

Educators Mortgage & Income Fund Summary of Investment Portfolio

As at the Quarter ended June 30, 2017

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2017

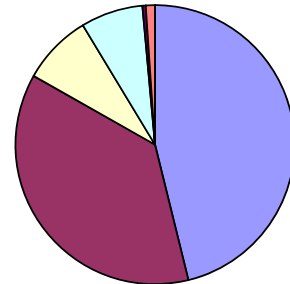
Summary of Investment Portfolio (based on Net Asset Value)

Category

Canadian Mutual Funds
Corporate Bonds
Government Bonds
Asset-Backed Securities
Net Other Assets
Cash and Cash Equivalents

Percentage of
Net Asset Value

46.15
37.05
8.15
7.20
0.38
1.07



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institution Series			43.18%
Canada Housing Trust No. 1	September 15, 2026	1.90%	3.85%
Canada Housing Trust No. 1	December 15, 2025	2.25%	1.98%
Genworth MI Canada Inc.	June 15, 2020	5.68%	1.90%
HSBC Emerging Markets Debt Fund, Institutional Series			1.72%
Merrill Lynch & Co Inc.	May 30, 2022	1.81%	1.56%
AT&T Inc.	November 25, 2020	3.83%	1.44%
Heathrow Funding Ltd.	July 3, 2019	4.00%	1.35%
HSBC Global High Yield Bond Pooled Fund			1.24%
Royal Bank of Canada	January 20, 2026	3.31%	1.15%
BP Capital Markets PLC	November 9, 2020	3.50%	1.15%
Saputo Inc.	June 23, 2021	2.20%	1.11%
Aviva PLC	May 10, 2021	4.50%	1.11%
Canadian Natural Resources Ltd.	February 11, 2022	3.31%	1.09%
Bank of Nova Scotia	December 2, 2021	1.90%	1.08%
TMX Group Ltd.	October 3, 2023	4.46%	1.04%
Province of Alberta Canada	June 1, 2026	2.20%	1.03%
Canadian Western Bank	January 14, 2019	3.08%	1.01%
Citigroup Inc.	November 18, 2021	3.39%	0.99%
Suncor Energy Inc.	November 26, 2021	3.10%	0.95%
Real Estate Asset Liquidity Trust	October 12, 2049	2.56%	0.95%
Ford Credit Canada Ltd.	May 10, 2021	2.58%	0.94%
Canadian Mortgage Pools	November 1, 2021	1.37%	0.94%
WestJet Airlines Ltd.	July 23, 2019	3.29%	0.90%
Brookfield Asset Management Inc.	March 1, 2021	5.30%	0.87%
Total Net Assets (000's)			\$203,646

The top 25 holdings of the Fund at the quarter end indicated above, and the major asset classes in which the Fund was invested, are indicated in this report. This summary of investment portfolio of the Fund may change due to the Fund's ongoing portfolio transactions. Updates are available quarterly.

