CONSOLIDATED FINANCIAL STATEMENTS 2019
MCAN MORTGAGE CORPORATION

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL INFORMATION

The accompanying consolidated financial statements of MCAN Mortgage Corporation ("MCAN" or the "Company") are the responsibility of management and have been approved by the Board of Directors. Management is responsible for the information and representations contained in these consolidated financial statements, the Management's Discussion and Analysis of Operations and all other sections of the annual report. The consolidated financial statements have been prepared by management in accordance with International Financial Reporting Standards ("IFRS"), including the accounting requirements of our regulator, the Office of the Superintendent of Financial Institutions Canada.

The Company's accounting system and related internal controls are designed, and supporting procedures are maintained to provide reasonable assurance that the Company's financial records are complete and accurate and that assets are safeguarded against loss from unauthorized use or disposition.

The Office of the Superintendent of Financial Institutions Canada makes such examination and enquiry into the affairs of MCAN as deemed necessary to be satisfied that the provisions of the *Trust and Loan Companies Act* (Canada) are being duly observed for the benefit of depositors and that the Company is in sound financial condition.

The Board of Directors is responsible for ensuring that management fulfills its responsibility for financial reporting and is ultimately responsible for reviewing and approving the consolidated financial statements. These responsibilities are carried out primarily through an Audit Committee of unrelated directors appointed by the Board of Directors. The Chief Financial Officer reviews internal controls, control systems and compliance matters and reports thereon to the Audit Committee.

The Audit Committee meets periodically with management and the external auditors to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues. The Audit Committee reviews the consolidated financial statements and recommends them to the Board of Directors for approval. The Audit Committee also recommends to the Board of Directors and Shareholders the appointment of external auditors and approval of their fees.

The consolidated financial statements have been audited by the Company's external auditors, Ernst & Young LLP, in accordance with Canadian generally accepted auditing standards. Ernst & Young LLP has full and free access to the Audit Committee.

Karen Weaver
President and Chief Executive Officer

Dipti Patel
Vice President and Chief Financial Officer

Toronto, Canada
February 26, 2020

INDEPENDENT AUDITOR'S REPORT

To the Shareholders and Directors of **MCAN Mortgage Corporation**

Opinion

We have audited the consolidated financial statements of MCAN Mortgage Corporation and its subsidiaries (the "Company"), which comprise the consolidated balance sheets as at December 31, 2019 and 2018, and the consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2019 and 2018, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards ("IFRS").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises:

- Management's Discussion and Analysis
- The information, other than the consolidated financial statements and our auditor's report thereon, in the Annual Report

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information, and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

We obtained Management's Discussion & Analysis and the Annual Report prior to the date of this auditor's report. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

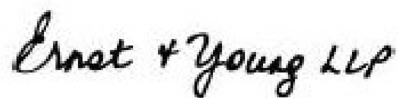
As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner on the audit resulting in this independent auditor's report is Michael Cox.



Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada
February 26, 2020

CONSOLIDATED BALANCE SHEETS
(in thousands of Canadian dollars)

As at December 31	Note	2019	2018
Assets			
Corporate Assets			
Cash and cash equivalents		$ 54,452	$ 98,842
Marketable securities	6	46,170	53,247
Mortgages	7	1,089,401	922,390
Non-marketable securities	8	93,689	71,813
Equity investment in MCAP Commercial LP	9	69,844	61,593
Deferred tax assets	14	132	2,961
Other assets	10	7,771	13,493
		1,361,459	**1,224,339**
Securitization Assets			
Cash held in trust		28,575	26,002
Mortgages	12	784,296	887,252
Other assets	12	5,011	3,479
		817,882	**916,733**
		$ 2,179,341	**$ 2,141,072**
Liabilities and Shareholders' Equity			
Liabilities			
Corporate Liabilities			
Term deposits	13	$ 1,034,299	$ 919,623
Demand loan payable	23	5,053	—
Current taxes payable	14	—	173
Deferred tax liabilities	14	21	3,478
Other liabilities	15	15,996	13,169
		1,055,369	**936,443**
Securitization Liabilities			
Financial liabilities from securitization	16	793,660	897,935
		793,660	**897,935**
		1,849,029	**1,834,378**
Shareholders' Equity			
Share capital	17	228,008	221,869
Contributed surplus		510	510
Retained earnings		101,794	84,315
		330,312	**306,694**
		$ 2,179,341	**$ 2,141,072**

The accompanying notes and shaded areas of the "Risk Management" section of Management's Discussion and Analysis of Operations are an integral part of these consolidated financial statements.

On behalf of the Board:

Karen Weaver
President and CEO

Gordon Herridge
Director, Chair of the Audit Committee

CONSOLIDATED STATEMENTS OF INCOME
(in thousands of Canadian dollars except for per share amounts)

