

Educators Mortgage & Income Fund Summary of Investment Portfolio

As at the Quarter ended June 30, 2021

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2021

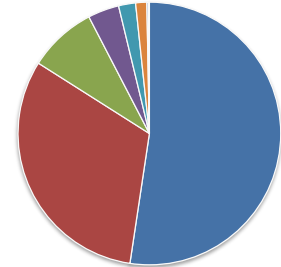
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
Net Asset Value

52.37
31.62
8.40
3.84
2.09
1.37
0.21
0.10



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			51.92%
Toronto-Dominion Bank	April 22, 2030	3.11%	3.44%
Canada Housing Trust No 1	September 15, 2026	1.90%	2.84%
Canada Housing Trust No 1	December 15, 2025	1.95%	1.99%
Royal Bank of Canada	June 30, 2030	2.09%	1.70%
Toronto-Dominion Bank		3.60%	1.66%
Choice Properties Real Estate Investment Trust	November 24, 2025	4.06%	1.61%
Coast Capital Savings Credit Union	May 3, 2028	5.00%	1.52%
Canadian Treasury Bill	July 22, 2021	0.13%	1.37%
BHP Billiton Finance Ltd.	May 15, 2023	3.23%	1.33%
Brookfield Asset Management Inc.		4.80%	1.21%
Canada Housing Trust No 1	June 15, 2026	1.25%	1.14%
Province of Saskatchewan Canada	June 2, 2027	2.65%	1.10%
Brookfield Asset Management Inc.	January 28, 2026	4.82%	1.02%
Granite REIT Holdings LP	November 30, 2023	3.87%	0.94%
Canadian Imperial Bank of Commerce	June 10, 2024	0.67%	0.82%
Pembina Pipeline Corp.	October 24, 2022	3.77%	0.77%
Brookfield Asset Management Inc.		4.50%	0.74%
Province of Manitoba	June 2, 2027	2.60%	0.73%
Toronto-Dominion Bank	July 25, 2029	3.22%	0.73%
Morgan Stanley	February 7, 2024	3.00%	0.72%
First National Financial Corp.	November 17, 2025	2.96%	0.69%
Royal Bank of Canada	May 1, 2025	1.94%	0.67%
Empire Life Insurance Co.	December 16, 2026	3.38%	0.66%
Empire Life Insurance Co.	March 15, 2028	3.66%	0.65%

Total Net Assets (000's) \$145,295

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.

