

# Educators Mortgage & Income Fund Summary of Investment Portfolio

As at the Quarter ended December 31, 2020

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2021

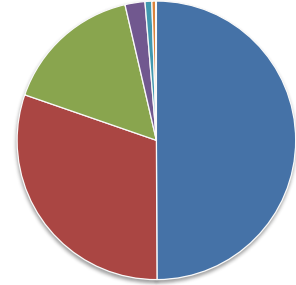
## Summary of Investment Portfolio (based on Net Asset Value)

### 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

49.93  
30.37  
16.08  
2.31  
0.79  
0.44  
0.08



## Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			49.47%
Canada Housing Trust No 1	December 15, 2025	1.95%	5.36%
Toronto-Dominion Bank	April 22, 2030	3.11%	3.54%
Province of Manitoba	June 2, 2027	2.60%	3.32%
Canada Housing Trust No 1	September 15, 2026	1.90%	2.95%
Royal Bank of Canada	June 30, 2030	2.09%	1.74%
Choice Properties REIT	September 9, 2024	3.56%	1.63%
Empire Life Insurance Co.	December 16, 2026	3.38%	1.47%
Province of Saskatchewan Canada	June 2, 2027	2.65%	1.41%
TMX Group Ltd.	October 3, 2023	4.46%	1.37%
BHP Billiton Finance Ltd.	May 15, 2023	3.23%	1.09%
Province of Alberta	June 1, 2027	2.55%	1.04%
Granite REIT Holdings LP	November 30, 2023	3.87%	0.96%
Brookfield Asset Management Inc	January 28, 2026	4.82%	0.88%
Canadian Treasury Bill	March 18, 2021	11.23%	0.79%
Brookfield Property Finance ULC	July 3, 2023	4.35%	0.78%
Pembina Pipeline Corp.	October 24, 2022	3.77%	0.78%
Toronto-Dominion Bank	July 25, 2029	3.22%	0.74%
Morgan Stanley	February 7, 2024	3.00%	0.74%
Province of Ontario Canada	September 8, 2027	1.05%	0.70%
Coast Capital Savings Credit Union	May 3, 2028	5.00%	0.69%
City of Montreal Canada	September 1, 2026	2.75%	0.68%
Genworth MI Canada Inc.	March 1, 2027	2.96%	0.67%
Genworth MI Canada Inc.	April 1, 2024	4.24%	0.67%
Institutional Mortgage Securities Canada Inc.	September 12, 2024	1.94%	0.67%

**Total Net Assets (000's)** ..... **\$144,701**

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.