Years Ended December 31	Note	2019	2018
Net Investment Income - Corporate Assets			
Mortgage interest		$ 56,379	$ 51,610
Equity income from MCAP Commercial LP	9	15,759	13,188
Non-marketable securities		6,416	5,357
Marketable securities		3,027	3,464
Fees		2,002	1,909
Interest on cash and other income		1,101	1,284
Net gain (loss) on securities	19	14,008	(512)
Gain on sale of investment in MCAP Commercial LP	9	—	1,701
Gain on dilution of investment in MCAP Commercial LP	9	187	314
		98,879	**78,315**
Term deposit interest and expenses		29,321	23,814
Mortgage expenses	20	4,078	4,031
Interest on loans payable		638	143
Other financial expenses		360	—
Provision for (recovery of) credit losses	21	(461)	188
		33,936	**28,176**
		64,943	**50,139**
Net Investment Income - Securitization Assets			
Mortgage interest		20,491	24,540
Other securitization income		792	360
		21,283	**24,900**
Interest on financial liabilities from securitization		15,345	17,793
Mortgage expenses	20	1,954	2,133
Recovery of credit losses	21	(10)	(2)
		17,289	**19,924**
		3,994	**4,976**
Operating Expenses			
Salaries and benefits		13,905	11,118
General and administrative		7,292	7,804
		21,197	**18,922**
Net Income Before Income Taxes		**47,740**	**36,193**
Provision for (recovery of) income taxes			
Current	14	73	283
Deferred	14	(627)	(383)
		(554)	(100)
Net Income		**$ 48,294**	**$ 36,293**
Basic and diluted earnings per share		$ 2.01	$ 1.54
Dividends per share		$ 1.28	$ 1.43
Weighted average number of basic and diluted shares		24,077	23,615

The accompanying notes and shaded areas of the "Risk Management" section of Management's Discussion and Analysis of Operations are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
(in thousands of Canadian dollars)

Years Ended December 31	Note	2019	2018
Share Capital			
Balance, beginning of year		$ 221,869	$ 214,664
Share capital issued	17	6,139	7,205
Balance, end of year		**228,008**	**221,869**
Contributed Surplus			
Balance, beginning of year		510	510
Changes to contributed surplus		—	—
Balance, end of year		**510**	**510**
Retained Earnings			
Balance, beginning of year		84,315	65,365
IFRS 9 transitional adjustment		—	16,420
Net income		48,294	36,293
Dividends declared		(30,815)	(33,763)
Balance, end of year		**101,794**	**84,315**
Accumulated Other Comprehensive Income			
Balance, beginning of year		—	16,438
IFRS 9 transitional adjustment		—	(16,438)
Balance, end of year		—	—
Total Shareholders' Equity		**$ 330,312**	**$ 306,694**

The accompanying notes and shaded areas of the "Risk Management" section of Management's Discussion and Analysis of Operations are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF CASH FLOWS
(in thousands of Canadian dollars)

Years Ended December 31	**2019**	**2018**
Cash flows from (for):		
Operating Activities		
Net income	$ 48,294	$ 36,293
Adjustments to determine cash flows relating to operating activities:		
Deferred taxes	(627)	(383)
Equity income from MCAP Commercial LP	(15,759)	(13,188)
Gain on sale of investment in MCAP Commercial LP	—	(1,701)
Gain on dilution of investment in MCAP Commercial LP	(187)	(314)
Provision for (recovery of) credit losses	(471)	186
Net (gain) loss on securities	(14,008)	512
Amortization of securitized mortgage and liability transaction costs	3,746	4,950
Amortization of other assets	766	504
Amortization of mortgage discounts	—	(17)
Changes in operating assets and liabilities:		
Marketable securities	17,857	5,750
Corporate and securitized mortgages	(66,432)	66,717
Non-marketable securities	(18,648)	(615)
Other assets	6,540	(4,203)
Cash held in trust	(2,573)	(12,561)
Term deposits	114,676	35,163
Financial liabilities from securitization	(105,174)	(119,146)
Current taxes payable	(173)	173
Other liabilities	278	(1,859)
Cash flows for operating activities	**(31,895)**	**(3,739)**
Investing Activities		
Distributions from MCAP Commercial LP	7,695	8,278
Proceeds on sale of investment in MCAP Commercial LP	—	4,521
Acquisition of capital and intangible assets	(440)	(197)
Cash flows from investing activities	**7,255**	**12,602**
Financing Activities		
Proceeds from issuance of common shares	6,139	7,205
Proceeds from demand loan	5,053	—
Repayment of premises lease liability	(261)	—
Dividends paid	(30,681)	(34,797)
Cash flows for financing activities	**(19,750)**	**(27,592)**
Decrease in cash and cash equivalents	(44,390)	(18,729)
Cash and cash equivalents, beginning of period	98,842	117,571
Cash and cash equivalents, end of year	**$ 54,452**	**$ 98,842**

Supplementary Information		
Interest received	$ 77,649	$ 75,496
Interest paid	42,427	38,965
Distributions received from securities	8,520	7,867

The accompanying notes and shaded areas of the "Risk Management" section of Management's Discussion and Analysis of Operations are an integral part of these consolidated financial statements.

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1. Corporate Information

MCAN Mortgage Corporation (the "Company" or "MCAN") is a Loan Company under the *Trust and Loan Companies Act* (Canada) (the "Trust Act") and a Mortgage Investment Corporation ("MIC") under the *Income Tax Act* (Canada) (the "Tax Act"). As a Loan Company under the Trust Act, the Company is subject to the guidelines and regulations set by the Office of the Superintendent of Financial Institutions Canada ("OSFI"). MCAN is incorporated in Canada with its head office located at 200 King Street West, Suite 600, Toronto, Ontario, Canada. MCAN is a public company listed on the Toronto Stock Exchange under the symbol MKP.

MCAN's objective is to generate a reliable stream of income by investing in a diversified portfolio of Canadian mortgages, including single family residential, residential construction, non-residential construction and commercial loans, as well as other types of securities, loans and real estate investments, including our investment in MCAP Commercial LP ("MCAP"). MCAN employs leverage by issuing term deposits that are eligible for Canada Deposit Insurance Corporation deposit insurance and are sourced through a network of independent financial agents. The Company manages its capital and asset balances based on the regulations and limits of both the Tax Act and OSFI.

