

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended June 30, 2024

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2024

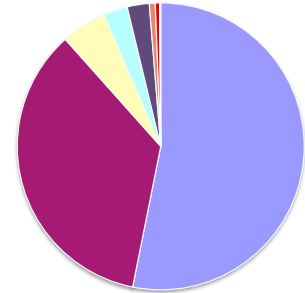
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
 Net Asset Value

53.14
 35.27
 5.10
 2.73
 2.48
 0.67
 0.48
 0.13



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
RBC Indigo Mortgage Fund, Institutional Series			53.15%
Canada Housing Trust No. 1	March 15, 2031	1.10%	5.10%
OMERS Realty Corp.	February 10, 2031	4.96%	4.32%
Toronto-Dominion Bank	October 31, 2081	3.60%	4.09%
Aviva PLC.	October 2, 2030	4.00%	2.84%
AIMCo Realty Investors LP	May 23, 2034	4.97%	2.52%
Canadian Treasury Bill	August 1, 2024	4.69%	2.48%
Bank of Nova Scotia	May 8, 2026	5.50%	2.48%
Bank of Montreal	May 28, 2026	1.55%	1.88%
MCAP Commercial LP	August 25, 2025	3.74%	1.73%
Toronto-Dominion Bank			1.61%
First West Credit Union	August 9, 2033	9.19%	1.54%
Royal Bank of Canada	February 1, 2033	5.01%	1.33%
Royal Bank of Canada	April 3, 2034	5.10%	1.09%
Rogers Communications Inc.	September 21, 2030	5.80%	1.06%
Royal Bank of Canada	June 24, 2030	5.23%	1.06%
First National Financial Corp.	November 17, 2025	2.96%	1.01%
Choice Properties Real Estate Investment Trust	March 1, 2033	5.40%	0.97%
TELUS Corp.	February 18, 2031	4.95%	0.96%
Dream Summit Industrial LP	February 12, 2029	5.11%	0.80%
First National Financial Corp.	November 25, 2024	3.58%	0.76%
CARDS II Trust	November 15, 2024	3.13%	0.75%
CARDS II Trust	January 15, 2025	2.81%	0.74%
MCAP Commercial LP	November 26, 2027	3.38%	0.61%
Toronto-Dominion Bank	September 9, 2025	2.67%	0.50%

Total Net Assets (000's) \$75,735

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.

