

INVESTMENT OBJECTIVE

Mortgage Company of Canada 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. Mortgage Company of Canada's Board of Directors ("Board of Directors") comprises a majority of independent members who provide a framework around best practices.



May 2017

9.5%¹ 2017 TTM Yield with DRIP³

68.6% Average Loan-to-Value

516 Mortgages Outstanding

\$303M Total Deals Funded since inception

1890² Number of Deals Funded since Inception

QUICK FACTS

Total Mortgage Portfolio	\$102.7M
Year-Over-Year Increase	99%
Average Mortgage Value	\$198K
Average Term to Maturity	6.7 Months
Average Appraisal Value	\$761K

Portfolio Composition:

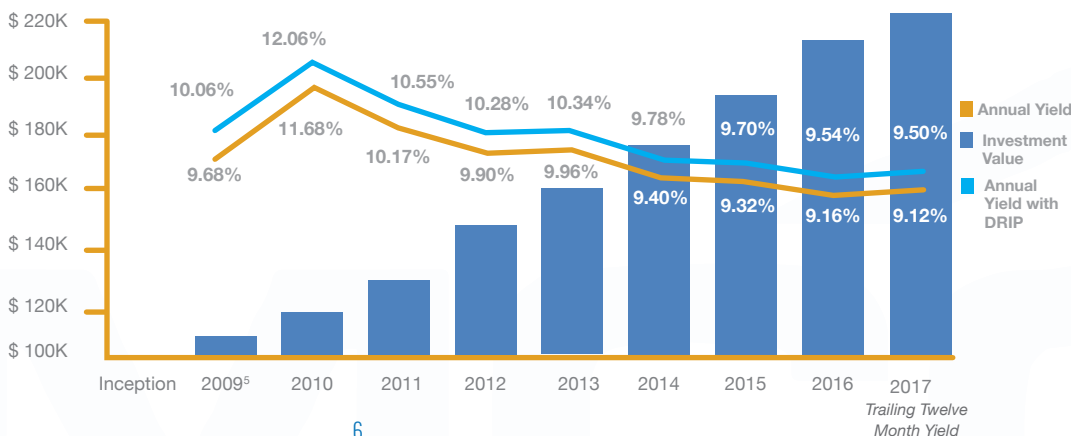
Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	192
Total number of investors	313
Management and Board	\$6.5M
Investment in common shares	

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$224,841 today



RECORD MONTH OF DEALS FUNDED IN MAY: \$14M

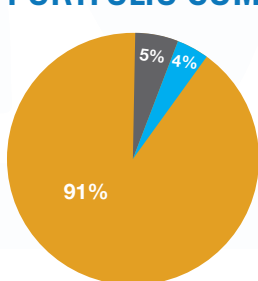
MORE INFORMATION

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

Raj Babber

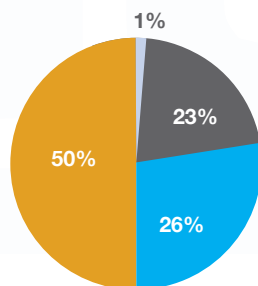
✉ raj.babber@mcoci.com
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PORTFOLIO SUMMARY⁶



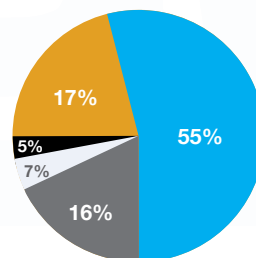
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



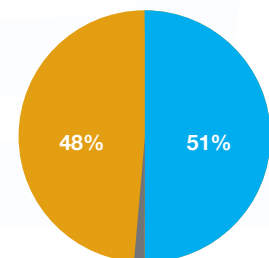
REMAINING TERM TO MATURITY

- ≤ 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) Reflects deals funded by the predecessor company prior to the incorporation of Mortgage Company of Canada on August 8, 2013 and those funded by Mortgage Company of Canada thereafter.
 3) DRIP - Dividend Re-Investment Plan
 4) Reflects yields earned by the predecessor company prior to the incorporation of Mortgage Company of Canada on August 8, 2013 and those earned by Mortgage Company of Canada thereafter.
 5) Actual return for the 10 months ended December 31, 2009.
 6) Weighted by book value of loan.

CEO'S COMMENTARY

May 2017 was a record shattering month for Mortgage Company of Canada. I am proud to announce that Mortgage Company of Canada exceeded \$100 million in assets under administration to become one of the largest private MIC's in the country. The flow of mortgage originations continues to increase in terms of both quality and quantity. We have seen an increase of nearly 50% in mortgage originations and we remain committed to our disciplined lending approach. We have been able to lower our overall loan to value and increase the average note rate on the portfolio.

Since our inception in November 2013, we have grown our capital base one investor at a time – through referrals, through positive word of mouth, and through expanding our network of investment advisors. Our total deals funded since inception is 1890 mortgages which exceeds \$303 million. We are proud to have originated and underwritten every single mortgage in our portfolio, never purchasing a pool of outside mortgages. This continues to demonstrate managements capabilities as a conservative mortgage administrator and effective manager.

As we continue to grow, our investment philosophy remains unchanged. Our portfolio remains 99.9% invested in detached or semi-detached residential homes in the GTA, with no construction lending on large development projects or residential condominium high-rise. We maintain small mortgage balances with conservative loan-to-value ratios. We will continue with this approach to provide strong investor returns.

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.

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 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