MCAN's wholly-owned subsidiary, XMC Mortgage Corporation, is an originator of single family residential mortgage products across Canada.

The consolidated financial statements were approved in accordance with a resolution of the Board of Directors (the "Board") on February 26, 2020.

2. Basis of Preparation

The consolidated financial statements of the Company have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board.

The consolidated financial statements have been prepared on a historical cost basis, except for certain items carried at fair value as discussed in Note 4. The consolidated financial statements are presented in Canadian dollars.

The disclosures that accompany the consolidated financial statements include the significant accounting policies applied (Note 4) and the significant accounting judgments and estimates (Note 5) applicable to the preparation of the consolidated financial statements. Certain disclosures are included in the shaded sections of the "Risk Management" section of Management's Discussion and Analysis of Operations (the "MD&A"), as permitted by IFRS, and form an integral part of the consolidated financial statements.

The Company separates its assets into its corporate and securitization portfolios for reporting purposes. Corporate assets are funded by term deposits and share capital. Securitization assets consist primarily of mortgages that have been securitized through the *National Housing Act* ("NHA") Mortgage-Backed Securities ("MBS") program and subsequently sold to third parties. These assets are funded by the cash received from the sale of the associated securities, from which the Company records a financial liability from securitization.

3. Basis of Consolidation

The consolidated financial statements include the balances of MCAN and its wholly owned subsidiaries, after the elimination of intercompany transactions and balances. The Company consolidates those entities which it controls. The Company has control when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

4. Summary of Significant Accounting Policies

The following are the significant accounting policies applied by the Company in the preparation of its consolidated financial statements. Certain policies adopted in or relevant to fiscal 2019 and 2018 are also discussed below.

(1) Accounting for financial instruments under IFRS 9, *Financial Instruments* ("IFRS 9")

Classification and measurement

All financial instruments are measured initially at their fair value plus, in the case of financial instruments not subsequently recorded at fair value through the consolidated statements of income, directly attributable transaction costs. To determine their classification and measurement category, IFRS 9 requires all financial assets to be assessed based on a combination of the entity's business model for managing the assets and the instruments' contractual cash flow characteristics.

All financial assets and liabilities are initially recognized on the trade date, which is the date that the Company becomes a party to the contractual provisions of the instrument.

Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial asset or financial liability. Transaction costs are capitalized and amortized over the expected life of the instrument using the effective interest rate method ("EIM"), except for transaction costs which are related to financial assets or financial liabilities at fair value through profit and loss ("FVPL"), which are expensed.

a. Debt instruments at amortized cost

The Company only measures debt instruments at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows.
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding.

Business model assessment

The Company determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective. The business model is not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel;
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed;
- How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected); and
- The expected frequency, value and timing of sales.

The SPPI test

As a second step of its classification process, the Company assesses the contractual terms of financial instruments to identify whether they meet the SPPI test.

"Principal" for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or amortization of the premium/discount).

In contrast, contractual terms that introduce more than a minimal exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement do not give rise to contractual cash flows that are SPPI on the principal amount outstanding. In such cases, the financial asset is required to be measured at FVPL.

b. Financial assets and liabilities at FVPL

Financial assets and financial liabilities in this category are those that are not held for trading purposes and have been either designated by management upon initial recognition or are mandatorily required to be measured at fair value under IFRS 9. This includes all marketable and non-marketable securities held by the Company.

Financial assets at FVPL are recorded in the consolidated balance sheets at fair value. Changes in fair value are recorded in profit and loss. Interest earned on instruments designated at FVPL is accrued in interest income. Interest earned on assets mandatorily required to be measured at FVPL is recorded using contractual interest rates. Dividend income from equity instruments measured at FVPL is recorded in profit and loss when the right to the payment has been established.

c. Financial liabilities

After initial recognition, interest-bearing financial liabilities are subsequently measured at amortized cost using the EIM. Amortized cost is calculated by taking into account any discount or premium, fees or other costs using the EIM. The amortization is included in the related line in the consolidated statements of income. Unamortized premiums and discounts are recognized in the consolidated statements of income upon extinguishment of the liability.

Impairment

IFRS 9 requires the Company to record an allowance for expected credit loss ("ECL") for all mortgages and other debt financial assets not held at FVPL, together with mortgage commitments and financial guarantee contracts not measured at FVPL.

Overview of ECL principles

The ECL allowance is based on the 12 month ECL of the asset, unless there has been a significant increase in credit risk ("SICR") since origination in which case the allowance is based on the lifetime ECL.

The Company groups its financial assets into stage 1, stage 2 and stage 3, as described below:

- Stage 1: When mortgages are first recognized, the Company recognizes an allowance based on 12 month ECLs, which represent ECLs which would occur over the life of the mortgage related to default events that are expected to occur within 12 months after the reporting date. Stage 1 mortgages also include facilities reclassified from stage 2 or stage 3 where the credit risk has subsequently improved such that the increase in credit risk since initial recognition is no longer significant.

- Stage 2: When a mortgage has shown a SICR since origination, the Company records an allowance for the ECLs related to default events that are expected to occur over the life of the asset. Stage 2 mortgages also include facilities reclassified from stage 3 where the credit risk has improved or the facility is no longer credit impaired.

- Stage 3: The Company records an allowance for the lifetime ECLs for mortgages considered to be credit-impaired (as outlined below in "Definition of default and cure").

