | 0.39%    | 0.45% | -0.44% | 0.43% | 0.40%    | 0.63% | 0.44% | 0.80%    | 0.30% | 0.37% | 0.44%     | 0.54% | 4.85%           |
| Historical Fund Returns    |          |       |        |       |          |       |       |          |       |       |           |       |                 |
| CMLS Mortgage Fund Class A | 1 - Year |       |        |       | 3 - Year |       |       | 5 - Year |       |       | 10 - Year |       | Since Inception |
|                            | 6.57%    |       |        |       | 5.66%    |       |       | N/A      |       |       | N/A       |       | 5.39%           |

## Diversification Profile



## How to Invest

|                           |  |
|---------------------------|--|
| Fundserv Codes            | Series A : MAJ 520R<br>Series B : MAJ 524R<br>Series F : MAJ 521R  |
| Minimum Investment        | \$25,000   |
| Minimum Increments        | \$5,000 (excluding DRIP)   |
| Eligibility               | OM / Accredited & eligible investors   |
| Registered Status         | RRSP, TFSA, RRIF, RESP, RDSP eligible  |
| Redemption                | Monthly redemptions with a minimum of 15 days' notice before the last business day of the month <sup>1</sup> . Redemptions are subject to a 1% retraction penalty if redeemed before the first anniversary. 100% of the retraction penalty is allocated to the Fund. |
| Distribution              | Monthly  |
| Distribution Reinvestment | Yes  |
| Management Fees           | 1.00% (Class F);<br>1.25% (Class A) - 25 bps trailing commission<br>1.45% (Class B) - 45 bps trailing commission<br>No performance fees  |
| Trade Date                | Trades accepted on the first day of every month  |

## Investor Relations

assetmanagement@cmls.ca