

2025

INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE

June 30, 2025

Offered by Educators Financial Group
Portfolio Adviser: RBC Global Asset Management Inc., Vancouver, BC

Educators Mortgage & Income Fund



This interim management report of fund performance contains financial highlights but does not contain either the interim financial report or the annual financial statements of the investment fund. You can get a copy of the interim financial report or annual financial statements at your request, and at no cost, by calling 1.800.263.9541, by writing to us at Educators Financial Group, 2225 Sheppard Ave. East, Suite 1105, Toronto, Ontario, M2J 5C2, or by visiting our website at www.educatorsfinancialgroup.ca or SEDAR+ at www.sedarplus.com.

Securityholders may also contact us using one of these methods to request a copy of the investment fund's proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure.

Caution Regarding Forward-looking Statements

This report may contain forward-looking statements about the Fund, including its strategy, risks, expected performance and condition. Forward-looking statements include statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as “expects”, “anticipates”, “intends”, “plans”, “believes”, “estimates” or negative versions thereof and similar forward-looking expressions.

In addition, any statement that may be made concerning future performance, strategies or prospects, and possible future Fund action, is also a forward-looking statement. Forward-looking statements are based on current expectations and projections about future general economic, political and relevant market factors, such as interest rates, foreign exchange rates, equity and capital markets, and the general business environment, in each case assuming no changes to applicable tax or other laws or government regulation. Expectations and projections about future events are inherently subject to, among other things, risks, and uncertainties, some of which may be unforeseeable. Accordingly, assumptions concerning future economic and other factors may prove to be incorrect at a future date.

Forward-looking statements are not guarantees of future performance, and actual events and results could differ materially from those expressed or implied in any forward-looking statements made by the Fund. Any number of important factors could contribute to these digressions, including, but not limited to, general economic, political and market factors in North America and internationally, including international conflicts, interest and foreign exchange rates, global equity and capital markets, business competition, technological change, changes in government regulations, unexpected judicial or regulatory proceedings, and catastrophic events.

It should be stressed that the above-mentioned list of factors is not exhaustive. You are encouraged to consider these and other factors carefully before making any investment decisions and you are urged to avoid placing undue reliance on forward-looking statements. Further, you should be aware of the fact that the Fund has no specific intention of updating any forward-looking statements, whether as a result of new information, future events or otherwise, prior to the release of the next Management Report of Fund Performance, unless required by applicable law.

MANAGEMENT DISCUSSION OF FUND PERFORMANCE

Results of Operations

The Fund's net assets increased by 4.4% to \$82.3 million at the end of June 2025, up from \$78.8 million at the end of December 2024.

Investment Performance

For the year/period ending June 30, 2025 (*the period*), the Educators Mortgage & Income Fund – Class A Series provided a return of 1.60%, versus the FTSE Canada Short Term Bond Index (*the Benchmark*) return of 2.19%.

The Fund underperformed its Benchmark over the period. Unlike the Benchmark, the Fund's return is net of fees and expenses paid by the Fund. Detailed performance is provided under the heading "Past Performance" in this report. Investors cannot invest in the Benchmark without incurring fees, expenses and commissions which are not reflected in Benchmark returns.

The events of 'Liberation Day' ushered in a new era for global trade and caused a great deal of volatility in securities markets. The April 2 announcement introduced a 10% global baseline tariff, alongside higher reciprocal tariffs targeting countries with large trade deficits with the United States. This prompted a sell-off in both risk assets and government bonds on stagflation concerns, which continued until April 9, when the U.S. administration implemented a 90-day moratorium on tariffs for most regions. Although the baseline 10% global tariff was maintained, the pause on more punitive tariffs drove a market reversal, with equities and credit markets rebounding through to the end of the period. Not even the plethora of geopolitical events unfolding in the background, including the bombing of nuclear facilities in Iran in June and a resulting mini oil price shock, managed to temper the rally in risk assets.

Short-term bonds posted gains during the first half of 2025, as short-term yields declined—resulting in higher prices for bonds. The decline in yields was driven by further interest rate reductions by the Bank of Canada, with the central bank cutting its short-term benchmark rate by 0.50% to 2.75%. The cuts, one at the end of January and the other in March, were due in part to a slowing economy and consistently lower inflation. They also reflected the central bank's early recognition of the negative impact that tariffs would have on Canadian economic growth if the Trump Administration followed through on campaign threats to impose them.