Both lifetime ECLs and 12 month ECLs are calculated on either an individual basis or a collective basis, depending on the nature of the underlying portfolio of financial instruments.

Significant increase in credit risk ("SICR")

The Company has established a policy to assess, at the end of each reporting period, whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument. The primary indicators of SICR are relative changes in credit scores for single family mortgages and changes in internal risk ratings for construction and commercial mortgages. The Company also applies a secondary qualitative method for identifying a SICR, such as changes in macroeconomic circumstances or the application of management's judgment. In certain cases, the Company may also consider that certain events are a SICR as opposed to a default. For a definition of default and cure, refer to the "Definition of default and cure" sub-section of this note. IFRS 9 provides a rebuttable presumption that a SICR has occurred if contractual payments are more than 30 days past due. The Company has not rebutted this presumption.

Calculation of ECLs

The Company calculates ECLs based on three probability-weighted scenarios to measure the expected cash shortfalls, discounted at an approximation to the effective interest rate. The cash shortfall is the difference between the cash flows that are due to the Company in accordance with the contract and the cash flows that the Company expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are as follows:

- PD: The Probability of Default ("PD") is an estimate of the likelihood of default over a given time horizon. Default is only assessed if the facility has not been previously derecognized and is still in the portfolio. The PD model is comprised of forward looking macroeconomic projections and internal risk rating based segmentation.

- LGD: The Loss Given Default ("LGD") is an estimate of the loss arising in the case where a default occurs. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realization of any collateral.

- EAD: The Exposure at Default ("EAD") is an estimate of the exposure at a future default date at the borrower level, taking into account expected changes in the exposure after the reporting date, including advances and repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

The ECLs are calculated through three probability-weighted forward-looking scenarios (base, favourable, and unfavourable). Each of these is associated with different PDs, EADs and LGDs. When relevant, the assessment of multiple scenarios also incorporates how defaulted mortgages are expected to be recovered, including the probability that the mortgages will cure and the value of

collateral or the amount that might be received from selling the asset. Outcomes under the favourable and unfavourable scenarios are generated based on management judgment, looking at a range of possible outcomes. A cross-functional internal management committee reviews the proposed probability weights assigned to each of the three scenarios. The above committee may apply judgment to adjust the weights when changes are noted in relevant macroeconomic variables.

The maximum period for which the credit losses are determined is the contractual life of a financial instrument unless the Company has the legal right to call the instrument earlier.

Mortgage commitments and letters of credit

Undrawn mortgage commitments and letters of credit are commitments under which, over the duration of the commitment, the Company is required to advance funds to the borrower. These contracts are in the scope of the ECL requirements. The nominal contractual value of letters of credit and undrawn mortgage commitments, where the mortgage agreed to be provided is on market terms, are not recorded in the consolidated balance sheet. When estimating lifetime ECLs for undrawn mortgage commitments, the Company estimates the portion of the mortgage commitment that will be drawn down over its expected life.

Definition of default and cure

The Company considers a financial instrument defaulted and therefore stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes 90 days past due on its contractual payments. In certain other cases, where qualitative thresholds indicate unlikeliness to pay as a result of a credit event, the Company carefully considers whether the event should result in an assessment at stage 2 or 3 for ECL calculations.

The combined impact of several events may cause financial assets to become defaulted as opposed to one discrete event. It is the Company's policy to consider a financial instrument as "cured" and, therefore, reclassified out of stage 3 when none of the default criteria remain present at the end of each quarter. The decision whether to classify an asset as stage 1 or stage 2 once cured depends on the current assessment of SICR.

Forward-looking information

In its ECL models, the Company relies on a broad range of forward-looking information as macroeconomic variables, such as but not limited to:

Single Family

- House price indices
- Unemployment rates
- Gross domestic product
- Interest rates

Commercial and Construction

- Market mortgage rates
- House price indices
- Unemployment rates
- Interest rates

The macroeconomic variables and models used for calculating ECLs may not always capture all characteristics of the market at the dates of the consolidated financial statements. To reflect this, the Company may make temporary qualitative adjustments or overlays using expert credit judgment.

Modified financial assets

In a case where the borrower experiences financial difficulties, the Company may grant certain concessionary modifications to the terms and conditions of a mortgage. If the Company determines that a modification results in an expiry of cash flows, the original financial asset is derecognized while a new asset is recognized based on the new contractual terms. SICR is assessed relative to the risk of default on the date of modification. If the Company determines that a modification does not result in derecognition, SICR is assessed based on the risk of default at initial recognition of the original asset. Expected cash flows arising from the modified contractual terms are considered when calculating the ECL for the modified asset. For mortgages that have been modified while having a lifetime ECL, the mortgages can revert to having a 12-month ECL after a period of performance and improvement in the borrower's financial condition.

Write-offs

Financial assets are written off either partially or in their entirety only when the Company believes that there are no reasonably expected future recoveries. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to provisions for losses.

(2) Determination of fair value

Per IFRS 13, *Fair Value Measurement*, fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Financial assets and liabilities are classified into three levels, as follows: quoted prices in an active market (Level 1), fair value based on directly or indirectly observable inputs other than quoted prices (Level 2) and fair value based on inputs that are not based on observable data (Level 3).

For financial instruments not traded in active markets, the fair value is determined by using appropriate valuation techniques. Valuation techniques include the discounted cash flow method, comparison to similar instruments for which market observable prices may exist and other relevant valuation models.

