



MORRISON LAURIER MORTGAGE CORPORATION

INVESTMENT SUMMARY (SEPTEMBER 30TH, 2017)

ABOUT MORRISON LAURIER

Morrison Laurier Mortgage Corporation was formed 7 years ago to allow accredited investors the opportunity to invest in the mortgage portfolio of Morrison Financial Mortgage Corporation. The Corporation began offering Series F Shares in January 2011.

Morrison Financial specializes in the financing of mid-size construction projects based on verified pre sales. In its 30 years of originating and managing mortgages, Morrison Financial has had no investor losses and an uninterrupted distribution stream.

WHY INVEST?

- Reliable monthly distributions
- Interest bearing investment for RRSPs, RRIFs, RESPs
- Low-risk, secured by low loan-to-value mortgages
- Management has 30 years of positive returns
- Non-correlated to either the stock or bond markets

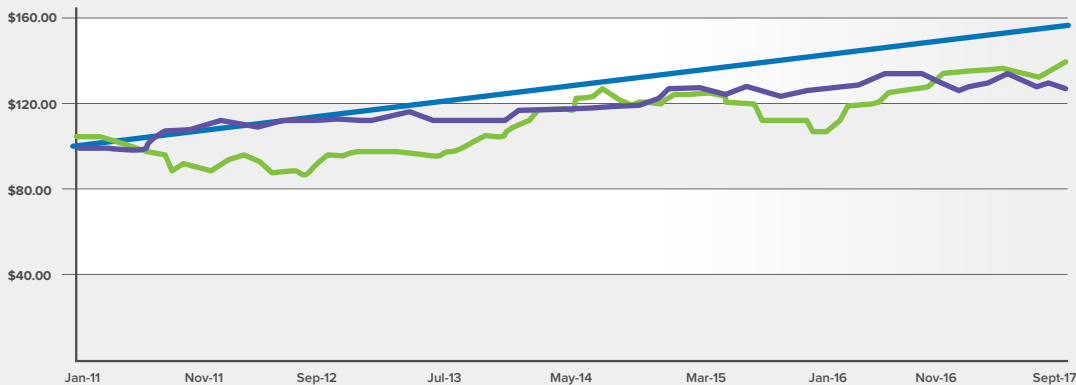
HISTORICAL PERFORMANCE OF SERIES F SHARES

FROM INCEPTION JANUARY, 2011*

SEPTEMBER 30TH, 2017	
SERIES F SHARES	
1 Year	6.23%
3 Year	6.14%
5 Year	6.72%
Since Inception	6.93%

*Returns are annualized

SERIES F SHARES - VALUE OF \$100,000 (WITH REINVESTMENT OF DIVIDENDS), NET OF FEES*



LEGEND
Series F
S&P / TSX with Dividends
DEX Universe

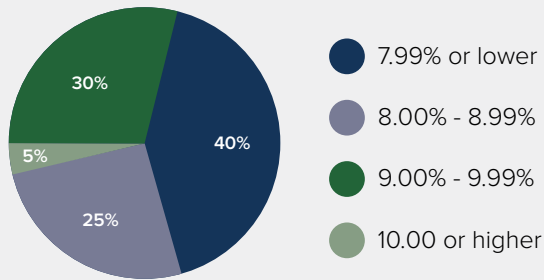
KEY PORTFOLIO CHARACTERISTICS

Total Assets:	\$79,000,000.00	Number of Loans:	20
Portion in First/Second Mortgages:	88% / 12%	Weighted Average Loan-to-Value:	64.97%

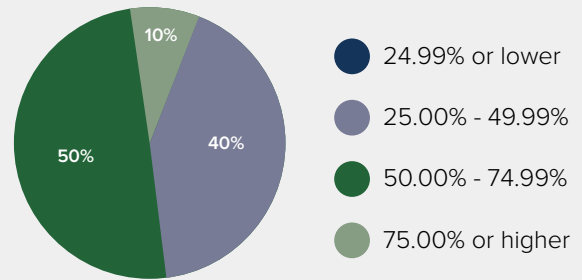


IMPORTANT NOTES The MIC's historical returns are net of management fees. Historical returns are provided for illustrative purposes only. Returns are not guaranteed and may change frequently. Note that the S&P TSX Composite Index and the DEX Universe Bond Index are shown here for illustrative purposes only. The MIC is only available to Accredited and eligible Investors, as the term is defined by Canadian securities laws. This Investment Summary does not constitute an offer to sell, or a solicitation of an offer to buy units of the MIC. The MIC's Offering Memorandum and Subscription Agreement contain important information about investing in the MIC. Investment losses may occur and investors could lose some of all of their investment. PAST PERFORMANCE HAS NO PREDICTIVE VALUE, AND IS NO INDICATOR OF FUTURE PERFORMANCE.

MORTGAGES BY INTEREST RATE



LOAN TO VALUE



CONSERVATIVE AND PROVEN LENDING

- Our Typical Borrowers: Mid-Sized Developers
- Our Projects: Single-Family subdivisions, low-rise condos, townhouses, small to mid commercial, zoned land
- Typical Project Requirements: 70% pre-sold units; 40% builder capital
- Projects withing 2 hour drive of GTA

TERMS

- Subscriptions: **Monthly**
- Redemptions: **Monthly (with proper notice)**
- Registered Eligibility: **Yes (RRSP, RRIF, RESP)**
- Distribution Frequency: **Monthly (DRIP availability)**

Preferred Shares are available to qualified investors on a private placement basis only via Offering Memorandum dated November 1st, 2017 (the "Offering Memorandum").

The statements contained herein are qualified in their entirety by the Offering Memorandum.

CONTACT

Adam Rose
416.391.3535 x 112
arose@morrisonlaurier.ca

**Morrison Laurier
Mortgage Corporation**
8 Sampson Mews, Unit 202
Toronto, Ontario Canada
M3C 0H5



IMPORTANT NOTES The MIC's historical returns are net of management fees. Historical returns are provided for illustrative purposes only. Returns are not guaranteed and may change frequently. Note that the S&P TSX Composite Index and the DEX Universe Bond Index are shown here for illustrative purposes only. The MIC is only available to Accredited and eligible Investors, as the term is defined by Canadian securities laws. This Investment Summary does not constitute an offer to sell, or a solicitation of an offer to buy units of the MIC. The MIC's Offering Memorandum and Subscription Agreement contain important information about investing in the MIC. Investment losses may occur and investors could lose some of all of their investment. PAST PERFORMANCE HAS NO PREDICTIVE VALUE, AND IS NO INDICATOR OF FUTURE PERFORMANCE.