

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.



October 2018

QUICK FACTS

Total Mortgage Portfolio	\$226MM
Year-Over-Year Increase	82%
Average Mortgage Value	\$321K
Average Term to Maturity	6.3 Months
Average Appraisal Value	\$807K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	321
Total Number of Investors	522
Management and Board Investment in Common Shares	~\$10MM

DEALS FUNDED IN

OCTOBER:

~\$17MM

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

9.86%¹

2018 TTM Yield with DRIP³

68.9%

Average Loan-to-Value

704

Number of Mortgages

\$545MM

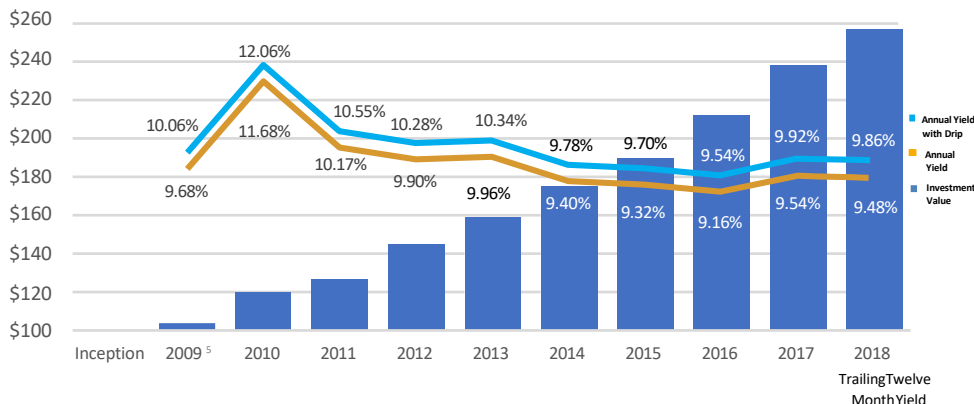
Total Deals Funded Since Inception

2,598²

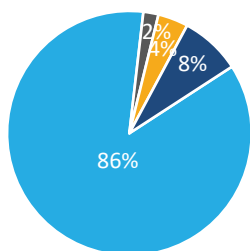
Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$258,658 today

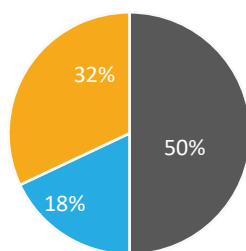


PORTFOLIO SUMMARY⁶



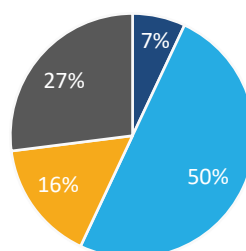
MORTGAGES BY LOCATION

- GTA
- Ottawa
- Other
- Golden Horseshoe



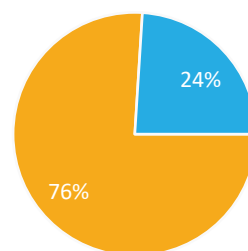
REMAINING TERM-TO-MATURITY

- ≤ 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

In an October 30, 2018 *Globe and Mail* article written by Associate News Editor Michael Babad, the author characterized the last 10 years as the "Lost Decade" on the Toronto Stock Exchange. He pointed out that Canada's benchmark S&P/TSX Composite Index, which exceeded 15,000 in mid-2008, now sits below that mark.

The author contrasted the TSX's underwhelming 10-year performance with that of purchasing a house in May 2008. While the comparison with the TSX is obviously not 'apples-to-apples', it is nonetheless noteworthy that Canadian home prices have risen almost 72% since that time, with Toronto prices ahead by almost 115%, according to the Teranet-National Bank house price index.

This strong real estate market in the GTA has provided a great platform for Mortgage Company of Canada. As a proven provider of mortgage financing in the alternative market, we have been able to increase the size of our portfolio to over \$220 million, while simultaneously improving our overall loan quality. Our track record speaks for itself: since November 2013, we have made 58 monthly distribution payments to investors without missing a single one. We have also delivered consistent strong returns in excess of our current 9.25% annual target yield. At the end of October 2018, our trailing 12-month yield stood at 9.48%, or 9.86% for investors in our Dividend Reinvestment Plan. With our strong leadership team and continued support from our lenders and investors, we are confident that we can continue to generate both solid portfolio growth and outstanding returns.

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 \$10 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