The Fund's interest rate sensitivity was actively managed early in the year and maintained within a tight range. Given the significant volatility in bond yields during the first half of 2025, this approach resulted in a neutral impact on performance. The Fund's allocation to federally guaranteed mortgage-backed securities contributed to performance, as this segment of the market outperformed. The portfolio adviser's continued preference for higher quality, less economically-sensitive corporate issuers contributed to the Fund's

performance, as these bonds outperformed. Income earned on the Fund's allocation to commercial mortgages also aided returns.

Recent Developments

On January 7, 2025, the portfolio adviser, RBC Indigo Asset Management Inc. (*RBC Indigo*) announced changes to the RBC Indigo Mutual Funds and/or RBC Indigo Pooled Funds (collectively the "RBC Indigo Funds" or "Funds"), including proposed fund mergers, closures, and additional changes, to be effective April 17, 2025. Following the implementation of these changes, RBC Indigo Inc. wound up its operations. RBC Indigo's parent company, RBC Global Asset Management Inc. (*RBC GAM*), offers similar types of funds that provide the same exposure to underlying asset classes or that meet specific investment objectives. Where there is overlap, the RBC Indigo Fund merged into a substantially similar RBC GAM-managed fund. RBC Indigo Funds that are unique and where no suitable or comparable RBC GAM managed fund exists, were either fully transitioned to RBC GAM or closed.

Escalating tariff and trade tensions cloud the current economic outlook and may intensify inflationary pressures. Secular themes, such as de-globalization, protectionism, increased geopolitical conflict, stretched government finances, and a multipolar world, continue to gain momentum.

The portfolio adviser remains cautious due to concerns about economic and corporate fundamentals, as well as uncertainties around U.S. policy measures and their potential impact on the Canadian economy. As a result, the Fund continues to be focused on higher-quality, more-liquid, and less economically-sensitive market segments to withstand potential market weakness, while staying prepared to seize attractive opportunities.

Related Party Transactions

Pursuant to the Fund's investment strategies included in the Fund's Simplified Prospectus, the Fund will invest substantially all of its assets in units of the PH&N Short Term Bond & Mortgage Fund. The PH&N Short Term Bond & Mortgage Fund may invest up to 10% of its net assets in units of the other funds managed by the Fund's Portfolio Adviser and for the period has invested in the RBC GAM Mortgage Fund, Institutional Series.

In the first six months of 2025 Educators Financial Group did not refer any conflict of interest matters to the Fund's Independent Review Committee (*the IRC*) and accordingly did not rely upon any recommendation of the IRC in respect of any related party transactions.

Educators Financial Group is the Manager and Trustee of the Fund. Educators Financial Group is a wholly owned subsidiary of the Ontario Secondary School Teachers' Federation (*OSSTF*). OSSTF may from time to time invest in units of the Fund.

FINANCIAL HIGHLIGHTS

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the six-month period and for the past five years. Currently Class I units of the Fund are not being offered to purchase.

Educators Mortgage & Income Fund – Class A Series – Net Assets per Unit ⁽¹⁾

	Six-months ended June 30		Year ended		December 31	
	2025	2024	2023	2022	2021	2020
Net Assets, beginning of year/period	\$11.25	\$10.89	\$10.69	\$11.34	\$11.58	\$11.25
Increase (decrease) from operations:						
Total revenue	\$0.22	\$0.44	\$0.38	\$0.28	\$0.26	\$0.30
Total expenses, including transaction costs [excluding distributions]	(\$0.07)	(\$0.14)	(\$0.13)	(\$0.14)	(\$0.14)	(\$0.14)
Realized gains (losses) for the period	\$0.19	\$--	(\$0.27)	(\$0.26)	\$0.04	\$0.09
Unrealized gains (losses) for the period	(\$0.16)	\$0.35	\$0.46	(\$0.43)	(\$0.27)	\$0.23
Total increase (decrease) from operations ⁽²⁾	\$0.18	\$0.65	\$0.44	(\$0.55)	(\$0.11)	\$0.48
Distributions:						
From net investment income (excluding dividends)	\$0.16	\$0.30	\$0.26	\$0.14	\$0.12	\$0.15
From dividends	\$--	\$--	\$--	\$--	\$--	\$--
From capital gains	\$--	\$--	\$--	\$--	\$--	\$--
Return of capital	\$--	\$--	\$--	\$--	\$--	\$--
Total Annual Distributions ⁽³⁾	\$0.16	\$0.30	\$0.26	\$0.14	\$0.12	\$0.15
Net Assets, end of year/period	\$11.27	\$11.25	\$10.89	\$10.69	\$11.34	\$11.58

Ratios and Supplemental Data (based on Net Asset Value)

