



## 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: RBS 1801<br>Class F: RBS 1803           |
| Minimum Investment               | \$25,000 accredited<br>\$150,000 non-individuals |
| Redemption Terms                 | 90 day notice                                    |
| Residential Mortgages            | 100%   |
| Target Yield                     | 9.58% 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           | 528  |
| Average Loan Size                | \$432,144  |
| Distribution to Investors        | Quarterly  |
| Mortgages Funded Since Inception | \$213,936,511                                    |

## FUND OVERVIEW

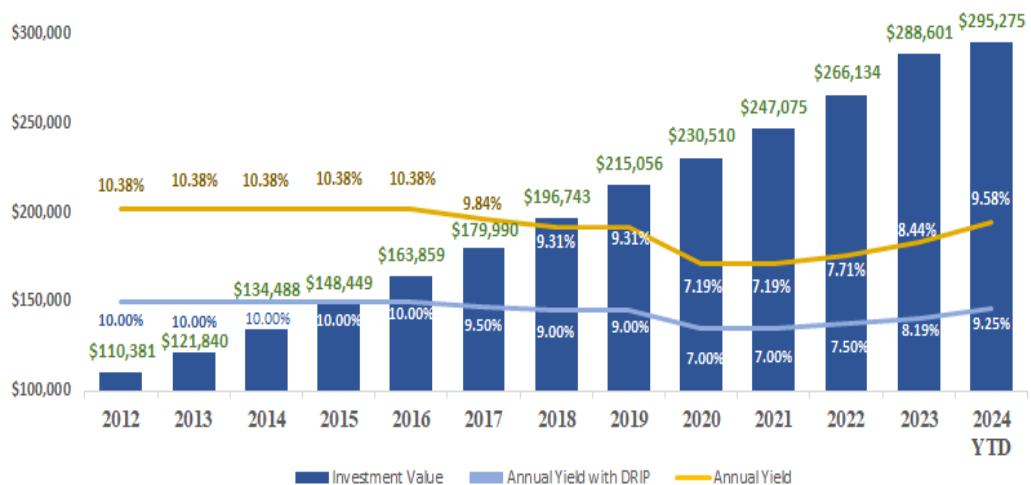
- Morex Capital Corp. is a Mortgage Investment Corporation (MIC) established in 2012 with its head office in Ontario, Canada
- Morex Capital Corp. is a non-bank provider of short term first and second mortgages to residential borrowers primarily in the Greater Toronto Area
- Focus on capital preservation 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 66% Second mortgage 34%**
- **Average Loan: \$432,144**
- **Weighted Average LTV: 66%**
- **As of November 30, 2024 - Annualized Returns:**  
**Class A: 9.25%; 9.58% (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

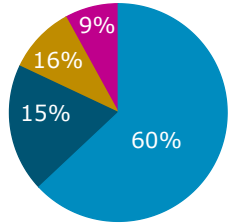
**A \$100,000 investment in 2012 would be worth \$295,275 in 2024 (YTD)**





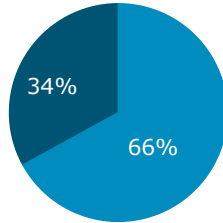
MORTGAGE COMPOSITION

Property Type



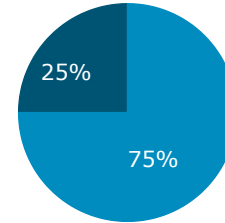
- Detached
- Semi-Detached
- Townhome
- Condo

Security Position



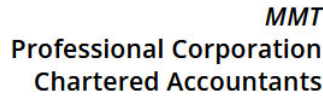
- 1st Position
- 2nd Position

Mortgage Location



- GTA
- Golden Horseshoe

PARTNERS



MANAGEMENT

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

President & CEO, Founder  
Chief Financial Officer, Co-Founder  
Chief Compliance Officer, Co-Founder

FUND MANAGER



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.

For more information, please contact:

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