

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 \$12B of mortgages annually and administers a mortgage portfolio of \$46B.

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

\$46B

Mortgages under administration

\$12B

of proprietary mortgage deal flow in 2023

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

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

Key Characteristics

5.96%

Average annualized return.³

0.84

Term to maturity

TOP TIER LENDER

61%

Loan to value

204

Loans

What We Invest In

Single-Family Mortgages



Toronto, ON

Multi-Family Mortgages



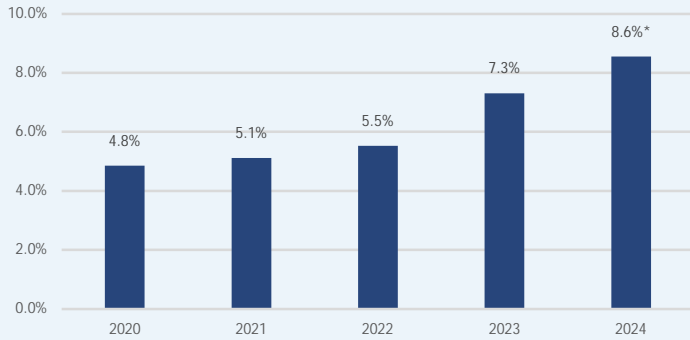
Quebec City, QC

Commercial Mortgages



Vancouver, BC

Performance ²



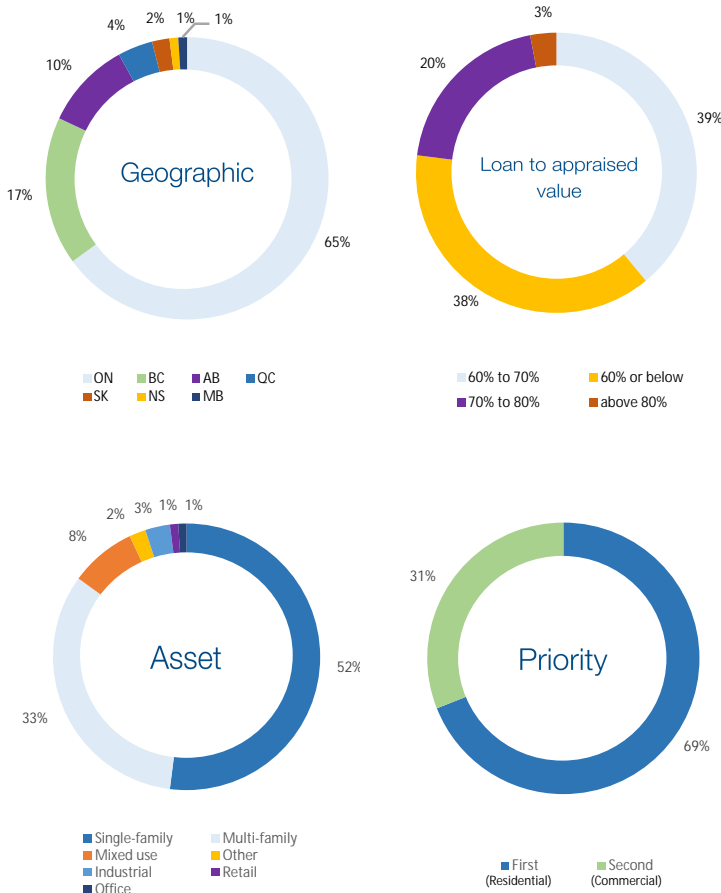
*annualized returns as at May 31, 2024.

Monthly Net Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2024	0.62%	0.70%	0.75%	0.70%	0.65%								8.55%
2023	0.59%	0.47%	0.56%	0.53%	0.54%	0.47%	0.57%	0.55%	0.69%	0.62%	0.71%	0.77%	7.30%
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	1 - Year	3 - Year	5 - Year	10 - Year	Since Inception
CMLS Mortgage Fund Class A	8.08%	6.48%	N/A	N/A	5.96%

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 & eligible investors
Registered Status	RRSP, TFSA, RRIF, RESP, RDSP eligible
Redemption	Monthly redemptions with minimum notice on or prior to the 15th day of the month. Redemptions will then be processed on the trade date at the end of the month and distributed the month following. ¹ 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); 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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