

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.



June 2017

9.5%¹ 2017 TTM Yield with DRIP³

69.1% Average Loan-to-Value

529 Mortgages Outstanding

\$312M Total Deals Funded since inception

1929² Number of Deals Funded since Inception

QUICK FACTS

| | |
|--------------------------|------------|
| Total Mortgage Portfolio | \$107M |
| Year-Over-Year Increase | 101% |
| Average Mortgage Value | \$202K |
| Average Term to Maturity | 6.5 Months |
| Average Appraisal Value | \$766K |

Portfolio Composition:

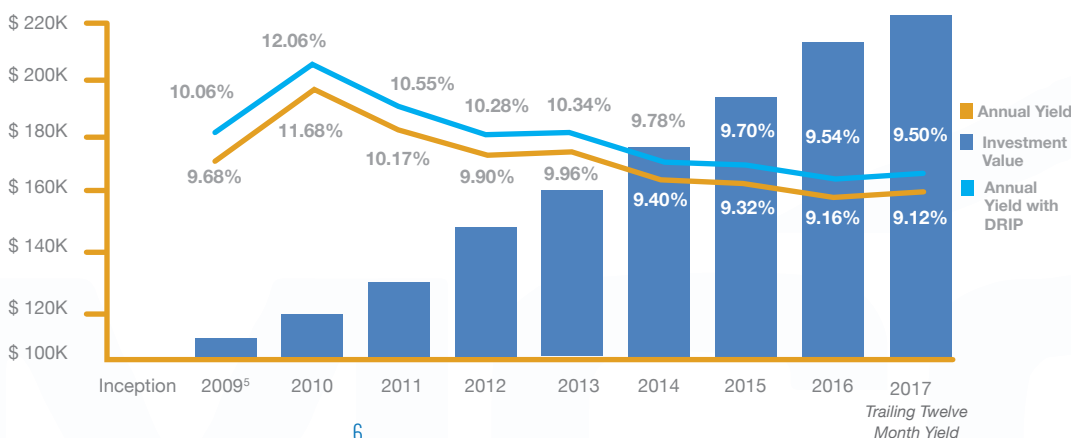
| | |
|-------------|-------|
| Residential | 99.9% |
| Commercial | 0.1% |

Investors:

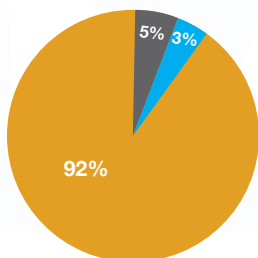
| | |
|-----------------------------|--------|
| Participating in DRIP | 194 |
| Total number of investors | 316 |
| Management and Board | \$6.5M |
| Investment in common shares | |

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$226,557 today

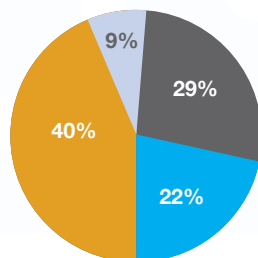


PORTFOLIO SUMMARY⁶



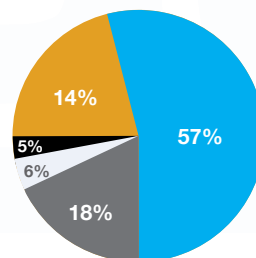
MORTGAGES BY LOCATION

- 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%

DEALS FUNDED IN JUNE: \$9.2M

MORE INFORMATION

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

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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

I'm pleased to report that management of Mortgage Company of Canada has negotiated an increase in our line of credit with The Toronto-Dominion Bank (TD) from \$25 million to \$40 million. In so doing, we have also been successful in obtaining a preferred, lower interest rate on the line.

Changes to the mortgage market in the Greater Toronto Area, attributable both to regulatory and market-based factors, have significantly increased the quantity and quality of mortgage funding opportunities. This increase enables us to take advantage of this tremendous opportunity.

We have a strong established relationship with TD, which has been providing a line of credit to us since 2014. In fact, this increase represents the third increase to the line during that time, underlining their confidence in our business model and ability to execute.

As we deploy these funds, we will continue to apply the same rigorous underwriting standards that are the hallmark of Mortgage Company of Canada. Our portfolio remains 99.9% invested in residential single-family homes, with an emphasis in the GTA, with no development projects or residential condominiums. We always have and will continue to maintain small mortgage balances with conservative loan-to-value ratios.

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 \$6.5 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.