



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: 2.17% Class F: 1.17%
FundSERV Code	Class A: RBS 1801 Class F: RBS 1803
Minimum Investment	\$10,000 accredited \$150,000 non-individuals
Redemption Terms	90 day notice
Residential Mortgages	100%
Target Yield	8.0% per annum
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	438
Average Loan Size	\$454,971
Distribution to Investors	Quarterly
Mortgages Funded Since Inception	\$151,347,368

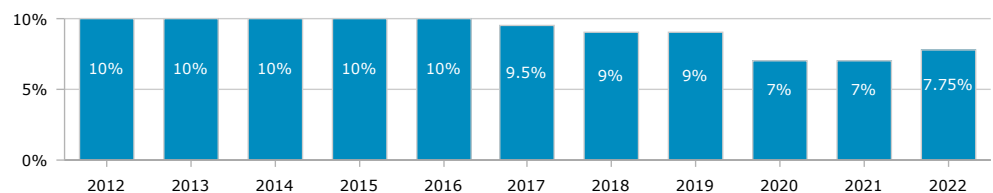
FUND OVERVIEW

- 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

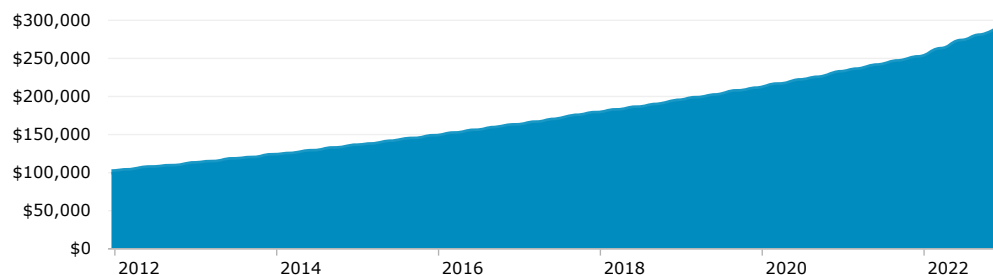
FUND PERFORMANCE HIGHLIGHTS

- **Average Portfolio: First mortgage 67% Second mortgage 33%**
- **Over \$151 Million in mortgages funded since inception**
- **Loan Size: Average \$454,971 Largest \$1,450,000 Smallest \$42,000**
- **As of July 31, 2023 - Class A: Annualized Return 8%; Class F: Annualized Return 8.15%**
- **All loans are secured by Canadian Real Estate (via registered liens)**
- **Over \$4,000,000 Co-Investment by Management**

ANNUAL NET PERFORMANCE SINCE INCEPTION (CLASS A)



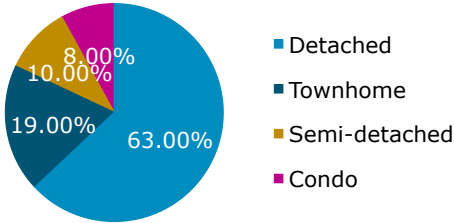
\$100,000 INVESTED SINCE INCEPTION (2012) IS WORTH \$264,993 TO DATE



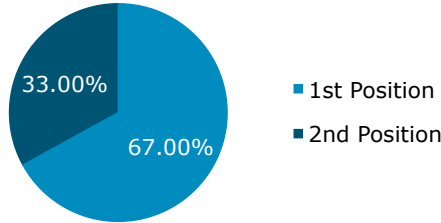


MORTGAGE COMPOSITION

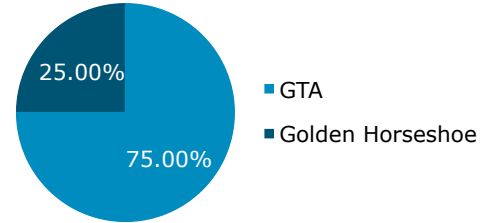
Property Type



Security Position



Mortgage Location



PARTNERS



MMT
Professional Corporation
Chartered Accountants



MANAGEMENT

MOE MANZOOR
ATUL M. MEHRA, CPA, CA
MARIA TILOTTA

President & CEO
Chief Financial Officer
Chief Compliance Officer

FUND MANAGER



Moe Manzoor
President & CEO, Founder

Moe 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. He has a 22 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 billion in mortgage origination to date. After eight years of operating CMGC and referring private mortgages externally, Morex Capital was founded to capture the deal flow from CMGC.

Mr. Manzoor leads the credit and adjudication team and has delivered consistently high yielding returns for investors since inception.

Mr. Manzoor and his team specialize in both residential and commercial mortgages while investors continue to enjoy a superior, stable, uncorrelated return on their investment in Morex Capital.

For more information, please contact:

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