Certain financial instruments are recorded at fair value using valuation techniques in which current market transactions or observable market data are not available. Where available, their fair value is determined using a valuation model that has been tested against prices or inputs to actual market transactions and using the Company's best estimate of the most appropriate model assumptions. The fair value of certain real estate assets is determined using independent appraisals. Models and valuations are adjusted to reflect counterparty credit risk and liquidity discounts or premiums and limitations in the models.

Changes in fair value are recognized in net gain (loss) on securities in the consolidated statements of income.

(3) Derecognition of financial assets and financial liabilities

(i) Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- The rights to receive cash flows from the asset have expired; or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a qualifying "pass-through" arrangement; and either:
  - The Company has transferred substantially all the risks and rewards of ownership of the financial asset, or
  - The Company has neither transferred nor retained substantially all the risks and rewards of ownership of the financial asset but has transferred control of the financial asset.

When substantially all the risks and rewards of ownership of the financial asset have been transferred, the Company will derecognize the financial asset and recognize separately as assets or liabilities any rights and obligations created or retained in the transfer. When substantially all the risks and rewards of ownership of the financial asset have been retained, the Company continues to recognize the financial asset and also recognizes a financial liability for the consideration received. Certain transaction costs incurred are also capitalized and amortized using the EIM. When the Company has neither transferred nor retained substantially all the risks and rewards of ownership of the financial asset nor transferred control of the financial asset, the financial asset is recognized to the extent of the Company's continuing involvement in the financial asset. In that case, the Company also recognizes an associated liability.

The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

(ii) Financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability and the difference in the respective carrying amounts is recognized in the consolidated statements of income.

Realized gains and losses from the derecognition of financial assets and financial liabilities are recognized in net gain (loss) on securities in the consolidated statements of income.

(4) Taxes

As a MIC under the Tax Act, the Company is able to deduct from income for tax purposes dividends paid within 90 days of year-end. The Company intends to maintain its status as a MIC and intends to pay sufficient dividends to ensure that it is not subject to income taxes in the MIC entity on a non-consolidated basis. Accordingly, the Company does not record a provision for current or deferred taxes within the MIC entity; however, provisions are recorded as applicable in all subsidiaries of MCAN.

(i) Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the consolidated financial statement dates.

(ii) Deferred tax

The Company follows the asset and liability method of accounting for income taxes, whereby deferred tax assets and liabilities are recognized for the expected future tax impact of temporary differences between the carrying amounts of certain assets and liabilities and their respective tax bases. Deferred tax assets and liabilities are measured using enacted or substantively enacted tax rates applicable to taxable income in the period in which those temporary differences are expected to be recovered or settled. Deferred tax assets are only recognized for deductible temporary differences and the carry forward of unused tax losses to the extent that it is probable that taxable income will be available and the carry forward of unused tax losses can be used.

(5) Dividends on common shares

Dividends on common shares are deducted from shareholders' equity at the time that they are approved. Dividends that are approved after the consolidated financial statement date are not recognized as a liability in the consolidated financial statements but are disclosed as an event after the consolidated financial statement date.

(6) Investment in associate

The Company's investment in MCAP is accounted for using the equity method. An associate is an entity over which the Company has significant influence.

Under the equity method, the investment in the associate is carried on the consolidated balance sheets at cost plus post-acquisition changes in the Company's share of net assets of the associate.

The consolidated statements of income reflect the Company's proportionate share of the results of operations of the associate. Unrealized gains and losses resulting from transactions between the Company and the associate are eliminated to the extent of the interest in the associate.

The most recent available financial statements of the associate are used by the Company in applying the equity method. When the financial statements of an associate used in applying the equity method are prepared as of a different date from that of the Company, adjustments are made for the effects of significant transactions or events that occur between that date and the date of the Company's consolidated financial statements.

Where necessary, adjustments are made to harmonize the accounting policies of the associate with those of the Company.

The Company determines at each consolidated financial statement date whether there is any objective evidence that the investment in the associate is impaired. The Company calculates the amount of impairment as the difference between the recoverable amount of the investment in the associate and its carrying value and recognizes the amount in the consolidated statements of income, thus reducing the carrying value by the amount of impairment.

(7) Revenue recognition

Interest income or expense

For all financial assets measured at amortized cost and interest-bearing financial assets measured at FVPL under IFRS 9, interest income or expense is accrued in interest income or expense. The calculation takes into account the contractual interest rate, along with any fees or incremental costs that are directly attributable to the instrument and all other premiums or discounts. Interest income or expense is included in the appropriate component of the consolidated statements of income.

Revenue from contracts with customers

Revenue from contracts with customers is recognized at an amount that reflects the consideration that the Company expects to receive in exchange for transferring goods or services to a customer.

(8) Cash and cash equivalents

Cash and cash equivalents (including cash held in trust) on the consolidated balance sheets comprise cash held at banks and short-term deposits with original maturity dates of less than 90 days.

(9) Share-based compensation payment transactions

The cost of cash-settled transactions is measured initially at fair value at the grant date. The obligations are adjusted for fluctuations in the market price of the Company's common shares. Changes in the obligations are recorded as salaries and benefits in the consolidated statements of income with a corresponding change to other liabilities. The liability is remeasured at fair value at each consolidated financial statement date up to and including the settlement date.

(10) Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares are shown in equity as a deduction, net of tax, from the proceeds.

(11) Provisions

Provisions for legal claims are recognized when (a) the Company has a present legal or constructive obligation as a result of past events; (b) it is probable that an outflow of resources will be required to settle the obligation; and (c) the amount has been reliably estimated. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is included in interest expense.

