

INVESTMENT OBJECTIVE

Mortgage Company of Canada is a mortgage investment corporation whose objective is to provide investors with an attractive risk-adjusted return by 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. Mortgage Company of Canada's Board of Directors ("Board of Directors") comprises a majority of independent members who provide a framework around best practices.



March 2017

9.5%¹

2017 TTM Yield with DRIP²

69.7%

Average Loan-to-Value

466

Mortgages Outstanding

\$280M

Total Deals Funded since inception

QUICK FACTS

Total Mortgage Portfolio	\$88.2M
Year-Over-Year Increase	73%
Average Mortgage Value	\$189K
Average Term to Maturity	6.8 Months
Average Appraisal Value	\$744K

Portfolio Composition:

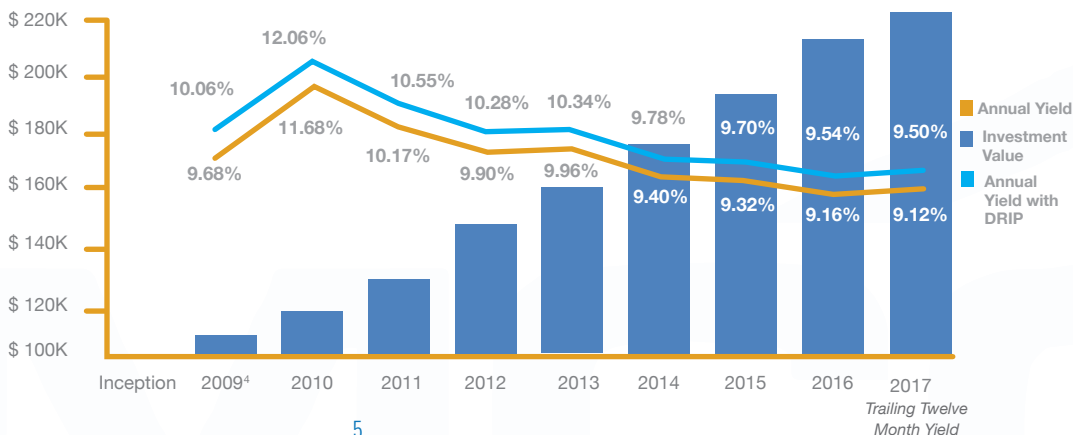
Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	182
Total number of investors	297
Management and Board	\$6.4M
Investment in common shares	

HISTORICAL RETURNS³

A \$100,000 investment in 2009 would be worth \$221,447 today



TOTAL DEALS FUNDED IN MARCH: \$10.9M

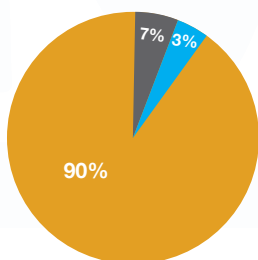
MORE INFORMATION

To learn more about Mortgage Company of Canada, please email or call:

Raj Babber

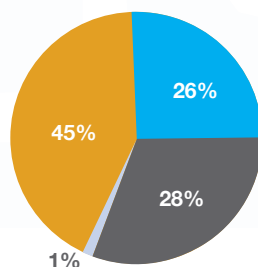
✉ raj.babber@mcoci.com
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PORTFOLIO SUMMARY⁵



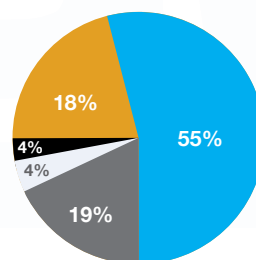
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



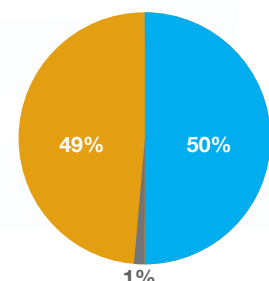
REMAINING TERM TO MATURITY

- ≤ 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
- 3rd Mortgage

1) Monthly distributions are targeted at 9%. Bonuses reflecting yields generated in excess of 9% are paid out quarterly as per the Mortgage Company of Canada Offering Memorandum.

2) DRIP - Dividend Re-Investment Plan

3) 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 Mortgage Company of Canada thereafter.

4) Actual return for the 10 months ended December 31, 2009.

5) Weighted by book value of loan.

CEO's COMMENTARY

At Mortgage Company of Canada, our investment philosophy is unique with a proven track record.

Currently, our portfolio is 99.9% invested in detached or semi-detached residential homes in the GTA. This compares with the overall MIC industry in which residential properties comprise only about 30% of total assets, as per a recent Globe & Mail article.

Our philosophy is also differentiated by our refusal to make 'big bets'. Our average loan size is only \$189,000, with 466 mortgages outstanding. Accordingly, we can never be materially impacted by a credit issue with any one borrower. That said, we maintain the strict underwriting standards that have been the hallmark of Mortgage Company of Canada since we opened our doors for business.

Our investment philosophy has served us well to date, providing strong returns while preserving investors' capital. We have no intention of changing it.

MAJORITY INDEPENDENT BOARD OF DIRECTORS

Mortgage Company of Canada 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.

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

TAMMY OLDENBURG

- Over 19 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

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 20 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 45 years of lending experience. Management and the Board of Directors have over \$6 million invested in Mortgage Company of Canada 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

¹) Refer to Offering Memorandum for additional terms.