

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.



May 2018

QUICK FACTS

Total Mortgage Portfolio	\$172MM
Year-Over-Year Increase	67%
Average Mortgage Value	\$282K
Average Term to Maturity	5.8 Months
Average Appraisal Value	\$832K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

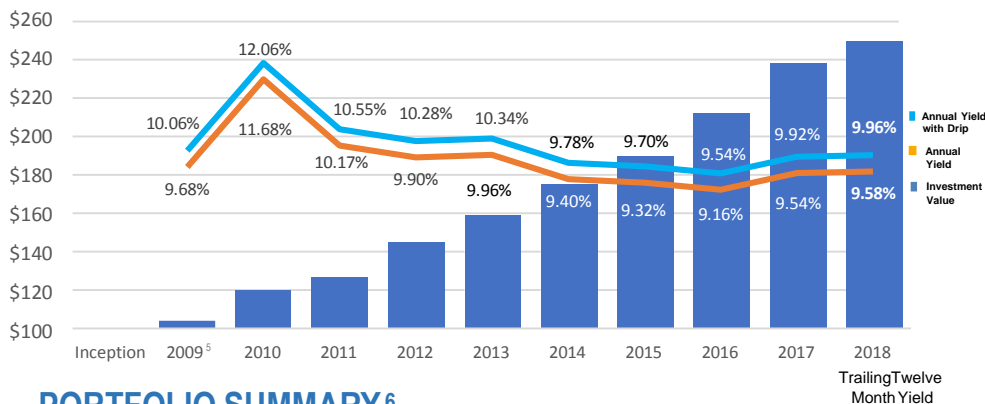
Investors:

Participating in DRIP	275
Total Number of Investors	451
Management and Board Investment in Common Shares	~\$8.6MM

9.96% ¹	68.6%	610	\$448MM	2326 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 RETURNS ⁴

A \$100,000 investment in 2009 would be worth \$248,251 today



DEALS FUNDED IN MAY:
~\$25MM

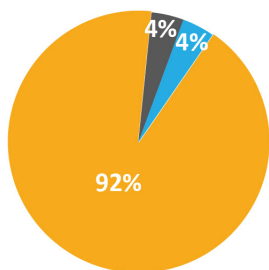
MORE INFORMATION

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

RAJ BABBER

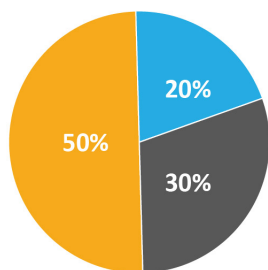
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PORTFOLIO SUMMARY ⁶



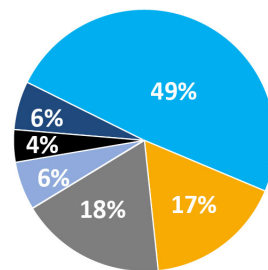
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



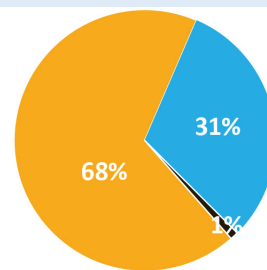
REMAINING TERM-TO-MATURITY

- ≤ 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

May was another outstanding month for Mortgage Company of Canada. I'm pleased to report that we funded \$25 million in gross mortgages, a new monthly record. It far exceeds the approximately \$18MM in mortgages we funded in April, which was our previous record high. The tighter regulations on conventional mortgage lending, which came into effect in January 2018, are driving a tremendous amount of high-quality lending opportunities to us.

While our funding activity is increasing, the quality of our portfolio is increasing as well. Approximately 75% of the mortgages funded during May were first mortgages. The loan-to-value ratio as of May was 68.6%. Our risk profile is declining, even as we steadily grow our portfolio and continue to deliver strong returns to our investors.

We expect to remain busy in the months ahead. The regulatory changes introduced by OSFI are not going anywhere. The fundamentals behind the Greater Toronto housing market are robust. And we have maintained significant financial flexibility, allowing us to take advantage of investment opportunities if and when they emerge.

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, RRRIF, 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 \$8.6 million 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