

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended June 30, 2023

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2023

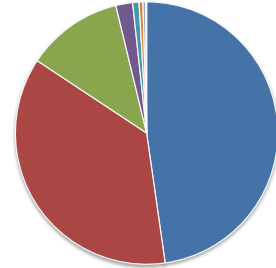
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
Net Asset Value

47.74
36.56
11.93
2.07
0.78
0.47
0.34
0.11



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund, Institutional Series			47.74%
Canada Housing Trust No. 1	June 15, 2028	3.10%	11.93%
Toronto-Dominion Bank	April 22, 2030	3.11%	4.67%
Royal Bank of Canada	February 1, 2033	5.01%	3.24%
Granite REIT Holdings LP	June 4, 2027	3.06%	3.21%
Bank of Montreal	June 1, 2027	4.31%	2.25%
Bank of America Corp.	March 16, 2026	2.09%	1.77%
Toronto-Dominion Bank			1.66%
Dream Summit Industrial LP	January 12, 2027	2.25%	1.53%
Brookfield Asset Management Inc.	January 28, 2026	4.82%	1.46%
MCAP Commercial LP	August 25, 2025	3.74%	1.32%
Bank of America Corp.	March 16, 2028	3.62%	1.09%
MCAP Commercial LP	June 17, 2024	4.15%	1.05%
First National Financial Corp.	November 17, 2025	2.96%	1.03%
AIMCo Realty Investors LP	November 4, 2026	2.20%	1.02%
Royal Bank of Canada	July 26, 2027	4.61%	0.98%
Dream Summit Industrial LP	September 17, 2025	2.15%	0.95%
OMERS Realty Corp.	April 9, 2029	4.54%	0.89%
Citigroup Inc.	June 9, 2025	4.09%	0.88%
Dream Industrial Real Estate Investment Trust	June 17, 2027	2.06%	0.79%
Brookfield Infrastructure Finance ULC	September 11, 2028	4.19%	0.67%
Royal Bank of Canada	September 29, 2025	3.37%	0.65%
CARDS II Trust	November 15, 2024	3.13%	0.62%
Royal Bank of Canada	May 1, 2028	4.63%	0.61%
Bank of Montreal	May 29, 2028	5.04%	0.61%

Total Net Assets (000's) \$87,964

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.

