



## MONTHLY COMMENTARY

The monetary easing from the Bank of Canada continues with another rate cut in March and expectations of further cuts by year-end. The floor rate feature on all loans insulates the portfolio from rate cuts and supports a minimum yield above our target distribution. These rate cuts have led to an uptick in real estate activity and prices. The MLS Home Price Index has been trending upward for two consecutive months after bottoming out in December 2024.

While broader capital markets are experiencing increased volatility due to recent tariff developments, this is not expected to impact the real estate market, particularly the short-term commercial mortgage lending sector and the mortgages held in our portfolio.

The Mortgage Fund delivered another month of stable performance with robust risk metrics. The fund also recognized bonus interest on a long standing loan in the portfolio, resulting in an uptick in yield last month. The fund remains open to new capital commitments, welcoming investors seeking stable, risk-adjusted returns.

## MANAGER SUMMARY

**Manager** Clifton Blake Capital Corporation

**Firm AUM** \$826m

**Fund AUM** \$243m

## ANNUAL RETURNS

|      | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  | 2024  | 2025 YTD Actual | 2025 YTD Annualized |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------------|---------------------|
| Cash | 7.80% | 7.32% | 7.31% | 7.81% | 7.74% | 7.95% | 8.00% | 9.50% | 9.24% | 1.51%           | 9.04%               |
| DRIP | 8.08% | 7.57% | 7.56% | 8.09% | 7.98% | 8.24% | 8.30% | 9.92% | 9.48% | 1.51%           | 9.28%               |

## FUND PERFORMANCE\*

| Class        | Stated Rate | 1-Year Return | 3-Year Return | 5-Year Return | Since Inception |
|--------------|-------------|---------------|---------------|---------------|-----------------|
| Class A Cash | 7.25%       | 9.20%         | 8.97%         | 8.53%         | 8.11%           |
| Class A DRIP | 7.25%       | 9.45%         | 9.79%         | 9.98%         | 12.06%          |

## FUND COMPS TO INDICES

| Index   | 1-Year Total Return | 3-Year Total Return | 5-Year Total Return |
|---|---------------------|---------------------|---------------------|
| Clifton Blake Mortgage Income Fund Trust (DRIP)*      | 9.45%               | 9.79%               | 9.98%               |
| iShares Core Canadian Short Term Bond Index ETF (XSB) | 7.20%               | 2.89%               | 1.96%               |
| iShares Core Canadian Universe Bond Index ETF (XBB)   | 8.41%               | 1.49%               | 0.44%               |
| iShares iBoxx \$ High Yield Corporate Bond ETF (HYG)  | 9.96%               | 4.36%               | 3.93%               |

\*All stated returns are inclusive of NAV changes and distributions.

## FUND OVERVIEW

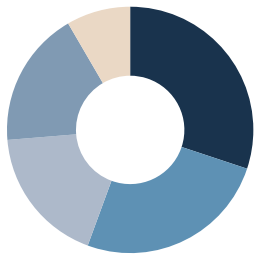
Launched in 2015, Clifton Blake Mortgage Income Fund (the "Fund") is an open-end fund that invests in a diversified portfolio of mortgages secured by high quality real estate assets, with a focus on well-located real estate in liquid markets backed by strong borrowers. The properties are located in major urban areas and their surroundings, particularly in the Greater Toronto Area. The Fund seeks to provide a fixed income investment with stable monthly returns. The Fund targets an average portfolio LTV between 55%-65% and an average term to maturity less than 12 months.

The investment objectives of the Fund are to:

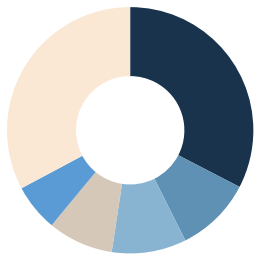
- Preserve capital.
- Achieve stable, above-average returns for short-term secured investments.
- Provide monthly distributions to Unitholders.

## TOP 5 REASONS TO BUY FUND

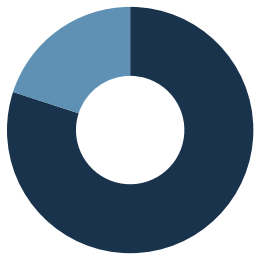
- 1 Steady, undisturbed income stream
- 2 No unit price volatility and low correlation to public markets
- 3 Manager expertise in development, real estate operations and lending
- 4 Balanced portfolio mix
- 5 Geographic concentration in GTA & Southern Ontario

**ASSET MIX**


|                      |       |
|----------------------|-------|
| ● Residential        | 30.1% |
| ● Land & Development | 25.5% |
| ● Mixed Use          | 18.1% |
| ● Industrial         | 17.9% |
| ● Retail & Office    | 8.4%  |

**TOP 5 CITIES**


|              |       |
|--------------|-------|
| ● Toronto    | 32.6% |
| ● Barrie     | 10.0% |
| ● Brampton   | 9.8%  |
| ● Burlington | 8.6%  |
| ● Vaughan    | 6.2%  |
| ● Other      | 32.8% |

**LOAN PRIORITY SPLIT**


| Priority                          | Count | Weight |
|-----------------------------------|-------|--------|
| ● 1st mortgages                   | 42    | 82.2%  |
| ● 2nd mortgages                   | 17    | 17.8%  |
|                                   | 59    | 100.0% |
| Weighted average LTV              |       | 53.5%  |
| Weighted average TTM              |       | 7.41   |
| Portfolio Leverage                |       | 12.60% |
| Average Credit Score of Borrowers |       | 748    |

**FUND DETAILS**

|                        |   |
|------------------------|---|
| NAV                    | \$10.0298   |
| Fundserv Code          | CBS 1001 Series F<br>CBS 1005 Series B 1% Trailer (monthly)     |
| Fund Structure         | Mutual Fund Trust   |
| Fund Status            | Private Fund / Offering Memorandum                              |
| Eligibility            | Accredited Investors or Other Prospectus Exemption              |
| Asset Manager          | CBMIFT Manager Ltd.   |
| Registered Plans       | RRSP, RRIIF, DPSP, TFSA, IPP Eligible                           |
| Purchase               | T+1   |
| Redemption             | Quarterly (T-30; T-45 for Dec)                                  |
| Management Fee         | 1.0%  |
| Target Return          | 7.25%   |
| Incentive Fee          | 20% over Hurdle Rate (7.25%)                                    |
| Distribution Frequency | Monthly   |
| Early Redemption Fee   | 2.0% within 1st year, no fee thereafter                         |
| Minimum Purchase       | \$25,000 if through an advisor<br>\$100,000 for direct purchase |
| Fund Administrator     | SGGG Fund Services Inc.   |
| Fund Auditor           | KPMG LLP  |
| Inception Date         | July 2015   |

**CONTACT INFORMATION**
For Direct Inquiries:

Lorol Nielsen  
SVP, Investor Relations  
[lnielsen@cliftonblake.com](mailto:lnielsen@cliftonblake.com)  
647-524-2726

Gregory Colford  
VP, Investor Operations  
[gcolford@cliftonblake.com](mailto:gcolford@cliftonblake.com)  
416-315-7141

For Financial Institutions:

Charbel Cheaib  
Head of Institutional Sales  
[ccheaib@cliftonblake.com](mailto:ccheaib@cliftonblake.com)  
416-571-9141

KC Daya  
Chief Executive Officer  
[kdaya@cliftonblake.com](mailto:kdaya@cliftonblake.com)  
416-238-6992