



FUND FACTS

Issuer	Morex Capital Corp.
Fund Type	Mortgage Investment Corporation (MIC)
Manager	Morex Asset Management Corp.
Inception Date	February 2012
Offering	Offering Memorandum
NAV Purchase Value	\$10.00 per share
Management & Administration Fee	Class A: 1.37%
FundSERV Code	Class A: CCI 1101 Class F: CCI 1105
Minimum Investment	\$5,000 accredited \$150,000 non-individuals
Residential	100%
Mortgages	1 year closed, 90 day
Redemption Terms	notice on anniversary
Target Yield	8% per annum DRIP
Eligible accounts	TFSA, RRSP, LIRA, RRIF
Legal	McMillan LLP
Exempt Market Dealer	Morex Asset Management Corp.
Auditor	MMT Professional Corporation
Trustee	Olympia Trust Company
Transfer Agent	SGGG Fund Services Inc.
Total Mortgages Funded	577
Average Loan Size	\$486,826.98
Distribution to Investors	Quarterly
Mortgages Funded Since Inception	\$277,380,109

FUND OVERVIEW

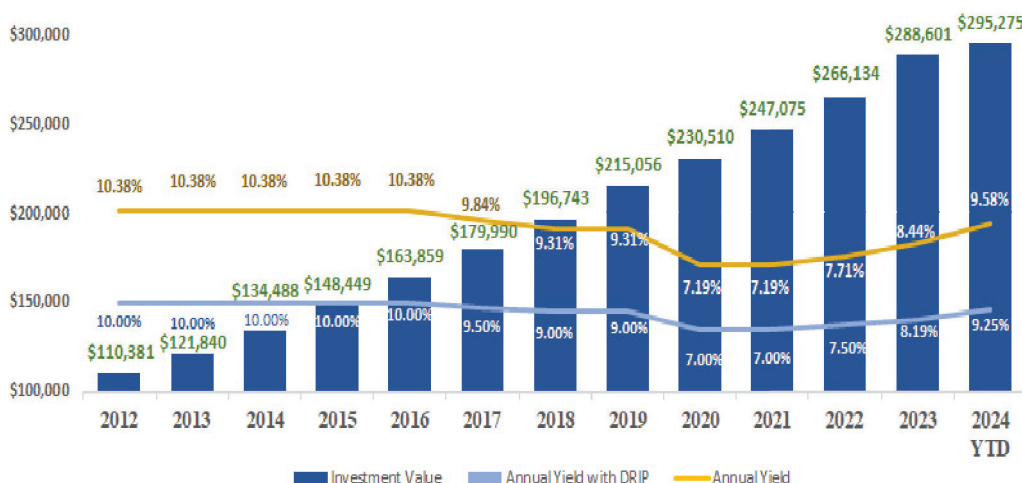
- Morex Capital Corp. is a Mortgage Investment Corporation (MIC) established in 2012 with its head office in Ontario, Canada
- Morex Capital Corp. is a non-bank provider of short term first and second mortgages to residential borrowers primarily in the Greater Toronto Area
- Focus on capital preservation combined with steady quarterly income distribution to investors
- Mortgage terms are 12 months or less; this short duration reduces risk and maximizes borrower turnover and resetting of terms to accommodate for changing market conditions
- Proven track record of stable, uncorrelated returns, paid quarterly
- Investments are eligible for: TFSA, RRSP, LIRA, RRIF
- We have a constant stream of mortgage investment opportunities available to our Fund through strategic alliances with Licenced Mortgage Brokers

FUND PERFORMANCE HIGHLIGHTS

- **Average Portfolio: First mortgage 74% Second mortgage 26%**
- **Average Loan: \$486,826**
- **Weighted Average LTV: 67%**
- **As of January 31, 2026 - Annualized Returns:**
Class A: 8.63%; 8.91% (DRIP)
- **All loans are secured by Canadian Real Estate (via registered liens)**
- **Over \$7,000,000 Co-Invested by Management**

