

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 secured by single family homes in the Greater Toronto Area. Our experienced management team employs a Board approved credit policy, follows rigorous underwriting analysis and leverages its third-party brokerage relationships as well as its affiliated mortgage brokerage for mortgage originations. MCC's Board of Directors ("Board of Directors") comprises a majority of independent members who provide a framework around best practices.



MORTGAGE COMPANY OF CANADA

September 2016

9.14%¹

2016 TTM Yield

70.3%

Average Loan-to-Value

358

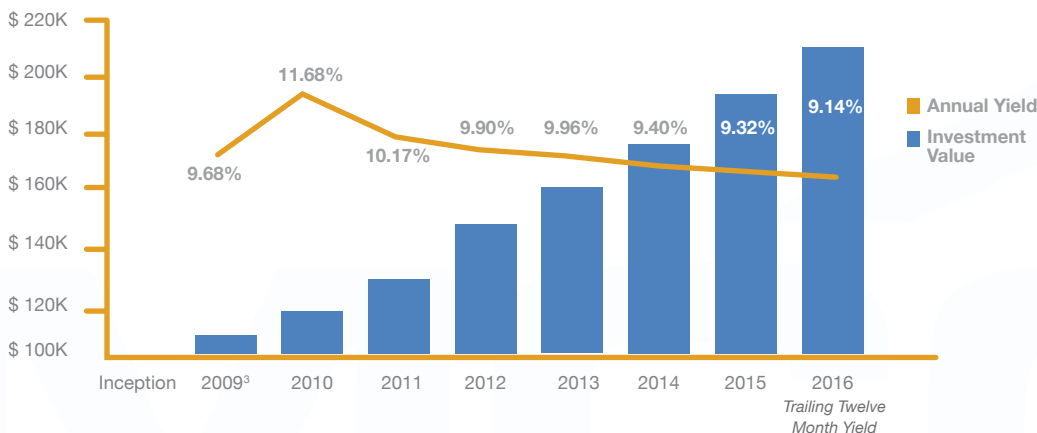
Mortgages Outstanding

\$226MM

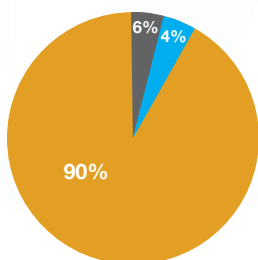
Total Deals Funded since inception as of September 30, 2016

HISTORICAL RETURNS²

A \$100,000 investment in 2009 would be worth \$212,047 today

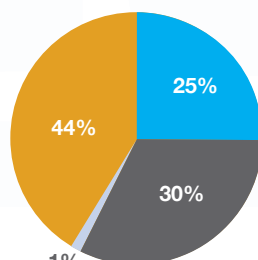


PORTFOLIO SUMMARY⁴



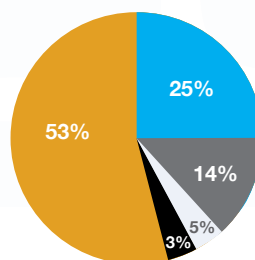
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



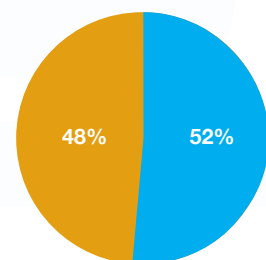
REMAINING TERM TO MATURITY

- ≤ 6 months
- ≤ 9 months
- ≤ 12 months
- >12 months



LOAN TO VALUE

- 75 - 79.9%
- 65 - 74.9%
- 55 - 64.9%
- 45 - 54.9%
- < 45%



SECURITY POSITION

- 1st Mortgage
- 2nd Mortgage

QUICK FACTS

Total Mortgage Portfolio	\$58.9MM
Year-Over-Year Increase	36.7%
Average Mortgage Value	~\$165K
Average Term to Maturity	6.45 Months

Portfolio Composition:

Residential	100%
Commercial	0%

Investors:

Participating in DRIP	151
Total number of investors	247
Management and Board Investment	\$6.3MM

(common shares only)

MORE INFORMATION

To learn more about MCC, please email or call:

Raj Babber

✉ raj.babber@mcoci.com
☎ 905-886-5352 ext. 222

1) Monthly distributions are targeted 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) Actual return for the 10 months ended December 31, 2009.
4) Weighted by book value of loan.

CEO's COMMENTARY

Since inception, MCC has maintained a short term lending philosophy. The average term to maturity of MCC's mortgage portfolio is 6.45 months. Investors frequently ask why we limit ourselves to short term mortgages. The answer is that our operating philosophy both minimizes portfolio risk and provides maximum flexibility. For example:

- The shorter term allows us to react quickly to market and interest rate changes;
- We re-appraise asset values at renewal, which enables us to maintain high levels of accuracy in our loan-to-value ratios;
- The shorter term provides us with higher liquidity than longer term mortgages; and
- The shorter term provides flexibility not to renew with difficult borrowers.

Based on this strategy related to mortgage administration, MCC and our investors have been well-served by this cautious approach.

MAJORITY INDEPENDENT BOARD OF DIRECTORS

MCC is committed to best practices and the preservation of shareholder capital. Accordingly, we have appointed four well respected business and finance professionals with public company experience as independent members and strategic advisor to our Board of Directors.

TAMMY OLDENBURG

- Over 17 years of experience within the finance and real estate sectors
- Chief Financial Officer at Credit Suisse Canada
- Former Vice President and Chief Financial Officer of MCAN Mortgage Corporation

JAMES GARCELON

- Over 20 years of experience in the financial sector
- Portfolio Manager at Shaunessy Investment Counsel Inc.
- Former Co-Founder and Principal of Grove Capital Group

RICHARD SENECHAL

- Former President and Chief Executive Officer of DUCA Financial Services Credit Union
- DUCA Director for over 30 years, served as Board Chair, Vice Chair, Chair Executive Committee, Chair Investment Committee, Chair Budget Committee and member of the Audit Committee.

STRATEGIC ADVISOR

DANIEL DRIMMER

- Over 19 years of experience in the multi-family residential and commercial real estate sectors in Canada and the United States
- President and Chief Executive Officer of Starlight Investments Ltd., Chairman of the Board, President and Chief Executive Officer of True North Commercial Real Estate Investment Trust and Chief Executive Officer of Starlight U.S. Multi-Family Core Funds.

INVESTMENT TERMS

Target Yield

- Annual yield of 9% (paid since inception) plus discretionary quarterly bonus
- Distributions paid monthly

Minimum Investment

- \$25,000

Dividend Reinvestment Plan

- DRIP available

Deferred Income Plans

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

Redemptions

- Locked in for 1 year, 30 day notice, up to 60 days for redemption thereafter¹

Management Fees

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

Auditor

Ernst & Young LLP

Legal Counsel

Stikeman Elliott LLP
Gowling WLG

FundSERV Code

MCO100

MANAGEMENT TEAM

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

RAJ BABBER

Founder, CEO and President

GREG GOUTIS

Chief Financial Officer

SANJAY KAITH

Chief Operating Officer

MORTGAGE COMPANY OF CANADA

¹) Refer to Offering Memorandum for additional terms.