

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 an independent Board approved credit policy, follows rigorous underwriting analysis and leverages its third-party mortgage 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

December 2016

9.0%¹

2016 TTM Yield

69.8%

Average Loan-to-Value

402

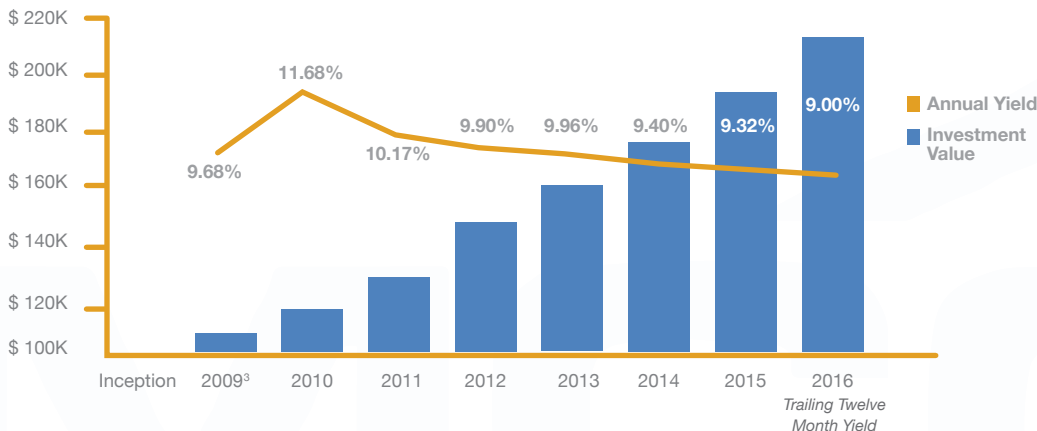
Mortgages Outstanding

\$251M

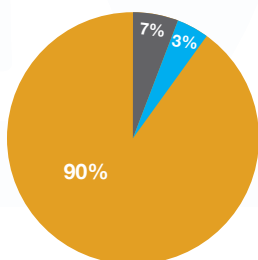
Total Deals Funded since inception as of December 31, 2016

HISTORICAL RETURNS²

A \$100,000 investment in 2009 would be worth \$216,481 today

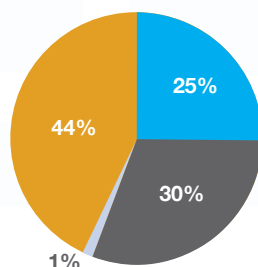


PORTFOLIO SUMMARY⁴



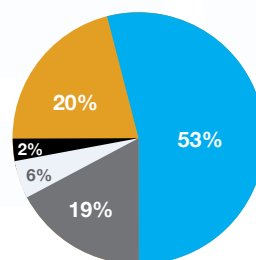
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



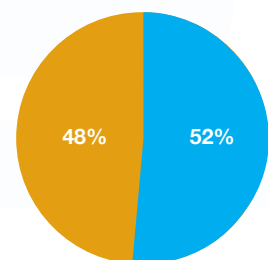
REMAINING TERM TO MATURITY

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



LOAN TO VALUE

- > 75.1%
- 65.1 - 75%
- 55.1 - 65%
- 45.1 - 55%
- < 45%



SECURITY POSITION

- 1st Mortgage
- 2nd Mortgage

QUICK FACTS

Total Mortgage Portfolio	\$71.4M
Year-Over-Year Increase	53.2%
Average Mortgage Value	\$178K
Average Term to Maturity	6.6 Months
Average Appraisal Value	\$716K

Portfolio Composition:

Residential	100%
Commercial	0%

Investors:

Participating in DRIP	174
Total number of investors	273
Management and Board Investment	\$6.3M

(common shares only)

TOTAL DEALS FUNDED IN DECEMBER: \$9.01M

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

I'm pleased and excited to report that 2016 was a record year for MCC. Our portfolio increased 53.2% from \$46.6 million to \$71.4 million, due to many factors, including a strengthened alliance with our growing network of quality mortgage brokers, strict underwriting processes and the positive effects of recent regulatory changes. We were also very pleased to announce the increase to our line of credit with TD Bank to \$25 million. Our 2016 yield for investors continued to meet our 9% target.

Our portfolio at year-end continued to reflect the fundamentals that are critical to our success: a focus on single-family homes in the GTA, average term to maturity of 6.6 months, average mortgage size of \$178K, average loan-to-value ratio of 69.8% and no condominium high-rise. Adherence to this investment philosophy has produced strong shareholder returns with an outstanding track record of capital preservation.

As we look ahead to 2017, we remain confident in the outlook for continued success. Our portfolio is well positioned, our team is strong and the business environment is constructive. Fundamental to our growth is our continued investor confidence in our product and management team. Accordingly, we are confident in forecasting another excellent year for MCC.

As always, if you have any questions about MCC, please feel free to call.

From our MCC family to yours, we wish you all the best for a healthy and happy 2017.

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 18 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.

¹⁾ Refer to Offering Memorandum for additional terms.

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 45 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