

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended March 31, 2025

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2025

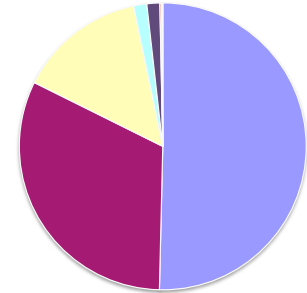
Summary of Investment Portfolio (based on Net Asset Value)

Category

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

Percentage of
Net Asset Value

50.37
31.97
14.40
1.48
1.46
0.18
0.14



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
RBC Indigo Mortgage Fund, Institutional Series			50.37%
Canadian Government Bond	June 1, 2030	1.25%	21.00%
CPPIB Capital Inc.	December 2, 2030	3.35%	5.18%
Canada Housing Trust No. 1	December 15, 2031	1.60%	5.07%
Bank of Nova Scotia	May 8, 2026	5.50%	3.01%
First National Financial Corp.	November 17, 2025	2.96%	1.92%
Bank of Montreal	May 28, 2026	1.55%	1.80%
First West Credit Union	August 9, 2033	9.19%	1.49%
Canadian Treasury Bill	May 7, 2025	2.66%	1.46%
Real Estate Asset Liquidity Trust	December 12, 2029	6.26%	1.32%
MCAP Commercial LP	August 25, 2025	3.74%	1.23%
Royal Bank of Canada	June 24, 2030	5.23%	1.02%
CPPIB Capital Inc.	December 1, 2031	2.25%	0.72%
Primaris Real Estate Investment Trust	March 1, 2031	4.47%	0.61%
Royal Bank of Canada	October 17, 2030	4.00%	0.60%
Dream Summit Industrial LP	March 4, 2028	4.01%	0.55%
Royal Bank of Canada	September 29, 2025	3.37%	0.47%
CARDS II Trust	May 15, 2025	5.03%	0.46%
CARDS II Trust	January 15, 2026	5.11%	0.33%
Canadian Imperial Bank of Commerce	December 10, 2028	3.65%	0.33%
National Bank of Canada	August 16, 2032	5.43%	0.29%
First National Financial Corp.	September 8, 2026	7.29%	0.28%
Real Estate Asset Liquidity Trust	May 12, 2025	3.24%	0.17%

Total Net Assets (000's) \$81,953

The top 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.

