



Mortgage Investment Corporation

FUND PORTFOLIO REPORT

As at April 30, 2024

Issuer	Ginkgo Mortgage Investment Corporation Lic# 12157
Inception Date	November 30, 2011
Fund Manager	Sage Mortgage Management Inc. Lic# 13209
Auditor	McGovern Hurley CPA LLP

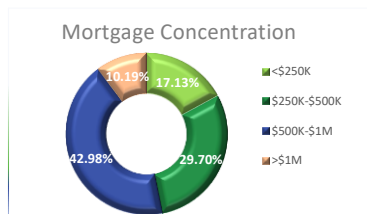
Management Fee	1.50% per annum
Unit Price	\$10.00 per share
Investment Plan	Cash and eligible for RRSP, TFSA, etc
Distributions	Monthly, 15th of each month

Our mission: To preserve investors' capital while delivering superior returns from mortgage investments with a steady stream of income to all stakeholders.

Mortgage Portfolio Analysis

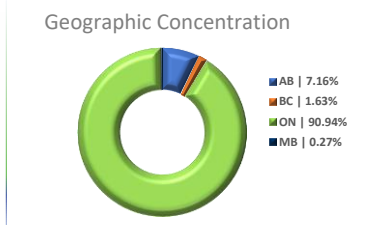
Portfolio Size

\$163,413,632



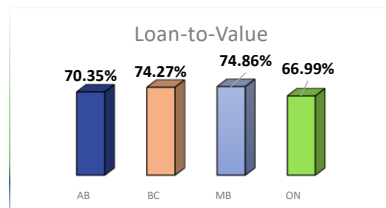
Average Lending Rate

11.48%



Overall Loan-to-Value*

67.38%



* Combined First & Second Mortgages

Portfolio Diversification

Number of Loans	472
Average Loan Size	\$346,215
Largest Loan as % of Authorized Loans	1.01%
Number of Over 90 Day Delinquent Loans	8
Residential/Commercial Ratio	93.9% / 6.1%
1st/Non-1st Mortgages Ratio	79.3% / 20.8%

Investment Analysis

Shares	Outstanding	Price(\$)	Total(\$)
Series 1	6,603,875	10	66,038,755
Series 2	4,558,447	10	45,584,472
Total			111,623,227

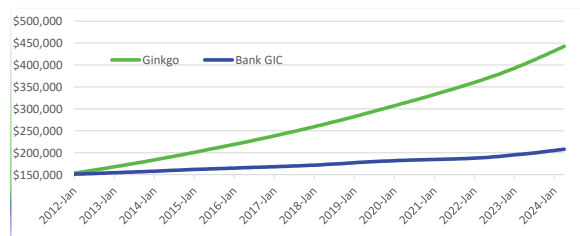
100% of Investor requests for redemptions have been accommodated

Yield	Series 1	Series 2
Current Month (Annualized)	9.75%	9.00%
Last Month (Annualized)	9.75%	9.00%
DRIP Program (Annualized)	10.20%	9.38%
2024 Special Dividend	0.25%	0.25%
Since Inception (Annualized)	8.65%	8.00%
Total dividends paid since inception	\$49,755,733	

	Investors	1101
	Registered Accounts	643

If you invested \$150,000 since inception, your current balance would be:

\$442,715



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The information contained in this material is not intended as a recommendation, please consult your investment advisors. Said material are subject to change without notice and is provided in good faith but without legal responsibility. Past performance is not necessarily indicative of future results.

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