

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended March 31, 2024

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2024

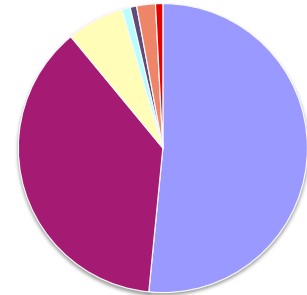
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
 Net Asset Value

	52.41
	38.08
	6.52
	0.95
	0.74
	2.13
	(0.83)



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund Institution			52.41%
Toronto-Dominion Bank	April 22, 2030	3.11%	5.33%
Canada Housing Trust No 1	March 15, 2031	1.10%	4.35%
Royal Bank of Canada	February 1, 2033	5.01%	3.69%
Toronto-Dominion Bank	October 31, 2081	3.60%	2.93%
Aviva PLC.	October 2, 2030	4.00%	2.17%
Canada Housing Trust No 1	March 15, 2034	4.25%	2.17%
Dream Summit Industrial LP	January 12, 2027	2.25%	1.82%
OMERS Realty Corp	February 10, 2031	4.96%	1.77%
MCAP Commercial LP	August 25, 2025	3.74%	1.68%
Royal Bank of Canada	February 24, 2081	4.00%	1.56%
First West Credit Union	August 9, 2033	9.19%	1.49%
Rogers Communications Inc.	October 21, 2030	5.80%	1.35%
First National Financial Corp.	November 17, 2025	2.96%	1.23%
National Bank of Canada	June 14, 2028	5.22%	1.06%
Royal Bank of Canada	June 24, 2030	5.23%	1.04%
First National Financial Corp.	November 25, 2024	3.58%	1.04%
Choice Properties Real Estate Investment Trust	March 1, 2033	5.40%	0.95%
Dream Summit Industrial LP	February 12, 2029	5.11%	0.95%
TELUS Corp.	February 18, 2031	4.95%	0.94%
Dream Industrial Real Estate Investment Trust	June 17, 2024	5.66%	0.84%
Canadian Treasury Bill	June 6, 2024	5.00%	0.83%
CARDS II Trust	November 15, 2024	3.13%	0.73%
CARDS II Trust	January 15, 2025	2.81%	0.72%
Dream Industrial Real Estate Investment Trust	March 22, 2028	5.38%	0.64%

Total Net Assets (000's) \$77,149

The top 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.

