

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended March 31, 2021

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2021

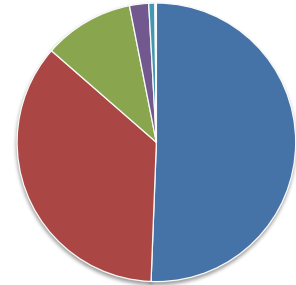
Summary of Investment Portfolio (based on Net Asset Value)

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

50.61
 35.81
 10.48
 2.22
 0.71
 0.11
 0.06



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			46.54%
Canada Housing Trust No 1	September 15, 2026	1.90%	4.25%
Toronto-Dominion Bank	April 22, 2030	3.11%	3.31%
Province of Manitoba	June 2, 2027	2.60%	3.18%
Canada Housing Trust No 1	December 15, 2025	1.95%	3.03%
Royal Bank of Canada	June 30, 2030	2.09%	1.71%
Choice Properties Real Estate Investment Trust	November 24, 2025	4.06%	1.41%
Coast Capital Savings Credit Union	May 3, 2028	5.00%	1.36%
Toronto-Dominion Bank/The			1.14%
Empire Life Insurance Co.	December 16, 2026	3.38%	1.04%
Province of Saskatchewan	June 2, 2027	2.65%	0.99%
Brookfield Asset Management Inc			0.97%
Canada Housing Trust No 1	June 15, 2026	1.25%	0.95%
BHP Billiton Finance Ltd.	May 15, 2023	3.23%	0.93%
Brookfield Asset Management Inc	January 28, 2026	4.82%	0.89%
TMX Group Ltd.	October 3, 2023	4.46%	0.78%
Granite REIT Holdings LP	November 30, 2023	3.87%	0.77%
Brookfield Property Finance ULC	July 3, 2023	4.35%	0.76%
Pembina Pipeline Corp.	October 24, 2022	3.77%	0.74%
Toronto-Dominion Bank	July 25, 2029	3.22%	0.74%
Morgan Stanley	February 7, 2024	3.00%	0.73%
Canadian Treasury Bill	May 13, 2021		0.73%
Institutional Mortgage Securities Canada Inc.	September 12, 2024	1.94%	0.71%
Empire Life Insurance Co.	March 15, 2028	3.66%	0.69%
Summit Industrial Income Real Estate Investmer	September 17, 2025	2.15%	0.67%

Total Net Assets (000's) **\$144,987**

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.

