

Educators Mortgage & Income Fund Summary of Investment Portfolio

As at the Quarter ended March 31, 2022

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2022

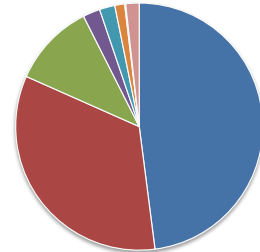
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
Net Asset Value

49.71
34.91
11.31
2.33
2.09
1.33
0.14
(1.82)



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			49.70%
Canada Housing Trust No 1	September 15, 2026	1.90%	5.64%
Canada Housing Trust No 1	December 15, 2025	1.95%	4.49%
Toronto-Dominion Bank	April 22, 2030	3.11%	3.94%
Canadian Treasury Bill	June 9, 2022	0.58%	2.33%
Royal Bank of Canada	June 30, 2030	2.09%	1.83%
Coast Capital Savings Credit Union	May 3, 2028	5.00%	1.80%
Granite REIT Holdings LP	June 4, 2027	3.06%	1.69%
Toronto-Dominion Bank			1.62%
Choice Properties Real Estate Investment Trust	November 24, 2025	4.06%	1.28%
Summit Industrial Income Real Estate Investment Trust	January 12, 2027	2.25%	1.18%
Canada Housing Trust No 1	December 15, 2026	1.10%	1.18%
Brookfield Asset Management Inc.	January 28, 2026	4.82%	1.15%
MCAP Commercial LP	August 25, 2025	3.74%	1.03%
Canadian Imperial Bank of Commerce	June 10, 2024	0.73%	0.84%
Suncor Energy Inc.	September 14, 2026	3.00%	0.83%
MCAP Commercial LP	June 17, 2024	4.15%	0.81%
First National Financial Corp.	November 17, 2025	2.96%	0.81%
Canadian Imperial Bank of Commerce	January 7, 2027	2.25%	0.80%
AIMCo Realty Investors LP	November 4, 2026	2.20%	0.79%
Royal Bank of Canada	May 1, 2025	1.94%	0.78%
Summit Industrial Income Real Estate Investment Trust	September 17, 2025	2.15%	0.73%
Canadian Natural Resources Ltd.	December 1, 2026	3.42%	0.70%
Coast Capital Savings Federal Credit Union	December 9, 2022	1.52%	0.63%
Dream Industrial Real Estate Investment Trust	June 17, 2027	2.06%	0.62%

Total Net Assets (000's) \$118,261

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.

