

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.



March 2019

QUICK FACTS

Total Mortgage Portfolio	\$246MM
Year-Over-Year Increase	66%
Average Mortgage Value	\$319K
Average Term to Maturity	6 Months
Average Appraisal Value	\$792K

Portfolio Composition:
Residential 100%

Investors:
Participating in DRIP 392
Total Number of Investors 624
Management and Board Investment in Common Shares ~\$10.8MM

DEALS FUNDED IN MARCH:
~\$18MM

MORE INFORMATION

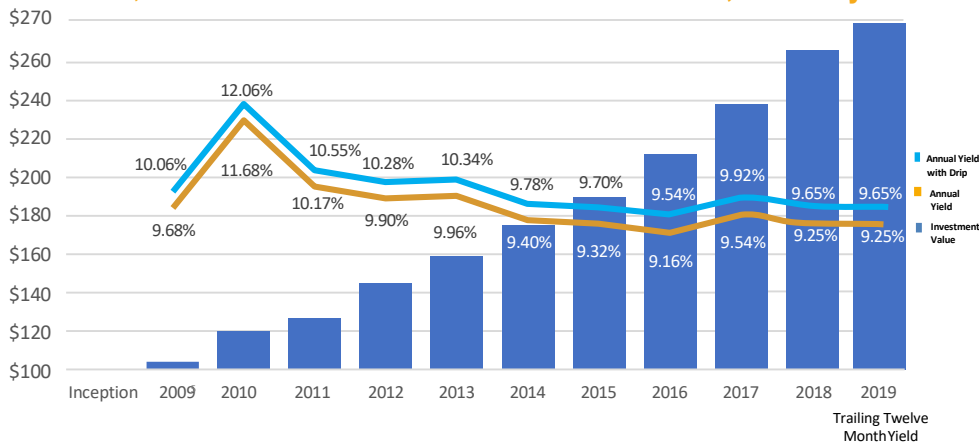
To learn more about Mortgage Company of Canada, please email or call:

RAJ BABBER
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905-886-5352 ext. 222

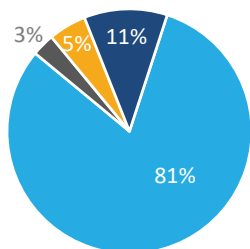
9.65% ¹	69.4%	770	\$622MM	2,832 ²
2018 TTM Yield with DRIP ³	Average Loan-to-Value	Number of Mortgages	Total Deals Funded Since Inception	Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$269,273 today

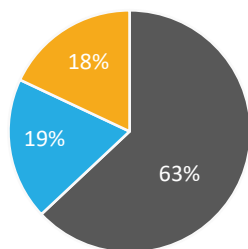


PORTFOLIO SUMMARY⁶



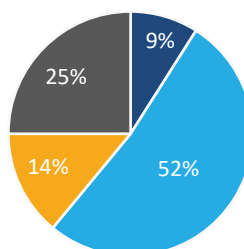
MORTGAGES BY LOCATION

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



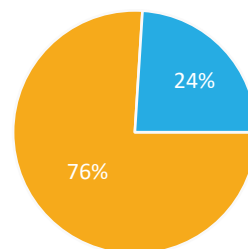
REMAINING TERM-TO-MATURITY

- ≤ 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

The Toronto real estate market continues to demonstrate underlying strength and consistency. The Toronto Real Estate Board (TREB) reported that there were 7,187 homes sold in the MLS system in March 2019, almost identical to the same period last year. There were 15,576 active listings during the month, and listings were on the market for an average of 21 days. Both results were in line with historical numbers. The average price increased 0.5% year-over-year to \$788,335. For the first quarter of 2019, the average price was up 1.1%.

Toronto's strong population and job growth, combined with an ongoing shortage of new housing supply, continues to drive a healthy market with moderate price growth. TREB noted that it continues to see substantial competition between buyers for available homes "in many neighborhood" throughout the Greater Toronto Area, providing a "level of support for home prices." While sales are below the record levels of 2016 and early 2017, the supply of listings has declined from those peak levels as well, meaning market conditions have remained relatively tight.

While the OSFI-mandated stress test has impacted the ability of traditional lenders to satisfy the mortgage needs of some potential homebuyers, the presence of alternative lenders like Mortgage Company of Canada has represented an important component in maintaining a healthy and stable real estate 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 21 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 \$10.8 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