



January 2026



FUND FACTS

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|----------------------------------|---|
| 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 Mortgages | 100% |
| Redemption Terms | 1 year closed, 90 day 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

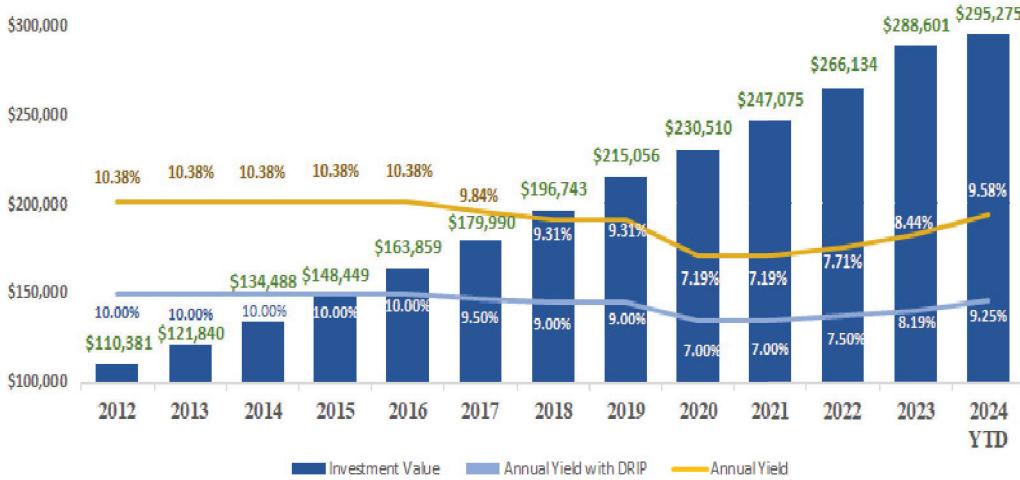
- Morex Capital Corp. is a Mortgage Investment Corporation (MIC) established in 2012 with its head office in Ontario, Canada
- Morex Capital Corp. is a non-bank provider of short term first and second mortgages to residential borrowers primarily in the Greater Toronto Area
- Focus on capital preservation 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 Licensed 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

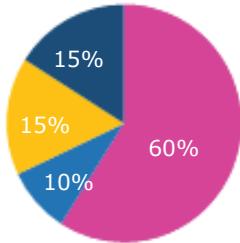
A \$100,000 investment in 2012 would be worth \$295,275 in 2024 (YTD)



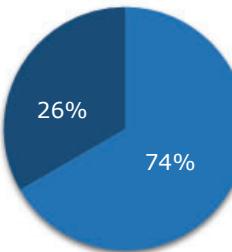


MORTGAGE COMPOSITION

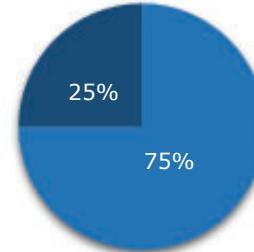
Property Type



Security Position



Mortgage Location



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

mcmillan

**For more information,
please contact:**

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