

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 quality 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.

9.58%¹ 2017 TTM Yield with DRIP³

68.7% Average Loan-to-Value

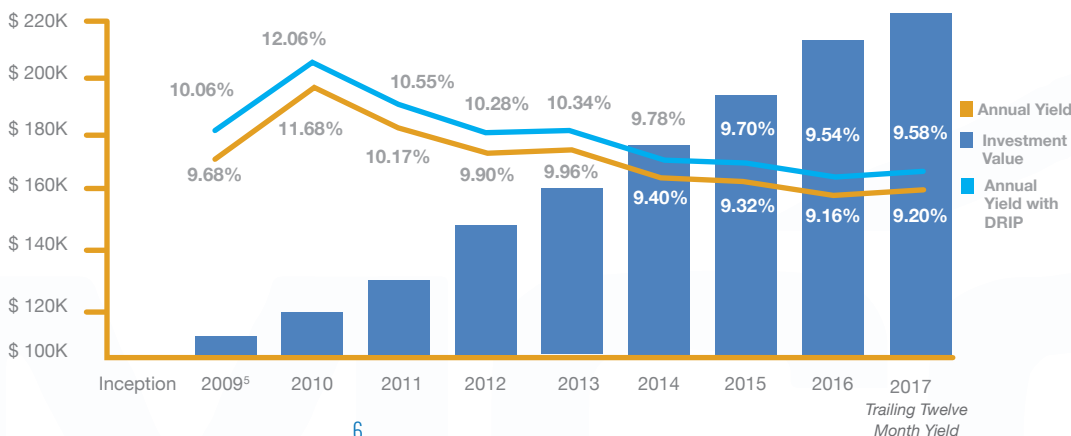
552 Mortgages Outstanding

\$323M Total Deals Funded since inception

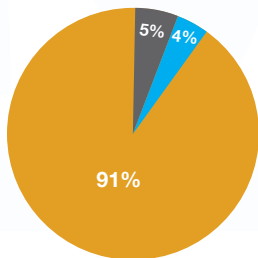
1974² Number of Deals Funded since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$228,286 today

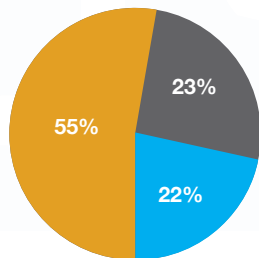


PORTFOLIO SUMMARY⁶



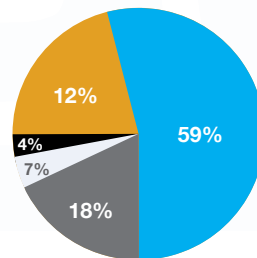
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



REMAINING TERM TO MATURITY

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



LOAN TO VALUE

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



July 2017

QUICK FACTS

Total Mortgage Portfolio	\$115M
Year-Over-Year Increase	103%
Average Mortgage Value	\$208K
Average Term to Maturity	5.9 Months
Average Appraisal Value	\$786K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	197
Total number of investors	323
Management and Board	\$6.6M
Investment in common shares	

DEALS FUNDED IN JULY: \$11.3M

MORE INFORMATION

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

Raj Babber

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☎ 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 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

Demand for mortgages remains very strong in the Mortgage Company of Canada's target market of detached single-family homes in the GTA. This is supported by recent data from Re/Max Integra indicating that many GTA neighbourhoods are still experiencing increases in the prices of detached houses, even as the average price across the Greater Toronto Area has softened.

The data indicates that 40% of 65 districts within the Toronto Real Estate Board recorded detached house price increases in Q2 2017 compared with Q1 2017. This includes part of North Toronto and almost half of all the districts in the 905 region, both areas where the MIC is quite active.

Re/Max Integra predicts that the overall market will likely remain soft in the third quarter of 2017 because sales are typically weak over summer months. However, they predict the GTA market will strengthen in the fourth quarter.

Regardless of the market environment, management of Mortgage Company of Canada remains committed to the core investment principles that are responsible for our success to date. Our portfolio today continues to reflect a focus on single-family homes in the GTA, short average term to maturity, small average mortgage size and a loan-to-value ratio below 70%.

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.
- Former Board Member of Mortgage Company of Canada

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, RRIIF, 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 \$6.6 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