

## 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 \$14B of mortgages annually and administers a mortgage portfolio of \$30B.

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

# \$30B

Mortgages under administration

# \$14B

of proprietary mortgage deal flow in 2021

# 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 \$8B of proprietary mortgage deal flow

## Key Characteristics

# 6.19%

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

# 0.82

Term to maturity

# TOP TIER LENDER

# 61%

Loan to value

# 172

Loans

## What we Invest in

Commercial Mortgages



Vancouver, BC

Multi-Family Mortgages



Quebec City, QC

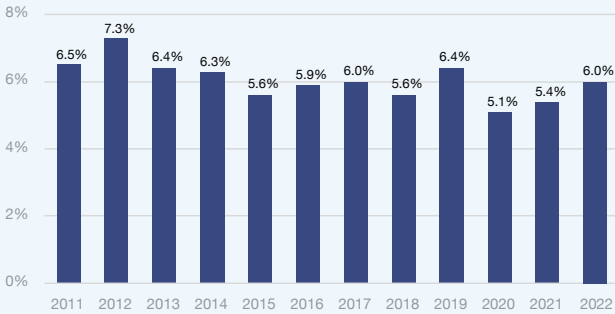
Single-Family Mortgages



Toronto, ON

## Performance<sup>2</sup>

Historical performance represents Class I units net of a 1% fee. Class F unit distributions began in December 2019, however, given the same fee structures, Class F historical returns would have been the same as Class I returns.



<sup>2</sup>annualized returns as at March 31, 2022

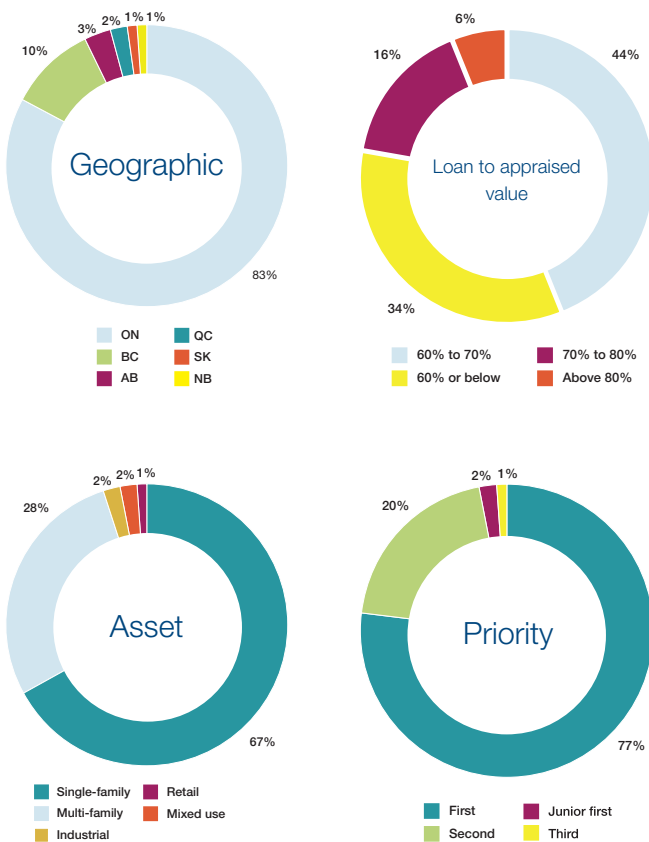
## Monthly Net Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2022	0.43%	0.46%	0.56%										6.04%
2021	0.39%	0.36%	0.48%	0.42%	0.47%	0.46%	0.52%	0.44%	0.39%	0.43%	0.45%	0.46%	5.38%
2020	0.42%	0.47%	-0.42%	0.45%	0.42%	0.65%	0.46%	0.82%	0.32%	0.39%	0.47%	0.56%	5.11%
2019	0.40%	0.39%	0.54%	0.48%	0.56%	0.50%	0.57%	0.46%	0.43%	0.79%	0.62%	0.43%	6.35%
2018	0.56%	0.48%	0.44%	0.35%	0.36%	0.31%	0.36%	0.57%	0.44%	0.53%	0.48%	0.56%	5.58%
2017	0.45%	0.47%	0.44%	0.53%	0.52%	0.43%	0.48%	0.42%	0.57%	0.49%	0.55%	0.53%	6.04%
2016	0.39%	0.60%	0.47%	0.47%	0.53%	0.48%	0.41%	0.48%	0.44%	0.42%	0.44%	0.58%	5.87%
2015	0.43%	0.45%	0.41%	0.44%	0.37%	0.46%	0.51%	0.45%	0.37%	0.51%	0.60%	0.47%	5.60%
2014	0.49%	0.51%	0.60%	0.51%	0.47%	0.65%	0.49%	0.49%	0.56%	0.48%	0.45%	0.44%	6.31%
2013	0.44%	0.52%	0.41%	0.42%	0.47%	0.66%	0.54%	0.56%	0.59%	0.55%	0.50%	0.55%	6.42%
2012	0.61%	0.54%	0.52%	0.52%	0.84%	0.63%	0.60%	0.65%	0.63%	0.54%	0.49%	0.53%	7.34%
2011	0.41%	0.55%	0.45%	0.44%	0.57%	0.54%	0.49%	0.55%	0.55%	0.64%	0.63%	0.52%	6.53%
2010	0.53%	0.69%	0.75%	0.60%	0.55%	0.46%	0.40%	0.47%	0.42%	0.27%	0.34%	0.52%	6.18%
2009							0.63%	0.65%	0.70%	0.64%	0.60%	0.71%	3.99%

Historical Fund Returns	1 - Year	3 - Year	5 - Year	10 - Year	Since Inception
CMLS Mortgage Fund Class F & I	5.62%	5.65%	5.71%	5.97%	6.19%

## Diversification Profile



## How to Invest

<b>Fundserv Codes</b>	Series A : MAJ 520R Series B : MAJ 524R Series F: MAJ 521R
<b>Minimum Investment</b>	\$25,000
<b>Minimum Increments</b>	\$5,000 (excluding DRIP)
<b>Eligibility</b>	OM / Accredited & eligible investors
<b>Registered Status</b>	RRSP, TFSA, RRIF, RESP, RDSP eligible
<b>Redemption</b>	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
<b>Distribution</b>	Monthly
<b>Distribution Reinvestment</b>	Yes
<b>Management Fees</b>	1.00% (Class F); 1.25% (Class A) - 25 bps trailing commission 1.45% (Class B) - 45 bps trailing commission No performance fees
<b>Trade Date</b>	Trades accepted on the first day of every month

## Investor Relations

assetmanagement@cmls.ca