

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.



August 2018

QUICK FACTS

Total Mortgage Portfolio	\$211MM
Year-Over-Year Increase	79%
Average Mortgage Value	\$312K
Average Term to Maturity	6.5 Months
Average Appraisal Value	\$818K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	299
Total Number of Investors	484
Management and Board	~\$9.6MM
Investment in Common Shares	

DEALS FUNDED IN AUGUST:

~\$23MM

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

9.93%¹

2018 TTM Yield with DRIP³

68.9%

Average Loan-to-Value

675

Mortgages Outstanding

\$511MM

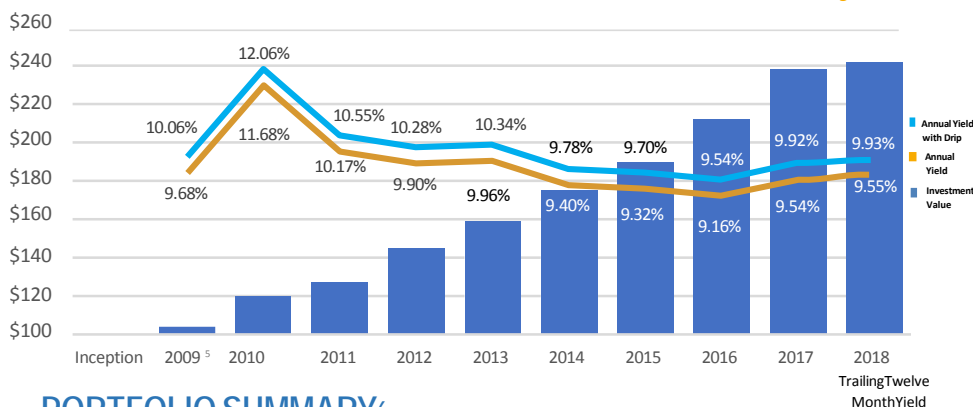
Total Deals Funded Since Inception

2,499²

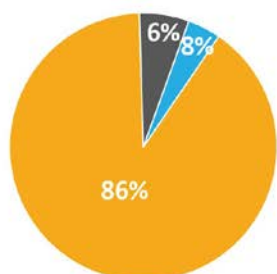
Number of Deals Funded Since Inception

HISTORICAL RETURNS ⁴

A \$100,000 investment in 2009 would be worth \$254,459 today

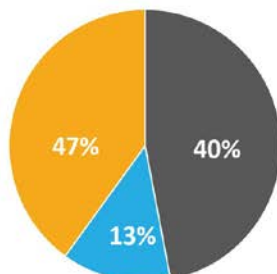


PORTFOLIO SUMMARY⁶



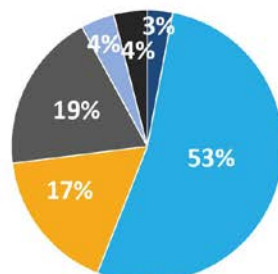
MORTGAGES BY LOCATION

■ GTA
■ Other
■ Golden Horseshoe



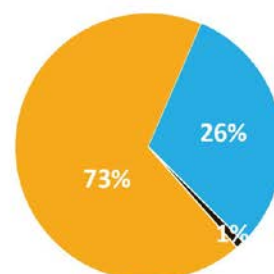
REMAINING TERM-TO-MATURITY

■ ≤6 months
■ ≤9 months
■ ≤12 months



LOAN TO VALUE

■ >75.1%
■ 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

At Mortgage Company of Canada, our investment philosophy is focused on the residential market. This is primarily illustrated by the diversity of loans in our portfolio and our smaller average mortgage size. To put this in perspective, at the end of August 2018, our portfolio comprised 675 mortgage loans with an average mortgage size of \$312K. This philosophy of avoiding loan concentration means that we are not taking big bets on any individual borrowers. In turn, this contributes to our strong track record. Since the inception of the MIC, we have advanced an aggregate of \$511 million in mortgage loans.

As you are aware, we recently passed the \$200 million mark in assets. The regulatory changes to the mortgage market continue to drive borrowers away from the chartered banks and toward the alternative market. Brokers continue to support Mortgage Company of Canada because we deliver timely financing to their clients. In addition, we continue to maintain investor confidence and growth due to our current investors and their referrals. Accordingly, our volume pipeline remains robust.

Importantly, concurrent with this growth, we are also experiencing improvement in our borrower and loan profile. 73% of our portfolio loans are first mortgages and 86% are located within the GTA, an area where demand continues to grow and supply remains scarce. Accordingly, our portfolio quality is improving in tandem with our growth.

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 \$9.6 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