

ABOUT CSMT

Cameron Stephens High Yield Mortgage Trust (“CSMT”), as sole limited partner in Cameron Stephens High Yield Mortgage LP, provides investors with an opportunity to invest in a diversified portfolio of mortgage investments originated and underwritten by its manager, Cameron Stephens Mortgage Capital Ltd. (the “Manager”). CSMT focuses on capital preservation and the generation of attractive, stable returns, resulting in the payment of monthly distributions to unitholders.

WHY INVEST WITH US

Open to accredited investors looking to add real estate exposure and enhance diversification in their portfolios, CSMT aims to offer superior risk adjusted returns, with a target net return of 8% annualized** and low correlation with public markets. CSMT is an eligible investment for registered plans (i.e. RRSPs, TFSAs) and provides monthly distributions.

FUND DETAILS

Inception: July 29, 2019

Offered To: Accredited investors only

Offering Price: \$10 per unit

Minimum Investment: \$150,000 (direct investment), \$25,000 (advisors/portfolio managers)

Management Fee: 1.00% per annum

Origination Fee: 75% of CSMT’s Origination Fees***

Target Distribution Yield: 8.00% per annum**

Distribution Frequency: Monthly

Redemption: Monthly; at least 30 days’ notice required****

Fundserv Code: BEL 701

NEO Connect Code: CSMTK

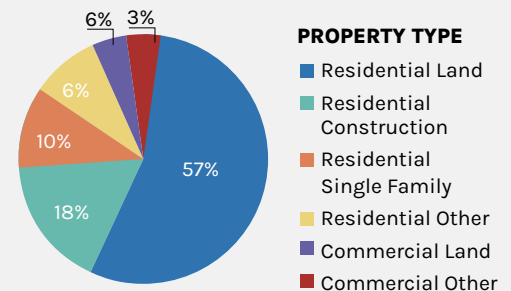


7.35%*
2021
DISTRIBUTION YIELD



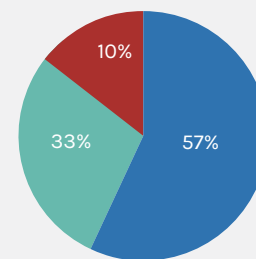
\$53,445,180
ASSETS UNDER
MANAGEMENT

FUND SNAPSHOT



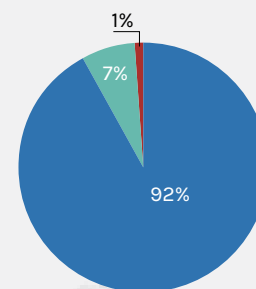
PROPERTY TYPE

- Residential Land
- Residential Construction
- Residential Single Family
- Residential Other
- Commercial Land
- Commercial Other



MORTGAGE RANK

- First - Priority
- First - Subordinated
- Second



GEOGRAPHIC DISTRIBUTION

- Ontario
- British Columbia
- Alberta

*Past performance may not be indicative of CSMT’s future performance.

**This is a target return. The actual return cannot be guaranteed.

*** “Origination Fees” includes the following fees paid by a borrower under a mortgage: “commitment fees”, “renewal fees”, “extension fees”, “amendment fees” or similar fees to cover, among other things, the costs associated with creating, processing and amending such mortgage or any renewal of such mortgage.

**** Subject to the Trustees’ right to suspend redemptions if detrimental to the fund.

*****Excludes the “13th distribution” that was paid in March 2022 to unitholders of record as of December 31, 2021 for the purpose of distributing the balance of the 2021 net income that was not distributed during the year.

The foregoing is a summary only. For additional information regarding CSMT refer to the CSMT Offering Memorandum. The information in this Fact Sheet is presented as at March 31, 2022.

INVESTMENT STRATEGY

Diversified Portfolio

CSMT's portfolio is primarily comprised of first mortgages, in which it participates on both a priority and subordinated basis. There are 47 loans in the portfolio, with an average loan size of \$1,051,701. The two largest asset classes are residential land (57% of portfolio) and residential construction (18% of portfolio). The weighted average portfolio loan to value is currently 64%.

Prudent Management

CSMT's objective is to provide unitholders with secure and consistent distributions from mortgage loans, based on prudent underwriting and proactive loan management. The Manager has \$2.3 Billion in assets under management and 18 years of experience originating, underwriting, and managing mortgages.

Proven Track Record

CSMT has no loan losses since inception, and the Manager has average net loan losses of only 0.13% of the portfolio on an annualized basis since 2004.

FUND FACTS



\$49.4 MILLION
OUTSTANDING
LOAN BALANCE



64%
WEIGHTED
AVERAGE LTV



47
NUMBER
OF LOANS



\$1,051,701
AVERAGE
LOAN SIZE



9 MONTHS
WEIGHTED AVERAGE
TERM TO MATURITY



1.80%*****
Q1 2022
DISTRIBUTION YIELD

CONTACT US FOR MORE INFORMATION



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