

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.



April 2019

QUICK FACTS

Total Mortgage Portfolio	\$255MM
Year-Over-Year Increase	63%
Average Mortgage Value	\$326K
Average Term to Maturity	6 Months
Average Appraisal Value	\$794K

Portfolio Composition:
Residential 100%

Investors:
Participating in DRIP 403
Total Number of Investors 639
Management and Board Investment in Common Shares ~\$11MM

DEALS FUNDED IN APRIL:
~\$20MM

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

9.68%¹

2018 TTM Yield with DRIP³

69.6%

Average Loan-to-Value

781

Number of Mortgages

\$642MM

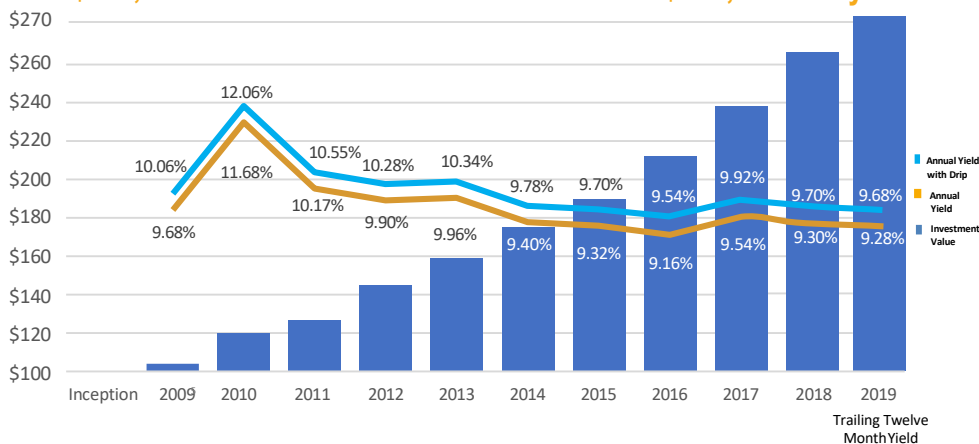
Total Deals Funded Since Inception

2,886²

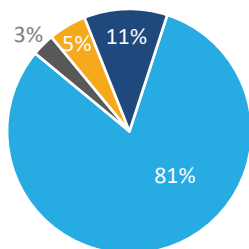
Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$271,447 today

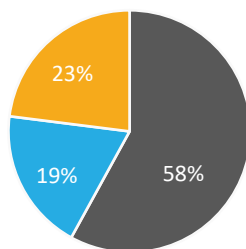


PORTFOLIO SUMMARY⁶



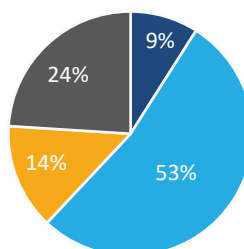
MORTGAGES BY LOCATION

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



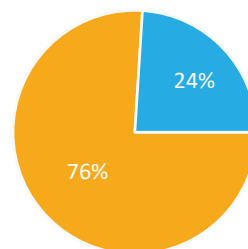
REMAINING TERM-TO-MATURITY

- ≤ 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

We were delighted to see more than 200 of our investors in attendance at our Annual General Meeting on May 7th. The AGM has become a very big event for us, and we are grateful for the opportunity to speak with so many of you in person.

For those that couldn't attend, our message was simple: Mortgage Company of Canada is performing well, and the outlook for our business remains extremely positive. The performance numbers in this month's newsletter speak for themselves, including a trailing 12-month of yield of 9.28%, or 9.68% with our Dividend Re-Investment Plan. The long-term fundamentals of the Greater Toronto remain strong, and the short-term numbers point to a very hot market. Home sales in April 2019 increased 16.8% from the same month last year, with the average selling price rising 1.9%, according to data from the Toronto Real Estate Board.

Thank you to everyone who attended the AGM, and we hope to see even more of you at next year's meeting. We are confident that we will continue to have a great story to tell when we meet again in 12 months. On behalf of our Board of Directors and team at Mortgage Company of Canada, as always, thank you for your support.

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.
- Chairman of the Board and Chief Executive Officer of True North Commercial Real Estate Investment Trust and Starlight Investments Ltd.
- 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 \$11 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