

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended December 31, 2023

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2024

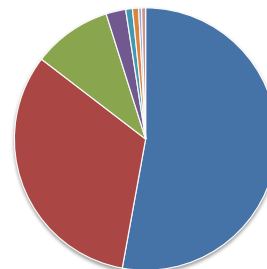
Summary of Investment Portfolio (based on Net Asset Value)

Category

Canadian Mutual Funds
Corporate Bonds
Government Bonds
Preferred Shares
Short-term investments
Asset-Backed Securities
Cash and Cash Equivalents
Net Other Assets (Liabilities)

Percentage of
Net Asset Value

53.39
32.89
9.83
2.45
0.84
0.75
0.36
(0.51)



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			53.39%
Canada Housing Trust No. 1	June 15, 2033	3.65%	5.54%
Toronto-Dominion Bank	April 22, 2030	3.11%	5.28%
Canada Housing Trust No. 1	March 15, 2031	1.10%	4.29%
Royal Bank of Canada	February 1, 2033	5.01%	3.58%
Royal Bank of Canada	November 24, 2080	4.50%	2.34%
Toronto-Dominion Bank			1.93%
Dream Summit Industrial LP	January 12, 2027	2.25%	1.76%
MCAP Commercial LP	August 25, 2025	3.74%	1.50%
First West Credit Union	August 9, 2033	9.19%	1.44%
Bank of Montreal	June 1, 2027	4.31%	1.38%
Rogers Communications Inc.	September 21, 2030	5.80%	1.32%
National Bank of Canada	June 14, 2028	5.22%	1.32%
First National Financial Corp.	November 17, 2025	2.96%	1.18%
Aviva PLC.	October 2, 2030	4.00%	1.17%
Royal Bank of Canada	June 24, 2030	5.23%	1.02%
Citigroup Inc.	June 9, 2025	4.09%	0.99%
Canadian Treasury Bill	March 14, 2024	5.06%	0.84%
Dream Industrial Real Estate Investment Trust	June 17, 2024	5.78%	0.82%
Choice Properties Real Estate Investment Trust	March 1, 2033	5.40%	0.81%
First National Financial Corp.	November 25, 2024	3.58%	0.75%
Dream Industrial Real Estate Investment Trust	March 22, 2028	5.38%	0.72%
CARDS II Trust	November 15, 2024	3.13%	0.71%
CARDS II Trust	January 15, 2025	2.81%	0.69%
MCAP Commercial LP	June 17, 2024	4.15%	0.56%

Total Net Assets (000's) \$79,517

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.