(12) Significant changes in accounting policies

IFRS 16, *Leases* ("IFRS 16")

On January 1, 2019, the Company adopted IFRS 16 which sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract, i.e., the customer ("lessee") and the supplier ("lessor"). All leases result in a company (the lessee) obtaining the right to use an asset at the start of the lease and, if lease payments are made over time, also obtaining financing. Accordingly, the adoption of IFRS 16 eliminated the classification of leases as either operating leases or finance leases as was required by IAS 17, *Leases* and, instead, introduced a single lessee accounting model. Applying that model, a lessee is now required to recognize: (a) assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value; and (b) depreciation of lease assets separately from interest on lease liabilities in the consolidated statements of income.

On the adoption of IFRS 16, the Company recognized a right-of-use asset of $2,677 relating to its premises lease which will be amortized over the term of the lease. This asset is included in other assets (refer to Note 10). The Company also increased the existing liability for the principal component of future lease payments by $3,400, which will be repaid over the term of the lease. This liability is included in other liabilities (Note 15).

IFRIC 23, *Uncertainty over Income Tax Treatments* ("IFRIC 23")

On January 1, 2019, the Company adopted IFRIC 23. This interpretation clarifies how to apply the recognition and measurement requirements in IAS 12, *Income Taxes* ("IAS 12") when there is uncertainty over income tax treatments. In such a circumstance, the Company shall recognize and measure its current or deferred tax asset or liability applying the requirements in IAS 12 based on taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates determined by applying this Interpretation. There was no impact to the consolidated financial statements as a result of the adoption of IFRIC 23.

5. Summary of Significant Accounting Judgments and Estimates

The preparation of the Company's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the affected assets or liabilities in future periods.

Significant influence

Significant influence represents the power to participate in the financial and operating policy decisions of an investee but does not represent control or joint control over the entity. In determining whether it has significant influence over an entity, the Company makes certain judgments to form the basis for the Company's policies in accounting for its equity investments. Although MCAN's voting interest in MCAP was less than 20% as at December 31, 2019, MCAN uses the equity basis of accounting for the investment as it has significant influence in MCAP per IAS 28, *Investments in Associates and Joint Ventures*, as a result of its entitlement to a position on MCAP's Board of Directors.

Fair value of financial instruments

Where the fair values of financial assets and financial liabilities recorded in the consolidated financial statements cannot be derived from active markets, they are determined using a variety of valuation techniques that may include the use of mathematical models. The inputs to these models are derived from observable market data where possible, but where observable market data is not available, estimates are required to establish fair values. These estimates include considerations of liquidity and model inputs such as discount rates, prepayment rates and default rate assumptions for certain investments.

Impairment of financial assets

The measurement of impairment losses under IFRS 9 across all categories of financial assets requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's ECL calculations are model outputs with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgments and estimates include:

- The Company's criteria for assessing if there has been a SICR which results in allowances being measured on a lifetime versus 12-month ECL basis;
- The segmentation of financial assets for the purposes of assessing ECL on a collective basis;
- Development of ECL models, including the various formulas and the choice of inputs;
- Determination of associations between macroeconomic scenarios and economic inputs, such as unemployment levels and collateral values, and the effect on PD, EAD, and LGD; and
- Forward-looking information used as economic inputs.

The Company may also make qualitative adjustments or overlays using expert credit judgment in the calculations of ECLs, which represent accounting judgments and estimates.

Mortgage prepayment rates

In calculating the rate at which borrowers prepay their mortgages, the Company makes estimates based on its historical experience. These assumptions impact the timing of revenue recognition and the amortization of mortgage premiums using the EIM.

6. Marketable Securities

As at December 31		**2019**		**2018**
Real estate investment trusts	$	46,141	$	53,218
Corporate bonds		29		29
	$	**46,170**	**$**	**53,247**

For details of net gains and losses on marketable securities, refer to Note 19.

7. Mortgages - Corporate

(a) Summary

As at December 31, 2019	Gross Principal	Allowance Stage 1	Allowance Stage 2	Allowance Stage 3	Allowance Total	Net Principal
Corporate Portfolio:						
Single family mortgages						
Insured	$ 110,182	$ 1	$ —	$ —	$ 1	$ 110,181
Uninsured	383,638	405	219	194	818	382,820
Uninsured - completed inventory	45,708	226	27	—	253	45,455
Construction loans	507,643	2,731	392	—	3,123	504,520
Commercial loans						
Multi family residential	14,075	35	8	—	43	14,032
Other	32,468	75	—	—	75	32,393
	$ 1,093,714	**$ 3,473**	**$ 646**	**$ 194**	**$ 4,313**	**$ 1,089,401**

As at December 31, 2018	Gross Principal	Allowance Stage 1	Allowance Stage 2	Allowance Stage 3	Allowance Total	Net Principal
Corporate Portfolio:						
Single family mortgages						
Insured	$ 111,419	$ —	$ —	$ —	$ —	$ 111,419
Uninsured	256,687	738	191	213	1,142	255,545
Uninsured - completed inventory	7,747	44	—	—	44	7,703
Construction loans	436,354	2,210	348	217	2,775	433,579
Commercial loans						
Multi family residential	50,613	468	12	—	480	50,133
Other	64,424	393	20	—	413	64,011
	$ 927,244	**$ 3,853**	**$ 571**	**$ 430**	**$ 4,854**	**$ 922,390**

Gross principal as presented in the tables above includes unamortized capitalized transaction costs and accrued interest.

