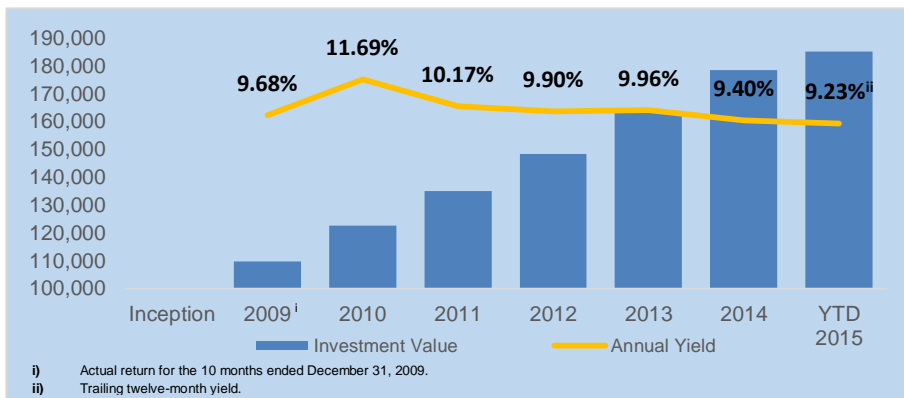


INVESTMENT OBJECTIVE

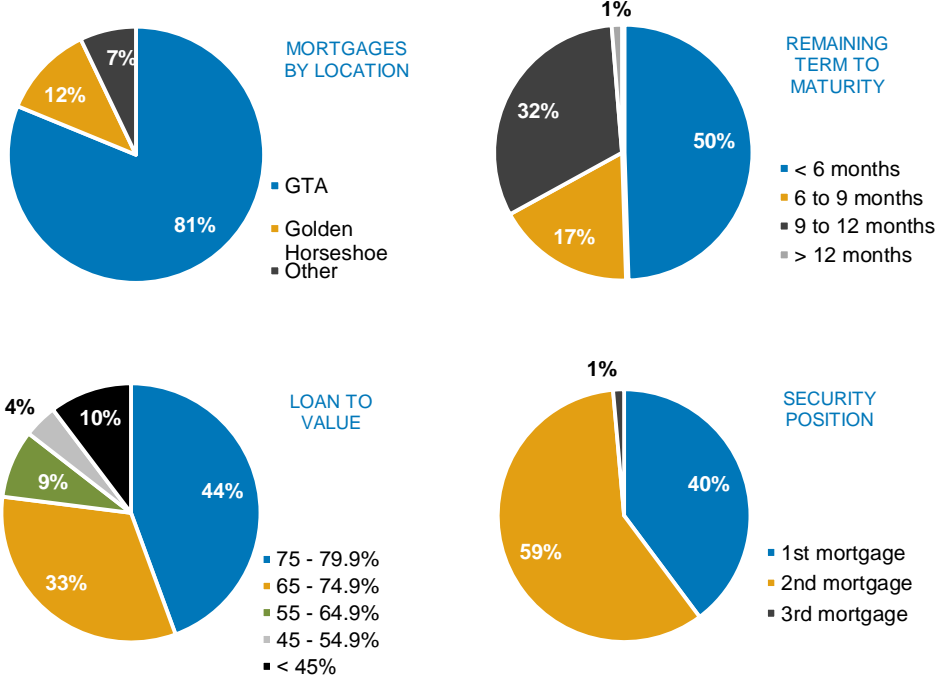
The Mortgage Company of Canada (“MCC”) is a mortgage investment corporation whose objective is to provide investors with an attractive risk-adjusted return by primarily investing in mortgages of single family homes in the Greater Toronto Area. Our experienced management team employs a focused lending strategy, follows rigorous underwriting analysis and leverages its third-party brokerage relationships as well as its affiliated mortgage brokerage for deal flow. MCC’s board of directors (“Board of Directors”), comprises a majority of independent members, provides corporate governance and oversight. The Board of Directors ensures that the corporate and financial objectives of MCC are pursued on behalf of its investors.

