

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.



January 2019

QUICK FACTS

Total Mortgage Portfolio	\$233MM
Year-Over-Year Increase	68%
Average Mortgage Value	\$321K
Average Term to Maturity	6 Months
Average Appraisal Value	\$795K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	364
Total Number of Investors	582
Management and Board Investment in Common Shares	~\$10.4MM

DEALS FUNDED IN

JANUARY:

~\$11MM

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

69.3%

Average Loan-to-Value

726

Number of Mortgages

\$587MM

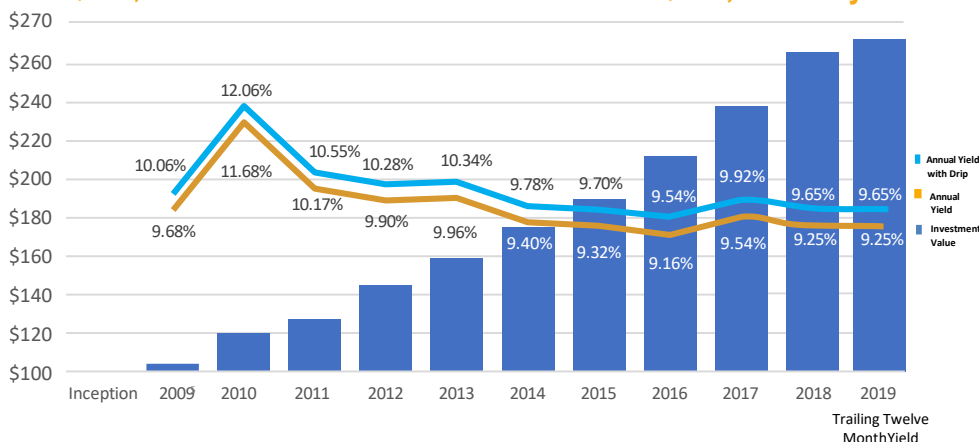
Total Deals Funded Since Inception

2,723²

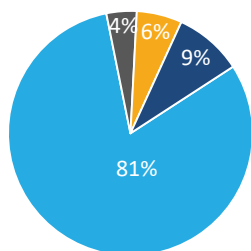
Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$264,994 today

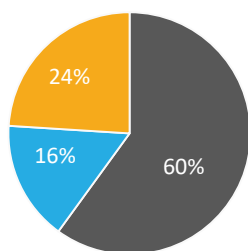


PORTFOLIO SUMMARY⁶



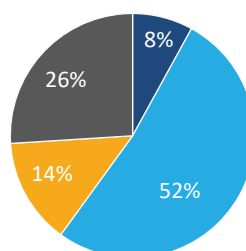
MORTGAGES BY LOCATION

- GTA
- Ottawa
- Major Urban City Centers⁷
- Golden Horseshoe



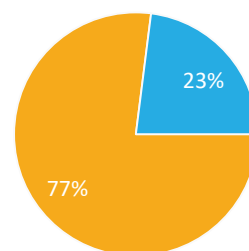
REMAINING TERM-TO-MATURITY

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



LOAN TO VALUE

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



SECURITY POSITION

- 1st Mortgage
- 2nd and 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.

⁷ Areas with a minimum population of 20,000.

CEO's COMMENTARY

According to year-end statistics from the Toronto Real Estate Board (TREB), there were 77,426 home sales in the Greater Toronto Area in 2018, with an average selling price of \$787,300. The Toronto economy is in the midst of a long-term boom period, with average GDP growth of approximately 2.4% per year since 2009. Job growth has also been exceptional: the current unemployment rate is 6.1% in the city and less in parts of the surrounding area. This is happening as high levels of immigration and interprovincial migration are drawing more talented people to Toronto every day. New home construction, meanwhile, has not kept up with demand. These factors ensure a healthy housing market that can withstand volatility from sources such as rising rates and the stress test.

TREB is predicting that the market will grow in 2019, with an anticipated 83,000 home sales in its baseline forecast and a rise in average home prices in the mid-single digits. Notably, TREB also predicts that some prospective homebuyers who kept out of the market in 2018 due to the stress test will buy more affordable homes than originally planned in 2019. This natural adjustment ensures a healthy long-term market.

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 Executive Officer at CreateTO
- Former Chief Operating Officer at Mattamy Homes.

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 \$10.4 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