(b) Mortgages by risk rating

The Company's internal risk rating system involves judgment and combines multiple factors to arrive at a borrower-specific score to assess the borrower's probability of default and ultimately classify the mortgage into one of the categories listed below. For single family mortgages, these factors include, but are not limited to, the loan to value ratio, the borrower's ability to service debt, property location and credit score. For construction, commercial and uninsured completed inventory loans, these factors include, but are not limited to, borrower net worth, project presales, experience with the borrower, project location, debt serviceability and loan to value ratio.

The internal risk ratings presented below are defined as follows:

- **Insured Performing:** Mortgages that are insured by a federally regulated mortgage insurer that are not in arrears or default.
- **Very Low/Low**: Mortgages that have below average probability of default with credit risk that is lower than the Company's risk appetite and risk tolerance levels.
- **Normal/Moderate:** Mortgages that have a standard probability of default with credit risk that is within the Company's risk appetite and risk tolerance.
- **High/Higher:** Mortgages that may have a higher probability of default but are within the Company's risk appetite or have subsequently experienced an increase in credit risk. The proportion of mortgages originated in this category is managed to the Company's overall risk appetite and tolerance levels.
- **Monitored/Arrears:** For single family mortgages, mortgages that are past due but less than 90 days in arrears or mortgages for which an escalated concern has arisen. For construction, commercial and uninsured completed inventory loans, mortgages where the performance trend is negative or where debt serviceability may be in jeopardy.
- **Impaired/Default**: Mortgages that are over 90 days past due or mortgages for which there is objective evidence of impairment.

The table below shows the credit quality of the Company's corporate mortgage portfolio based on the Company's internal risk rating system and stage classification. The Company's policy that outlines whether ECL allowances are calculated on an impaired or performing basis are set out in Note 4.

	December 31, 2019				December 31, 2018			
As at	**Stage 1**	**Stage 2**	**Stage 3**	**Total**	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Single family mortgages								
Insured								
Insured performing	$ 95,026	$ 11,815	$ —	$ 106,841	$ 102,672	$ 7,153	$ —	$ 109,825
Monitored/Arrears	1,557	—	—	1,557	—	590	—	590
Impaired/Default	—	—	1,783	1,783	—	—	1,004	1,004
	96,583	11,815	1,783	110,181	102,672	7,743	1,004	111,419
Uninsured								
Very low/Low	$ 143,740	$ 32,912	$ —	$ 176,652	$ 99,272	$ 19,282	$ —	$ 118,554
Normal/Moderate	154,952	26,705	—	181,657	91,640	22,959	—	114,599
High/Higher	13,978	1,712	—	15,690	13,538	1,561	—	15,099
Monitored/Arrears	3,621	3,461	—	7,082	—	5,691	—	5,691
Impaired/Default	—	—	1,739	1,739	—	—	1,602	1,602
	316,291	64,790	1,739	382,820	204,450	49,493	1,602	255,545
Uninsured - completed inventory								
Normal/Moderate	$ —	$ —	$ —	$ —	$ 3,760	$ —	$ —	$ 3,760
High/Higher	43,044	2,411	—	45,455	3,943	—	—	3,943
	43,044	2,411	—	45,455	7,703	—	—	7,703
Construction loans								
Normal/Moderate	$ 43,427	$ —	$ —	$ 43,427	$ 49,161	$ —	$ —	$ 49,161
High/Higher	416,589	21,555	—	438,144	322,941	32,167	—	355,108
Monitored/Arrears	—	22,949	—	22,949	—	28,762	548	29,310
	460,016	44,504	—	504,520	372,102	60,929	548	433,579
Commercial loans								
Multi family residential								
Normal/Moderate	$ 13,085	$ —	$ —	$ 13,085	$ 24,183	$ —	$ —	$ 24,183
High/Higher	—	947	—	947	23,871	—	—	23,871
Monitored/Arrears	—	—	—	—	—	2,079	—	2,079
	13,085	947	—	14,032	48,054	2,079	—	50,133
Other								
Very low/Low	$ —	$ —	$ —	$ —	$ 3,081	$ —	$ —	$ 3,081
Normal/Moderate	31,043	—	—	31,043	30,859	—	—	30,859
High/Higher	1,350	—	—	1,350	26,536	3,535	—	30,071
	32,393	—	—	32,393	60,476	3,535	—	64,011
	$ 961,412	**$ 124,467**	**$ 3,522**	**$1,089,401**	**$ 795,457**	**$ 123,779**	**$ 3,154**	**$ 922,390**

