

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.



December 2018

QUICK FACTS

Total Mortgage Portfolio	\$228MM
Year-Over-Year Increase	70%
Average Mortgage Value	\$318K
Average Term to Maturity	6 Months
Average Appraisal Value	\$798K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	346
Total Number of Investors	560
Management and Board	~\$10.2MM
Investment in Common Shares	

DEALS FUNDED IN

DECEMBER:

~\$14MM

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

9.65%¹

2018 TTM Yield with DRIP³

69.1%

Average Loan-to-Value

718

Number of Mortgages

\$576MM

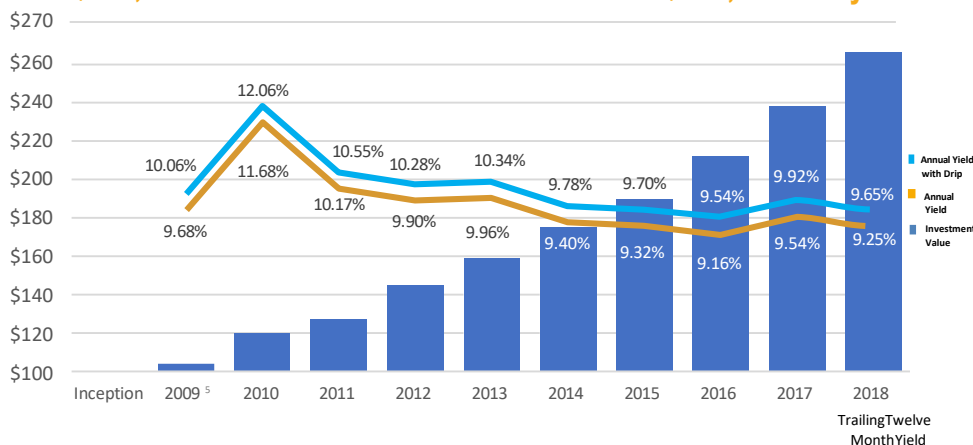
Total Deals Funded Since Inception

2,692²

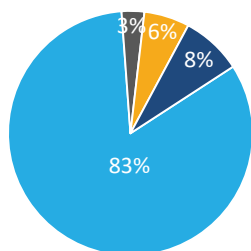
Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$262,880 today

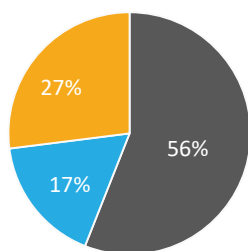


PORTFOLIO SUMMARY⁶



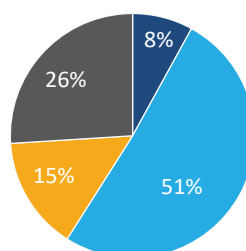
MORTGAGES BY LOCATION

- GTA
- Ottawa
- Other
- Golden Horseshoe



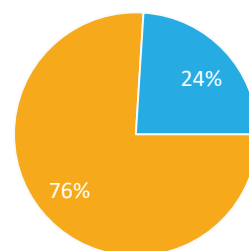
REMAINING TERM-TO-MATURITY

- ≤ 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 past year was another highly successful one for Mortgage Company of Canada. We increased assets under management 70% to \$228 million during 2018. We also upgraded our portfolio, as the percentage of first mortgages increased to 76% at year end, compared to 59% at the end of 2017 and 48% at the end of 2016. And we delivered a strong trailing 12-month yield of 9.65%, with our Dividend Reinvestment Plan.

The stellar performance during 2018 demonstrates the underlying strength of our business model. It was also augmented by a couple of other key factors. The introduction of tighter mortgage underwriting guidelines on traditional lenders provided us with many attractive funding opportunities that would have previously been satisfied by the chartered banks. We also increased our line of credit, enabling us to capitalize on more investment opportunities. Our line of credit is now syndicated by both Toronto-Dominion Bank and Royal Bank of Canada, the country's two leading financial institutions.

Our success would not be possible without the hard work of the entire Mortgage Company of Canada team. I am also grateful for the invaluable guidance we receive from our highly active Board of Directors and Strategic Advisor. Finally, thank you to all of you, our shareholders. You have shown such strong support for our company, both through your own financial commitments and through the referrals that so many of you have provided. We are committed to doing our best to maximize your 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 \$10.2 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