CUMULATIVE RETURN INCLUDING REINVESTED DRIP

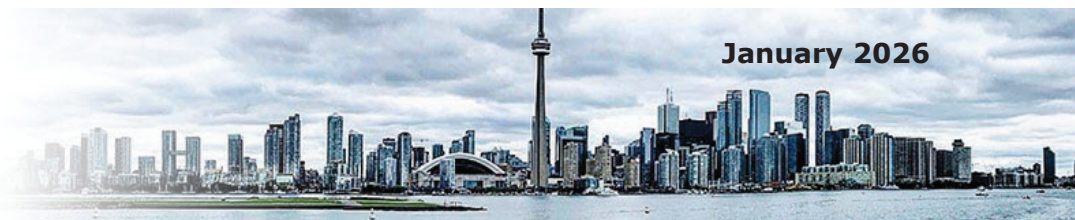
A \$100,000 investment in 2012 would be worth \$295,275 in 2024 (YTD)





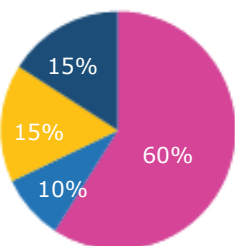
Morex Capital™

January 2026



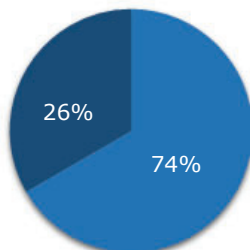
MORTGAGE COMPOSITION

Property Type



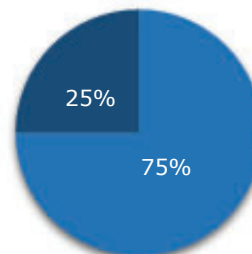
- Detached
- Semi-Detached
- Townhome
- Condo

Security Position



- 1st Position
- 2nd Position

Mortgage Location



- GTA
- Golden Horseshoe

MANAGEMENT



Moe Manzoor - President & CEO, Founder

Mr. Manzoor is the Founder and CEO of Morex Capital Corp, a private lending mortgage investment corporation established in 2012 specializing in private mortgages to serve the growing demand for alternative financing for Canadians. Mr. Manzoor has a 25 year track record of risk-based financial analysis and identifying profitable, low risk investment and lending opportunities. Mr. Manzoor is also the founder of Canadian Mortgage Group Corp. (CMGC), a successful licensed independent mortgage brokerage established in 2004 with over \$1.3 billion in mortgage origination to date.



ATUL MEHRA - Chief Financial Officer, Co-Founder

Mr. Mehra is Co-Founder and Director of Morex Capital Corp. Mr. Mehra is licensed as a Mortgage Broker under FSRA, and holds a CPA and CA designation in Canada and the United Kingdom. Mr. Mehra is also the Founder and on the Board of Directors of M & Co CPA's and the Canadian Mortgage Group Corp. Mr. Mehra brings over 25 years of experience working in corporate finance and private capital markets.



MARIA TILOTTA - Chief Compliance Officer, Co-Founder

Ms. Tilotta is the Co-Founder, Chief Compliance Officer, Vice President, and Director of Morex Capital Corp. She also serves as the Executive Vice President and Director of The Mortgage Manager, and as Manager and Mortgage Broker at Canadian Mortgage Group Corp. Additionally, Maria is a licensed mortgage broker with the Financial Services Regulatory Authority of Ontario (FSRA).

PARTNERS



MMT
Professional Corporation
Chartered Accountants



**For more information,
please contact:**

Morex Capital Corp.

**5025 Orbitor Drive
Building 2, Second Floor
Mississauga, ON L4W 4Y5**

**Call: 905-896-2642
Toll Free: 1-866-963-2642
Email: info@morexcapital.com**

Visit: www.morexcapital.com

www.morexcapital.com

Morex Capital Corp. is distributed by Morex Asset Management Corp., an Exempt Market Dealer registered with the Ontario Securities Commission. This Fund Fact sheet is for information purposes only and does not constitute an offer to sell or a solicitation to buy any securities referred to herein. The offering of units of the Fund is made pursuant to an Offering Memorandum and only to those investors in jurisdictions of Canada who meet certain eligibility or minimum purchase requirements. Important information about the Fund, including a statement of the Fund's fundamental investment objectives and risks, is contained in the Offering Memorandum, a copy of which may be obtained from Morex Capital Corp. or by contacting your advisor. Please read the Offering Memorandum carefully before investing. You are encouraged to speak with a tax advisor as any distributions paid as a result of capital gains realized by the Fund and income and dividends earned by the Fund are taxable in the year they are paid to you. The Fund's value is not guaranteed, its value may change and past performance may not be repeated. Past performance does not guarantee future results. Unit value and investment returns will fluctuate and there is no assurance that the Fund can maintain a specific net asset value. All amounts herein are in Canadian dollars unless otherwise noted.