

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended June 30, 2020

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2020

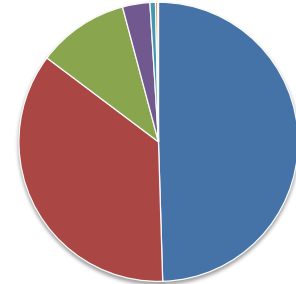
Summary of Investment Portfolio (based on Net Asset Value)

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

Canadian Mutual Funds	49.52
Corporate Bonds	35.74
Government Bonds	10.59
Asset-Backed Securities	3.17
Short-term investments	0.64
Net Other Assets	0.27
Cash and Cash Equivalents	0.07



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			49.04%
Province of Manitoba	June 2, 2027	2.60%	3.64%
Toronto-Dominion Bank	April 22, 2030	3.11%	3.31%
Royal Bank of Canada	June 30, 2030	2.09%	1.86%
Bank of Nova Scotia	June 28, 2024	2.29%	1.60%
Canadian Government Real Return Bond	December 1, 2021	6.94%	1.50%
TMX Group Ltd.	October 3, 2023	4.46%	1.50%
Royal Bank of Canada	September 26, 2023	3.30%	1.32%
Canada Housing Trust No 1	September 15, 2026	1.90%	1.30%
Province of Alberta	June 1, 2025	2.35%	1.30%
City of Montreal Canada	September 1, 2026	2.75%	1.25%
Goldman Sachs Group Inc	April 26, 2023	2.43%	1.16%
Province of Alberta	June 1, 2027	2.55%	1.13%
Granite REIT Holdings LP	November 30, 2023	3.87%	1.03%
Brookfield Asset Management Inc.	March 31, 2023	4.54%	1.02%
BHP Billiton Finance Ltd.	May 15, 2023	3.23%	0.98%
Pembina Pipeline Corp.	October 24, 2022	3.77%	0.86%
Brookfield Property Finance ULC	July 3, 2023	4.35%	0.84%
Empire Life Insurance Co	December 16, 2026	3.38%	0.83%
Anheuser-Busch InBev Finance Inc.	May 15, 2024	2.60%	0.82%
Toronto-Dominion Bank	July 25, 2029	3.22%	0.80%
Morgan Stanley	February 7, 2024	3.00%	0.80%
Sun Life Financial Inc.	September 19, 2028	3.05%	0.80%
Toronto-Dominion Bank	March 8, 2024	2.85%	0.80%
Heathrow Funding Ltd.	May 21, 2025	3.25%	0.79%

Total Net Assets (000's) **\$131,211**

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.

