

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.



April 2018

QUICK FACTS

Total Mortgage Portfolio	\$156MM
Year-Over-Year Increase	68%
Average Mortgage Value	\$272K
Average Term to Maturity	5.4Months
Average Appraisal Value	\$844K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

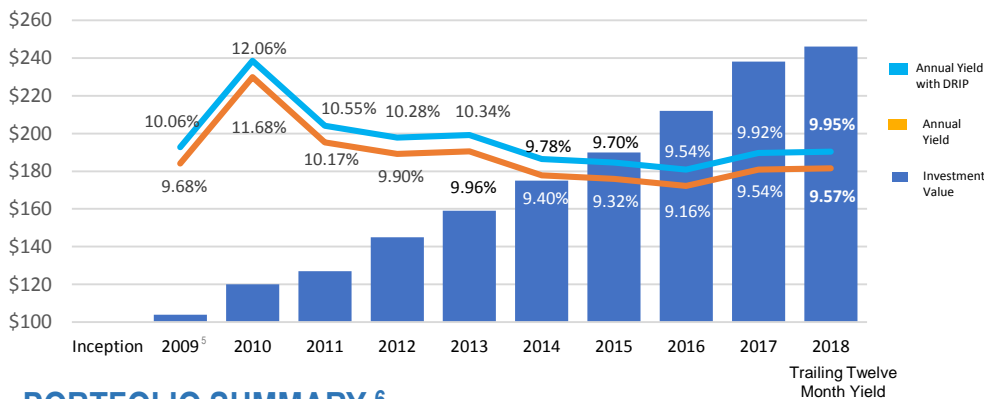
Investors:

Participating in DRIP	271
Total Number of Investors	444
Management and Board Investment in Common Shares	~\$8.5MM

9.95% ¹	68.1%	571	\$423MM	2259 ²
2018 TTM Yield with DRIP ³	Average Loan-to-Value	Mortgages Outstanding	Total Deals Funded Since Inception	Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$246,204 today



DEALS FUNDED IN APRIL:
~ \$18MM

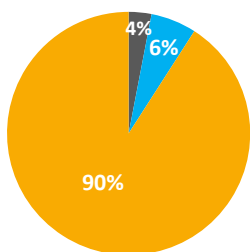
MORE INFORMATION

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

RAJ BABBER

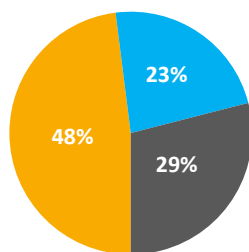
raj.babber@mcoci.com
905-886-5352 ext. 222

PORTFOLIO SUMMARY⁶



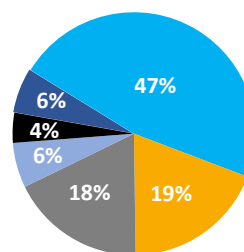
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



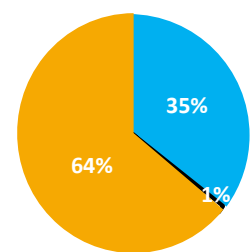
REMAINING TERM-TO-MATURITY

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



LOAN TO VALUE

- > 75.1%
- 70.1 - 75%
- 65.1 - 70%
- 55.1 - 65%
- 45.1 - 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% (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

There is much to be excited about at Mortgage Company of Canada right now. Let's start with our recent performance. April was another record month for the Company. We funded a record of approximately \$18MM in gross mortgages and grew our total mortgage portfolio to \$156MM. Our portfolio has now increased 17.3% in 2018 alone.

Regulatory changes continue to drive high-quality homebuyers out of the conventional mortgage market and create significant opportunities for us. We are very well positioned to take advantage of this opportunity. We are growing our portfolio and targeting a higher-quality customer base.

We are also pleased by recent developments in the housing market. As I described at our Annual General Meeting, Greater Toronto home prices have rebounded strongly in 2018. Average days on the market for new listings are declining, and the sales to new listings ratio indicates a balanced market.

Thank you again to all of you who attended our Annual General Meeting. It was wonderful to see such a large turnout and to see that our investors are so engaged with the Company.

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.

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

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 \$8.5MM invested in Mortgage Company of Canada on the same terms as our investors, ensuring that our interests are aligned.

RAJ BABBER

- Founder and CEO

FAHEEM TEJANI

- President

GREG GOUTIS

- Chief Financial Officer

SANJAY KAITH

- Chief Operating Officer