

# Educators Mortgage & Income Fund Summary of Investment Portfolio

As at the Quarter ended December 31, 2018

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2019

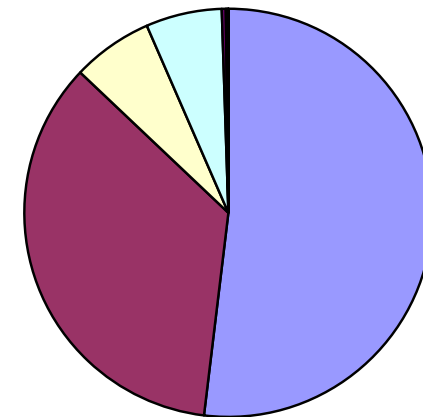
## Summary of Investment Portfolio (based on Net Asset Value)

### Category

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

Percentage of  
Net Asset Value

51.91  
35.16  
6.39  
6.02  
0.32  
0.10  
0.10



## Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			48.48%
HSBC Emerging Markets Debt Fund, Institutional Series			3.43%
Canadian Government Real Return Bond	December 1, 2021	6.86%	2.71%
Canada Housing Trust No. 1	June 15, 2027	2.35%	1.87%
Bank of Nova Scotia	June 28, 2024	2.29%	1.37%
TMX Group Ltd.	October 3, 2023	4.46%	1.35%
Real Estate Asset Liquidity Trust	October 12, 2049	2.56%	1.28%
Saputo Inc.	November 21, 2023	2.83%	1.25%
Canadian Imperial Bank of Commerce	July 12, 2021	1.64%	1.14%
Brookfield Property Finance ULC	July 3, 2023	4.35%	1.09%
Institutional Mortgage Securities Canada In	September 12, 2024	1.94%	1.09%
Citigroup Inc.	November 18, 2021	3.39%	1.08%
Bank of Montreal	September 11, 2024	2.70%	1.07%
Province of Alberta	June 1, 2026	2.20%	1.04%
Goldman Sachs Group Inc.	April 26, 2023	2.43%	1.03%
Granite REIT Holdings LP	November 30, 2023	3.87%	0.94%
Canadian Western Bank	June 16, 2022	2.74%	0.89%
Royal Bank of Canada	January 20, 2026	3.31%	0.89%
Alimentation Couche-Tard Inc.	November 1, 2022	3.90%	0.87%
Suncor Energy Inc.	November 26, 2021	3.10%	0.86%
Anheuser-Busch InBev Finance Inc.	May 15, 2024	2.60%	0.81%
Canadian Natural Resources Ltd.	February 11, 2022	3.31%	0.78%
QVC Inc.	April 1, 2024	4.85%	0.78%
Pembina Pipeline Corp.	October 24, 2022	3.77%	0.77%
Empire Life Insurance Co.	December 16, 2026	3.38%	0.76%

**Total Net Assets (000's) ..... \$140,483**

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.

