

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.



January 2018

9.72%¹ 2018 TTM Yield with DRIP³

67.9% Average Loan-to-Value

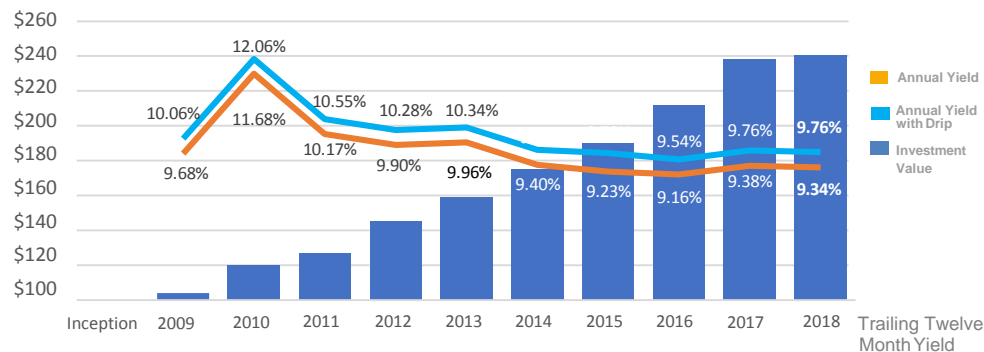
554 Mortgages Outstanding

\$384M Total Deals Funded Since Inception

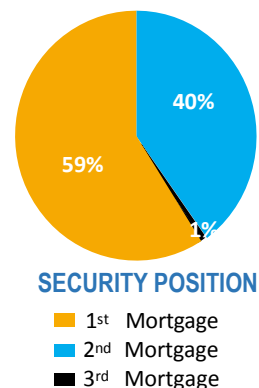
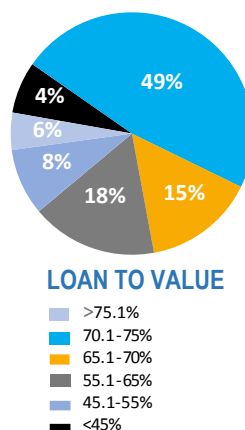
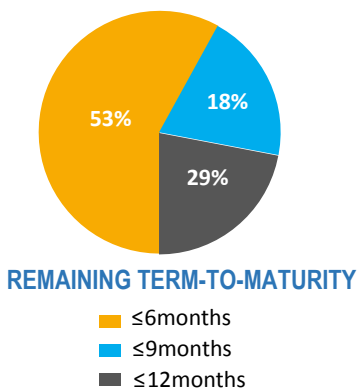
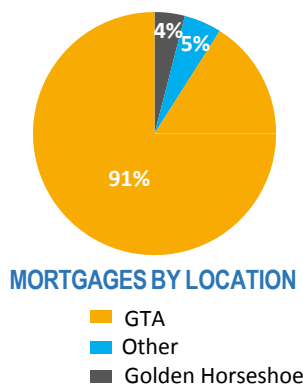
2161² Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$240,370 today



PORTFOLIO SUMMARY⁶



QUICK FACTS

Total Mortgage Portfolio \$139M
 Year-Over-Year Increase 78%
 Average Mortgage Value \$250K
 Average Term to Maturity 6.5 Months
 Average Appraisal Value \$836K

Portfolio Composition:

Residential 99.9%
 Commercial 0.1%

Investors:

Participating in DRIP 253
 Total Number of Investors 418
 Management and Board Investment in Common Shares ~\$7.8M

DEALS FUNDED IN JANUARY:

~\$12M

MORE INFORMATION

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

RAJ BABBER

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1) Monthly distributions are targeted at 9.25%. Bonuses reflecting yields generated in excess of 9.25% (as at Sept. 30, 2017) 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

When the Office of the Superintendent of Financial Institutions (OSFI) announced plans last year to tighten mortgage underwriting guidelines, we predicted that it would push many credit-worthy buyers into the alternative market.

So far, this process is playing out exactly as we anticipated.

The new guidelines came into effect on January 1, 2018. In the subsequent weeks, mortgage brokers have indicated that rejection rates from banks and other traditional lenders have gone up significantly. According to one media report, which cites brokers, rejection rates have increased as much as 20%.

I am pleased to say that we are experiencing a notable increase in deal volume as a result of this regulatory shift. There are a significant number of home buyers who cannot meet OSFI's "stress test" for uninsured mortgages, but still meet our established underwriting standards. The stress test is inflexible by its nature, and many home buyers that are clearly capable of carrying their proposed mortgages get rejected. We have the flexibility to evaluate these buyers in far greater depth than traditional lenders applying the stress test, allowing us to identify attractive investments without compromising our disciplined criteria. We view this as an opportunity for Mortgage Company of Canada to generate significant portfolio growth in 2018 and beyond.

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 25 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.

BRIAN JOHNSTON

- Over 30 years of management experience in the real estate industry.
- Chief Operating Officer at Mattamy Homes.
- Former Director of the Canada Mortgage and Housing Corporation (CMHC).

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 days 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 \$7.8 million invested in Mortgage Company of Canada on the same terms as our investors, ensuring that our interests are aligned.

RAJ BABBER

Founder, CEO and President

GREG GOUTIS

Chief Financial Officer

SANJAY KAITH

Chief Operating Officer