

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.



September 2018

QUICK FACTS

Total Mortgage Portfolio	\$219MM
Year-Over-Year Increase	79%
Average Mortgage Value	\$321K
Average Term to Maturity	6.3 Months
Average Appraisal Value	\$813K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	310
Total Number of Investors	503
Management and Board Investment in Common Shares	~\$9.9MM

9.86%¹

2018 TTM Yield with DRIP³

68.9%

Average Loan-to-Value

681

Number of Mortgages

\$528MM

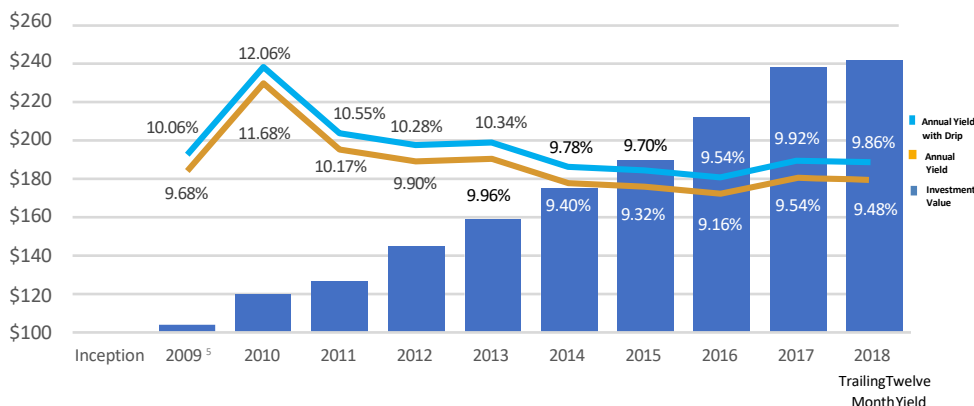
Total Deals Funded Since Inception

2,539²

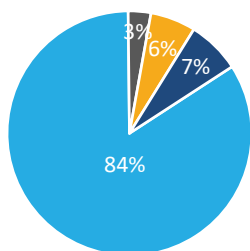
Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$256,550 today

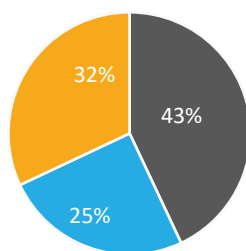


PORTFOLIO SUMMARY⁶



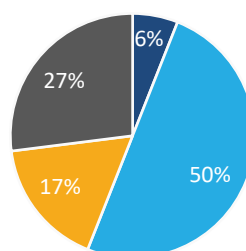
MORTGAGES BY LOCATION

- GTA
- Ottawa
- Other
- Golden Horseshoe



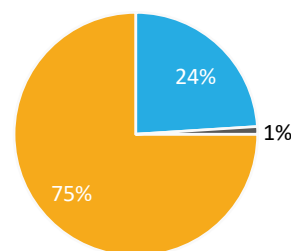
REMAINING TERM-TO-MATURITY

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



LOAN TO VALUE

- >75
- 70.1 - 75%
- 65.1 - 70%
- <65%



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

The Greater Toronto Area real estate market continues to show strength and resilience.

The Toronto Real Estate Board (TREB) recently reported that there were 6,455 sales through the MLS system in September 2018, up 1.9% from September 2017. The average selling price increased 2.9% year-over-year to \$796,786, and new listings declined 3.1% from the prior year to 15,920. On a month-over-month adjusted basis, sales increased 0.2% from August 2018.

Despite the impact of increased borrowing costs and tighter mortgage qualification rules in 2018, the supply-demand fundamentals of the market are highly robust. TREB noted that the “real challenge” in this market is supply rather than demand.

We are pleased to see a much more stable market today in comparison to 2017. As the GTA population continues to expand at a far greater pace than housing stock, we believe the market will continue to remain very attractive.

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 \$9.9 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