HISTORICAL RETURNS²

A \$100,000 investment in 2009 would be worth \$185,116 today



PORTFOLIO SUMMARY³



9.23% Trailing Twelve Month Yield¹

68.0% Average Loan to Value

295 Mortgages Outstanding

QUICK FACTS

Total Mortgage Portfolio \$37.7 MM

Average Mortgage Value \$128K

Average Term to Maturity . . . 6.1 months

Portfolio Composition:

Residential 100%

Commercial 0%

Investors:

Participating in DRIP 57.7%

Total number of investors 161

MORE INFORMATION

To learn more about investing with MCC, please call or email:

Raj Babber
President and CEO

E raj.babber@mcoci.com

T 905-886-5352 ext. 222

1) Monthly distributions are capped at 9%. Bonuses reflecting yields generated in excess of 9% are paid out quarterly as per the MCC Offering Memorandum.
2) Reflects yields earned by the predecessor company prior to the incorporation of the Mortgage Company of Canada on August 8, 2013 and those earned by MCC thereafter.
3) Weighted by book value of loan.

MARKET OUTLOOK

The GTA housing market continues to benefit from strong fundamentals and has shown no signs of slowing down, as evidenced by the following:

- In May, Toronto home sales increased 6.3% on a year over year basis⁴
- Record May transactions, coupled with a dip in the number of homes available for sale, resulted in strong growth of home prices of 8.9% on a year over year basis⁴
- Detached houses in Toronto sold for an average of \$1.15 million in May, up 18.2% from May 2014⁵
- On a year over year basis, the price of detached houses in the 905 regions was up 13.6% to an average of \$735,915⁵

MANAGEMENT TEAM

Our management team has demonstrated an excellent track record over their combined 40 years of lending experience. Management and the Board of Directors have approximately \$6 million invested in MCC on the same terms as our investors, insuring that our interests are aligned.

RAJ BABBER – Founder, President & Chief Executive Officer and Director

- 15 years of experience in commercial and residential lending
- Founder of CanadaLend.com, one of the largest volume independent mortgage brokering houses in Canada

SANJAY KAITH - Chief Operating Officer

- Over 10 years of experience in mortgage brokering, finance and lending in the small and medium business sector
- Experience and expertise in the residential housing market

GREG GOUTIS CPA, CMA - Chief Financial Officer and Director

- Over 14 years of experience in the construction and real estate industries
- Formally, Vice President, Operations and Chief Financial Officer at The Royalton Retirement Residences

MAJORITY INDEPENDENT BOARD OF DIRECTORS

MCC is committed to strong corporate governance practices. Accordingly, we have appointed three well-respected business and finance professionals with public company experience as independent members to our Board of Directors.

DANIEL DRIMMER

- Over 19 years of experience in the multi-family residential and commercial real estate sectors in Canada and the United States
- Chairman of the Board of True North Apartment Real Estate Investment Trust (TN.UN:TSX) and True North Commercial Real Estate Investment Trust (TNT.UN:TSX), and Chief Executive Officer of Starlight Investments Ltd.

TAMMY OLDENBURG

- Over 17 years of experience in various financial positions with MCAN Mortgage Corporation (MKP:TSX) ("MCAN"), Bank of Montreal and Ernst & Young
- Former Vice President and Chief Financial Officer of MCAN

GLEN SILVESTRI

- Over 15 years of experience in the financial sector
- Partner at Imperial Capital Group, a leading mid-market private equity player
- Former Vice President of Teachers' Private Capital, the private equity arm of Ontario Teachers' Pension Plan
- Member of the Board of Equity Financial Holdings (EQI:TSX)

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INVESTMENT TERMS

Target Investor Yield

- 9% plus discretionary quarterly bonus
- Distributions paid monthly

Dividend Reinvestment Plan

- DRIP available

Redemptions

- Locked in for 1 year, 90-day notice for redemption thereafter
- No redemption fees

Management Fees

- 0.5% annual base fee
- Performance fee above minimum threshold return of 9.5%

Minimum Investment

- \$25,000

Deferred Income Plans

- Eligible for RRSP, RRIF, TFSA, RESP, RDSP and deferred profit sharing plans

Auditor

Grant Thornton LLP

Legal Counsel

Cassels Brock & Blackwell LLP

4) Source: Toronto Real Estate Board, Market Watch, June 3, 2015.

5) Source: Toronto Star, "Average price of a detached home in Toronto hits \$1.15M", June 3, 2015.