

Educators Mortgage & Income Fund

Summary of Investment Portfolio

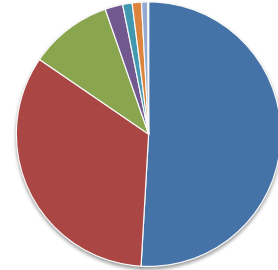
As at the Quarter ended September 30, 2023

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2024

Summary of Investment Portfolio (based on Net Asset Value)

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

Percentage of Net Asset Value
50.91
33.64
10.13
2.17
1.16
1.13
0.75
0.11



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
HSBC Mortgage Fund Institution			50.92%
Canada Housing Trust No 1	September 15, 2029	2.10%	5.45%
Toronto-Dominion Bank	April 22, 2030	3.11%	5.02%
Canada Housing Trust No 1	June 15, 2033	3.65%	4.67%
Royal Bank of Canada	February 1, 2033	5.01%	3.41%
Bank of Montreal	June 1, 2027	4.31%	2.37%
Granite REIT Holdings LP	June 4, 2027	3.06%	2.28%
Toronto-Dominion Bank			1.72%
Dream Summit Industrial LP	January 12, 2027	2.25%	1.63%
MCAP Commercial LP	August 25, 2025	3.74%	1.42%
First West Credit Union	August 9, 2033	9.19%	1.31%
National Bank of Canada	June 14, 2028	5.22%	1.21%
Canadian Treasury Bill	November 23, 2023	5.02%	1.16%
Bank of America Corp.	March 16, 2028	3.62%	1.16%
MCAP Commercial LP	June 17, 2024	4.15%	1.14%
First National Financial Corp.	November 17, 2025	2.96%	1.11%
Rogers Communications Inc.	September 21, 2030	5.80%	1.08%
Royal Bank of Canada	July 26, 2027	4.61%	1.03%
Citigroup Inc.	June 9, 2025	4.09%	0.94%
OMERS Realty Corp.	April 9, 2029	4.54%	0.93%
Choice Properties Real Estate Investment Trust	March 1, 2033	5.40%	0.86%
Royal Bank of Canada	November 24, 2080	4.50%	0.85%
Dream Industrial Real Estate Investment Trust	June 17, 2024	5.83%	0.79%
First National Financial Corp.	November 25, 2024	3.58%	0.72%
CARDS II Trust	November 15, 2024	3.13%	0.68%

Total Net Assets (000's) \$81,942

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.

