

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 annual target yield is 9.25%, with distributions paid monthly. 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.



September 2017

9.7%¹

2017 TTM Yield with DRIP³

\$342M

Total Deals Funded since inception

67.3%

Weighted average Loan-to-Value

558

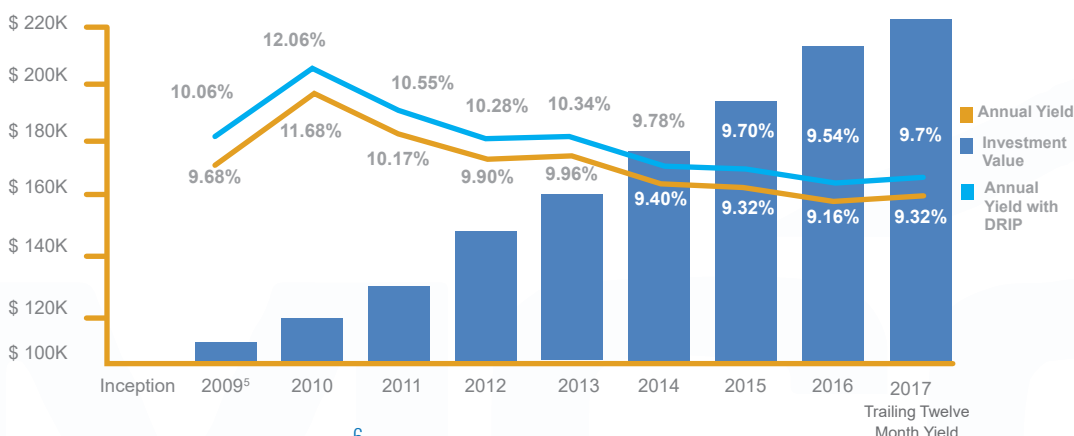
Mortgages Outstanding

2036²

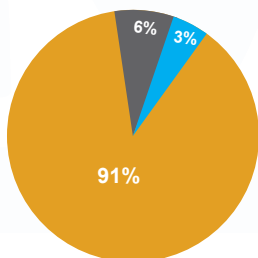
Number of Deals Funded since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$231,785 today

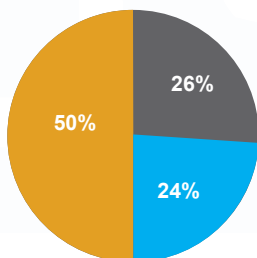


PORTFOLIO SUMMARY⁶



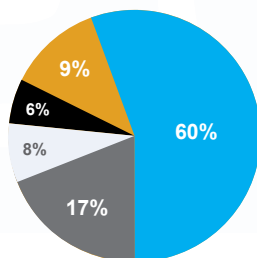
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



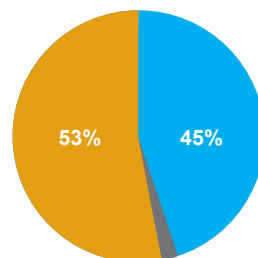
REMAINING TERM TO MATURITY

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



LOAN TO VALUE

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



SECURITY POSITION

- 1st Mortgage
- 2nd Mortgage
- 3rd Mortgage

QUICK FACTS

Total Mortgage Portfolio	\$121.5M
Year-Over-Year Increase	106%
Average Mortgage Value	\$218K
Average Term to Maturity	5.9 Months
Average Appraisal Value	\$808K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	206
Total number of investors	336
Management and Board	~\$7.1M
Investment in common shares	

DEALS FUNDED IN SEPTEMBER
\$9.9M

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 9.25%. Bonuses reflecting yields generated in excess of 9.25% 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

Dear Investors,

I am very pleased to announce that after years of outperforming our targets, we at Mortgage Company of Canada are setting our goals even higher.

This month, we announced that we raised our target yield to 9.25%, up from the prior level of 9%. As you probably know, we have consistently exceeded a 9% yield since we launched our MIC in 2013.

The new target reflects our strong track record and our confidence in our underlying portfolio. Our strategy is working, and we're not going to change a thing. We'll continue to invest in high-quality residential mortgages in the GTA that meet our strict underwriting standards and are capable of delivering superior returns to our investors.

Our recent performance has been exceptional. Our trailing 12-month yield was 9.7% as at September 30, 2017. Assets under management more than doubled in that same 12-month period to approximately \$121.5 million. I'm pleased to say that we continue to see tremendous investment opportunities in our target market, and we look forward to delivering continued outstanding returns as we grow our portfolio.

Thank you very much for your interest in Mortgage Company of Canada. With your support, we'll continue our efforts to build the industry's premier portfolio of GTA residential mortgages.

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 9.25% 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 approximately \$7.1 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