

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.



May 2019

QUICK FACTS

Total Mortgage Portfolio	\$258MM
Year-Over-Year Increase	50%
Average Mortgage Value	\$332K
Average Term to Maturity	5.8 Months
Average Appraisal Value	\$805K

Portfolio Composition:
Residential 100%

Investors:
Participating in DRIP 410
Total Number of Investors 656
Management and Board Investment in Common Shares ~\$11.2MM

DEALS FUNDED IN

MAY:
~\$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

777

Number of Mortgages

\$662MM

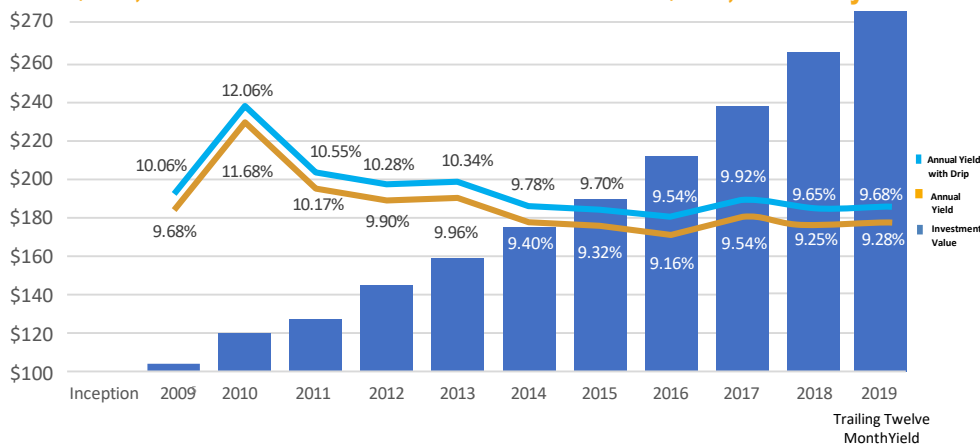
Total Deals Funded Since Inception

2,933²

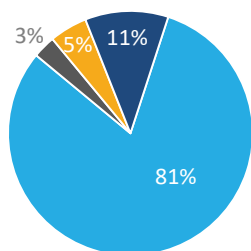
Number of Deals Funded Since Inception

HISTORICAL RETURNS⁴

A \$100,000 investment in 2009 would be worth \$273,636 today

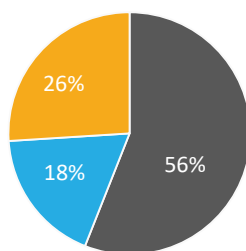


PORTFOLIO SUMMARY⁶



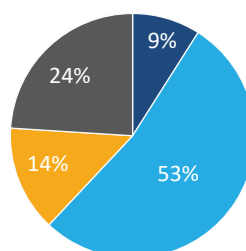
MORTGAGES BY LOCATION

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



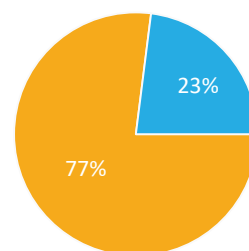
REMAINING TERM-TO-MATURITY

- <= 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

If you live in Toronto, you know the city is growing rapidly. But you might still be amazed to learn just how fast.

According to a new study from Ryerson University's Centre for Urban Research and Land Development, the City of Toronto has by far the largest population growth of any central city in Canada or the United States. Toronto added 77,435 people in the 12 months ended July 1, 2018, more than triple the next closest city. In terms of metropolitan areas, Toronto had the second-largest population growth during the 12-month study period.

It goes without saying that population growth is a very important driver for a robust housing market. We have seen it first-hand in Toronto.

One of the Ryerson study's authors expressed that Toronto's long-term housing supply may not keep up with demand. We agree that promoting new home supply needs to be a top priority for policymakers. The population inflow is going to continue, and the newcomers will need places to live.

From the perspective of our business, these population growth statistics simply confirm that we are focused on the right market at the right time.

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 \$11.2 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