

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended September 30, 2024

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2025

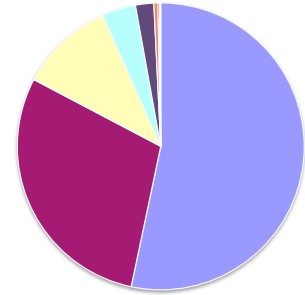
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
 Net Asset Value

53.31
 29.40
 10.66
 3.80
 2.06
 0.45
 0.18
 0.14



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
RBC Indigo Mortgage Fund, Institutional Series			53.31%
Canada Housing Trust No. 1	December 15, 2031	1.60%	5.85%
OMERS Realty Corp.	February 10, 2031	4.96%	4.05%
British Columbia Investment Management Corp.	June 2, 2030	3.40%	3.55%
Bank of Nova Scotia	May 8, 2026	5.50%	3.24%
Toronto-Dominion Bank			2.06%
Bank of Montreal	May 28, 2026	1.55%	1.91%
Canadian Treasury Bill	November 7, 2024	4.12%	1.90%
Canadian Treasury Bill	December 18, 2024	4.01%	1.89%
AIMCo Realty Investors LP	May 23, 2034	4.97%	1.84%
MCAP Commercial LP	August 25, 2025	3.74%	1.74%
First West Credit Union	August 9, 2033	9.19%	1.57%
Royal Bank of Canada	February 1, 2033	5.01%	1.36%
Royal Bank of Canada	April 3, 2034	5.10%	1.12%
Royal Bank of Canada	June 24, 2030	5.23%	1.09%
Rogers Communications Inc.	September 21, 2030	5.80%	1.09%
Aviva PLC	October 2, 2030	4.00%	1.08%
First National Financial Corp.	November 17, 2025	2.96%	1.02%
Choice Properties Real Estate Investment Trust	March 1, 2033	5.40%	1.01%
TELUS Corp.	February 18, 2031	4.95%	0.99%
BCI QuadReal Realty	July 31, 2027	4.16%	0.81%
CPPIB Capital Inc.	December 1, 2031	2.25%	0.76%
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%

Total Net Assets (000's) \$76,376

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.

