

# Educators Mortgage & Income Fund Summary of Investment Portfolio

As at the Quarter ended June 30, 2019

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2019

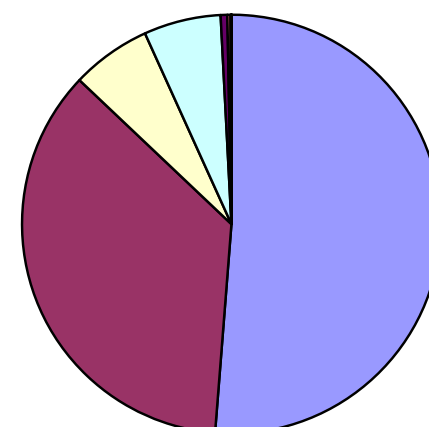
## Summary of Investment Portfolio (based on Net Asset Value)

### Category

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

Percentage of  
Net Asset Value

50.94  
35.61  
6.12  
5.91  
0.51  
0.24  
0.07



## Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund Institution			48.81%
Canadian Government Real Return Bond	December 1, 2021	6.96%	2.91%
HSBC Emerging Markets Debt Fund Institutional Class			2.13%
Canada Housing Trust No 1	June 15, 2027	2.35%	2.02%
Royal Bank of Canada	September 26, 2023	3.30%	1.53%
Bank of Nova Scotia	June 28, 2024	2.29%	1.52%
TMX Group Ltd.	October 3, 2023	4.46%	1.47%
Saputo Inc.	November 21, 2023	2.83%	1.37%
Real Estate Asset Liquidity Trust	October 12, 2049	2.56%	1.20%
Bank of Montreal	September 11, 2024	2.70%	1.19%
Institutional Mortgage Securities Canada In	September 12, 2024	1.94%	1.14%
Goldman Sachs Group Inc.	April 26, 2023	2.43%	1.13%
Canadian Imperial Bank of Commerce	July 12, 2021	1.64%	1.12%
Brookfield Property Finance ULC	July 3, 2023	4.35%	1.10%
Province of Alberta	June 1, 2026	2.20%	1.07%
Brookfield Asset Management Inc.	March 31, 2023	4.54%	1.01%
Citigroup Inc.	November 18, 2021	3.39%	1.01%
Granite REIT Holdings LP	November 30, 2023	3.87%	0.96%
Canadian Western Bank	June 16, 2022	2.74%	0.85%
Canadian Natural Resources Ltd.	February 11, 2022	3.31%	0.85%
Pembina Pipeline Corp.	October 24, 2022	3.77%	0.85%
QVC Inc.	April 1, 2024	4.85%	0.84%
Alimentation Couche-Tard Inc.	November 1, 2022	3.90%	0.83%
Empire Life Insurance Co	December 16, 2026	3.38%	0.82%
Anheuser-Busch InBev Finance Inc.	May 15, 2024	2.60%	0.79%

**Total Net Assets (000's) ..... \$132,591**

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.

