

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.



December 2017

9.76%¹ 2017 TTM Yield with DRIP³

67.7% Average Loan-to-Value

554 Mortgages Outstanding

\$372M Total Deals Funded since inception

2127² Number of Deals Funded since inception

QUICK FACTS

Total Mortgage Portfolio \$133M
 Year-Over-Year Increase 86%
 Average Mortgage Value \$240K
 Average Term to Maturity 6 Months
 Average Appraisal Value \$825K

Portfolio Composition:
 Residential 99.9%
 Commercial 0.1%

Investors:
 Participating in DRIP 237
 Total number of investors 392
 Management and Board Investment in common shares ~\$7.6M

DEALS FUNDED IN DECEMBER:
 ~\$13M

MORE INFORMATION

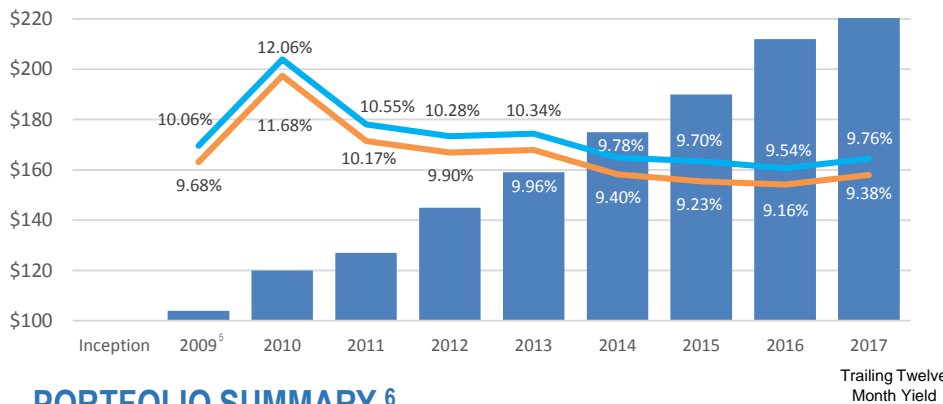
To learn more about Mortgage Company of Canada, please email or call:

RAJ BABBER

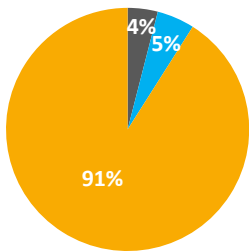
raj.babber@mcoci.com
 905-886-5352 ext. 222

HISTORICAL RETURNS ⁴

A \$100,000 investment in 2009 would be worth \$238,388 today

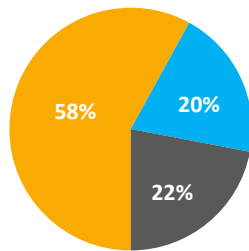


PORTFOLIO SUMMARY ⁶



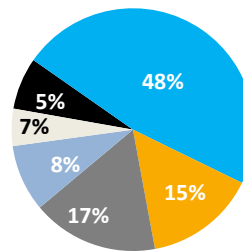
MORTGAGES BY LOCATION

■ GTA
 ■ Other
 ■ Golden Horseshoe



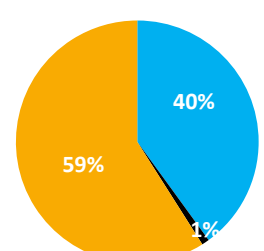
REMAINING TERM-TO-MATURITY

■ ≤ 6 months
 ■ ≤ 9 months
 ■ ≤ 12 months
 ■ >12 months



LOAN TO VALUE

■ > 75.1%
 ■ 70.1 - 75%
 ■ 65.1 - 70%
 ■ 55.1 - 65%
 ■ 45.1 - 55%
 ■ 55% < 45%



SECURITY POSITION

■ 1st Mortgage
 ■ 2nd Mortgage
 ■ 3rd Mortgage

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's 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

Mortgage Company of Canada delivered outstanding performance in 2017. Our assets under management increased 86% to \$133 million, crossing the \$100 million milestone in May. The growth was due to many factors, including strong investor confidence and the strong support of TD Bank, which increased our line of credit from \$25 million to \$40 million in June.

During 2017, we generated a yield of 9.76%. By sticking to our strategy and applying our disciplines underwriting standards, we have built a very robust portfolio: a focus on single-family homes in the GTA, an average term to maturity of 6 months, an average mortgage size of \$240 thousand, an average loan-to-value of 67.7%, and no condominiums.

We are highly optimistic about 2018. The fundamentals of our portfolio and our target market are strong; we have experienced and committed leadership; and our business continues to be supported by regulatory changes. In September 2017, we increased our target yield to 9.25%, up from the prior level of 9%. This further exemplifies our confidence in the business.

Thank you for your ongoing support of Mortgage Company of Canada. On behalf of all of us, I hope you have a healthy and happy 2018.

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 21 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 20 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 21 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 \$7.6 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