	Six-months ended June 30		Year ended		December 31	
	2025	2024	2023	2022	2021	2020
Total Net Asset Value (000's) ⁽⁴⁾	\$79,631	\$76,970	\$77,846	\$94,184	\$130,448	\$144,701
Number of units outstanding ⁽⁴⁾	7,066,477	6,842,714	7,145,689	8,808,376	11,499,952	12,499,441
Management expense ratio ⁽⁵⁾	1.25%	1.26%	1.25%	1.25%	1.25%	1.25%
Management expense ratio before waivers or absorptions ⁽⁶⁾	1.25%	1.26%	1.25%	1.25%	1.25%	1.25%
Trading expense ratio ⁽⁷⁾	--%	0.01%	--%	--%	0.01%	--%
Portfolio turnover rate ⁽⁸⁾	144.09%	69.31%	71.73%	52.98%	32.19%	40.79%
Net Asset Value per unit	\$11.27	\$11.25	\$10.89	\$10.69	\$11.34	\$11.58

Educators Mortgage & Income Fund – Class F Series – Net Assets per Unit ⁽¹⁾

	Six-months ended June 30	Year Ended December 31			
	2025	2024	2023	2022	2021
Net Assets, beginning of year/period	\$9.80	\$9.49	\$9.32	\$9.89	\$10.00
Increase (decrease) from operations:					
Total revenue	\$0.19	\$0.38	\$0.34	\$0.25	\$0.10
Total expenses, including transaction costs [excluding distributions]	(\$0.03)	(\$0.05)	(\$0.04)	(\$0.04)	(\$0.02)
Realized gains (losses) for the period	\$0.17	\$--	(\$0.23)	(\$0.23)	\$0.03
Unrealized gains (losses) for the period	(\$0.14)	\$0.31	\$0.39	(\$0.31)	(\$0.15)
Total increase (decrease) from operations ⁽²⁾	\$0.19	\$0.64	\$0.46	(\$0.33)	(\$0.04)
Distributions:					
From net investment income (excluding dividends)	\$0.17	\$0.34	\$0.30	\$0.19	\$0.10
From dividends	\$--	\$--	\$--	\$--	\$--
From capital gains	\$--	\$--	\$--	\$--	\$--
Return of capital	\$--	\$--	\$--	\$--	\$--
Total Annual Distributions ⁽³⁾	\$0.17	\$0.34	\$0.30	\$0.19	\$0.10
Net Assets, end of year/period	\$9.83	\$9.80	\$9.49	\$9.32	\$9.89

Ratios and Supplemental Data (based on Net Asset Value)

	Six-months ended June 30	Year Ended December 31			
	2025	2024	2023	2022	2021
Total Net Asset Value (000's) ⁽⁴⁾	\$2,681	\$1,823	\$1,671	\$1,780	\$1,508
Number of units outstanding ⁽⁴⁾	272,822	186,025	176,083	191,002	152,425
Management expense ratio ⁽⁵⁾	0.46%	0.47%	0.46%	0.46%	0.45%
Management expense ratio before waivers or absorptions ⁽⁶⁾	0.46%	0.47%	0.46%	0.46%	0.45%
Trading expense ratio ⁽⁷⁾	--%	0.01%	--%	--%	0.01%
Portfolio turnover rate ⁽⁸⁾	144.09%	69.31%	71.73%	52.98%	32.19%
Net Asset Value per unit	\$9.83	\$9.80	\$9.49	\$9.32	\$9.89

⁽¹⁾ This information is derived from the Fund's interim financial report and audited annual financial statements. For financial years beginning after January 1, 2014, the financial highlights were derived from the Fund's financial statements prepared in accordance with International Financial Reporting Standards (IFRS). All references to "Net Assets" or "Net Assets per Unit" in these financial highlights are references to net assets attributable to holders of redeemable units determined in accordance with IFRS as presented in the financial statements of the Fund.

⁽²⁾ Net assets and distributions are based on the actual number of units outstanding at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding over the financial period. This table is not intended to be a reconciliation of beginning to ending net assets per unit.

⁽³⁾ Distributions were either paid in cash or reinvested in additional units of the Fund.

⁽⁴⁾ This information is provided as at June 30 or December 31 of the year shown.

⁽⁵⁾ Management expense ratio is based on total expenses (excluding [distributions], commissions, and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

⁽⁶⁾ The management expense ratio before waivers or absorptions shows what the management expense ratio of the Fund would have been if Educators Financial Group had not charged a lesser amount for its management fee.

⁽⁷⁾ The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average net asset value during the period.

⁽⁸⁾ The Fund's portfolio turnover rate indicates how actively the Fund's portfolio adviser manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the year. The higher a fund's portfolio turnover rate in a year, the greater the trading costs payable by the fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of a fund.

Management Fees

Educators Financial Group is the Manager-Trustee, promoter, and principal distributor of the Fund, and is responsible for the day-to-day management and administration of the Fund.

The Manager-Trustee monitors and evaluates the performance of the Fund and pays for the investment management services of the portfolio adviser, as well as all administrative services required by the Fund. As compensation for these services, Educators Financial Group is entitled to receive a fee, payable monthly and calculated daily, based on the Net Asset Value of the Fund, at the annual rate of 1.10% for the Class A Series and 0.40% for the Class F Series.

The Fund is responsible for paying any applicable tax owing on its management fee.

Approximately 12.5% of the total management fees collected from all Series were used to pay for portfolio management services, with the remainder of the fees allocated to custodial services, marketing, technology, and Manager-Trustee operating expenses.

PAST PERFORMANCE

General

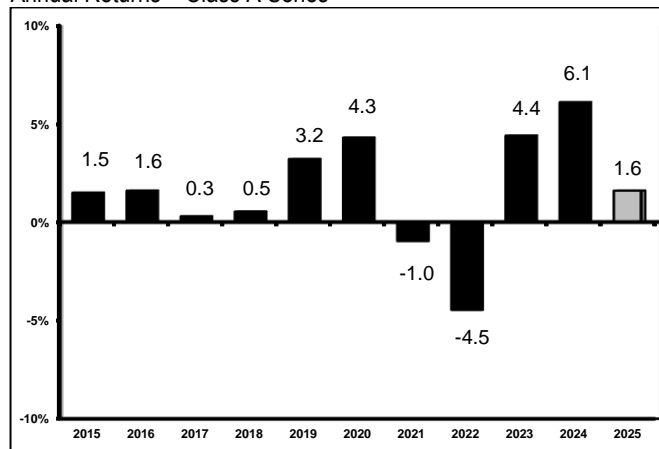
The Fund's performance information shown assumes that all distributions made by the Fund in the periods shown were reinvested in additional units of the Fund.

The performance information does not take into account sales, redemption, distribution, or other optional charges that would have reduced returns or performance. The performance of different fund series may vary for a number of reasons, including differences in management fees and expenses. Please remember that how the Fund has performed in the past does not necessarily indicate how it will perform in the future.

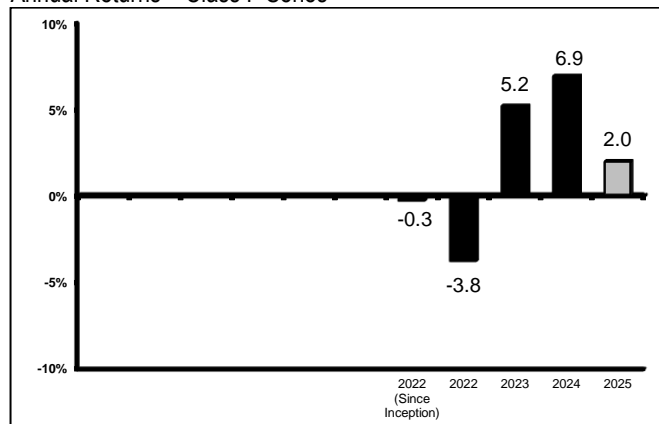
Year-by-Year Returns

The bar chart shows the Fund's annual performance for each of the years shown and for the six-month period and illustrates how the Fund's performance has changed from year to year. The bar chart shows, in percentage terms, how much an investment made on the first day of each financial period would have grown or decreased by the last day of each financial period.

Annual Returns – Class A Series



Annual Returns – Class F Series ⁽¹⁾



■ % Increase/decrease ■ For the six-month period ended June 30, 2025

⁽¹⁾ The Class F Series commenced operation May 14, 2021

Annual Returns – Class I Series

Currently Class I units of the Fund are not being offered to purchase.

SUMMARY OF INVESTMENT PORTFOLIO

(Based on Net Asset Value)

As at June 30, 2025

Sector Mix	Percentage of Net Asset Value
Canadian Mutual Funds	99.25 %
Cash and Cash Equivalents	0.79 %
Net Other Assets (Liabilities)	(0.04) %

Top Holdings

Security Name	Percentage of Net Asset Value
PHN Short Term Bond & Mortgage Fund, Series O	99.25 %

Total Net Assets (000's) \$82,312

The summary of investment portfolio of the Fund is as at June 30, 2025 and may change due to the Fund's ongoing portfolio transactions. Updates are available quarterly. Information about the holdings of the RBC GAM Funds owned by the Fund is contained in their simplified prospectus, annual information form and fund facts documents available on SEDAR+ at www.sedarplus.com.

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