(c) Mortgage allowances

For the Years Ended	December 31, 2019 Stage 1	Stage 2	Stage 3	Total	December 31, 2018 Stage 1	Stage 2	Stage 3	Total
Single family mortgages								
Insured								
Allowance, beginning of year	$ —	$ —	$ —	$ —	$ 2	$ —	$ —	$ 2
Net remeasurement of allowance [1]	21	—	—	21	11	—	—	11
Mortgages derecognized or repaid [2]	(2)	—	—	(2)	(2)	—	—	(2)
Total provision	19	—	—	19	9	—	—	9
Write-offs	(18)	—	—	(18)	(11)	—	—	(11)
Allowance, end of year	1	—	—	1	—	—	—	—
Uninsured								
Allowance, beginning of year	$ 738	$ 191	$ 213	$ 1,142	$ 205	$ 58	$ 121	$ 384
Transfer to stage 1 [3]	282	(282)	—	—	164	(164)	—	—
Transfer to stage 2 [3]	(485)	505	(20)	—	(276)	276	—	—
Transfer to stage 3 [3]	(78)	—	78	—	(9)	(71)	80	—
Net remeasurement of allowance [1]	(517)	(150)	186	(481)	302	125	460	887
Originations [4]	536	—	—	536	440	—	—	440
Mortgages derecognized or repaid [2]	(71)	(45)	(182)	(298)	(87)	(33)	(204)	(324)
Total provision (recovery)	(333)	28	62	(243)	534	133	336	1,003
Write-offs	—	—	(81)	(81)	(1)	—	(244)	(245)
Allowance, end of year	405	219	194	818	738	191	213	1,142
Uninsured - completed inventory								
Allowance, beginning of year	$ 44	$ —	$ —	$ 44	$ 338	$ 62	$ —	$ 400
Transfer to stage 2 [3]	(27)	27	—	—	—	—	—	—
Net remeasurement of allowance [1]	(21)	—	—	(21)	(42)	—	—	(42)
Originations [4]	212	—	—	212	73	—	—	73
Mortgages derecognized or repaid [2]	(51)	—	—	(51)	(325)	(62)	—	(387)
Total provision (recovery)	113	27	—	140	(294)	(62)	—	(356)
Reclassification of mortgages	69	—	—	69	—	—	—	—
Allowance, end of year	226	27	—	253	44	—	—	44
Construction loans								
Allowance, beginning of year	$ 2,210	$ 348	$ 217	$ 2,775	$ 2,293	$ 335	$ —	$ 2,628
Transfer to stage 1 [3]	683	(683)	—	—	113	(91)	(22)	—
Transfer to stage 2 [3]	(839)	839	—	—	(125)	125	—	—
Transfer to stage 3 [3]	—	—	—	—	(27)	—	27	—
Net remeasurement of allowance [1]	1,128	10	—	1,138	193	(8)	212	397
Originations [4]	101	—	—	101	832	—	—	832
Mortgages derecognized or repaid [2]	(643)	(122)	(217)	(982)	(1,039)	(13)	—	(1,052)
Total provision (recovery)	430	44	(217)	257	(53)	13	217	177
Reclassification of mortgages	91	—	—	91	(30)	—	—	(30)
Allowance, end of year	2,731	392	—	3,123	2,210	348	217	2,775

	December 31, 2019				December 31, 2018			
For the Years Ended	**Stage 1**	**Stage 2**	**Stage 3**	**Total**	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Commercial loans								
Multi family residential								
Allowance, beginning of year	$ 468	$ 12	$ —	$ 480	$ 563	$ 44	$ —	$ 607
Transfer to stage 1 [3]	25	(25)	—	—	—	—	—	—
Net remeasurement of allowance [1]	(337)	17	—	(320)	(70)	(4)	—	(74)
Originations [4]	—	—	—	—	314	—	—	314
Mortgages derecognized or repaid [2]	(26)	—	—	(26)	(339)	(28)	—	(367)
Total recovery	(338)	(8)	—	(346)	(95)	(32)	—	(127)
Reclassification of mortgages	(95)	4	—	(91)	—	—	—	—
Allowance, end of year	35	8	—	43	468	12	—	480
Other								
Allowance, beginning of year	$ 393	$ 20	$ —	$ 413	$ 597	$ 244	$ —	$ 841
Transfer to stage 1 [3]	—	—	—	—	53	(53)	—	—
Transfer to stage 2 [3]	(37)	37	—	—	(76)	76	—	—
Net remeasurement of allowance [1]	(183)	(33)	—	(216)	(383)	(85)	—	(468)
Originations [4]	—	—	—	—	458	—	—	458
Mortgages derecognized or repaid [2]	(33)	(20)	—	(53)	(286)	(162)	—	(448)
Total recovery	(253)	(16)	—	(269)	(234)	(224)	—	(458)
Reclassification of mortgages	(65)	(4)	—	(69)	30	—	—	30
Allowance, end of year	75	—	—	75	393	20	—	413
Total								
Allowance, beginning of year	$ 3,853	$ 571	$ 430	$ 4,854	$ 3,998	$ 743	$ 121	$ 4,862
Transfer to stage 1 [3]	990	(990)	—	—	330	(308)	(22)	—
Transfer to stage 2 [3]	(1,388)	1,408	(20)	—	(476)	476	—	—
Transfer to stage 3 [3]	(78)	—	78	—	(36)	(71)	107	—
Net remeasurement of allowance [1]	91	(156)	186	121	11	28	672	711
Originations [4]	849	—	—	849	2,116	1	—	2,117
Mortgages derecognized or repaid [2]	(826)	(187)	(399)	(1,412)	(2,078)	(298)	(204)	(2,580)
Total provision (recovery)	(362)	75	(155)	(442)	(133)	(172)	553	248
Write-offs	(18)	—	(81)	(99)	(12)	—	(244)	(256)
Allowance, end of year	**$ 3,473**	**$ 646**	**$ 194**	**$ 4,313**	**$ 3,853**	**$ 571**	**$ 430**	**$ 4,854**

[1] Represents the change in the allowance related to changes in model parameters, inputs, and assumptions. This includes remeasurement between twelve-month and lifetime ECLs following stage transfers, changes to forward-looking macroeconomic conditions, changes in the level of risk, and changes to other parameters used in the ECL model.
[2] Reflects the decrease in the allowance related to mortgages that were repaid or derecognized during the period.
[3] Represents movements between ECL stages and excludes the impact to the allowance of remeasurement between twelve-month and lifetime ECLs and changes in risk.
[4] Reflects the increase in allowance related to mortgages newly recognized during the period. This includes mortgages that were newly originated, purchased, or re-recognized following a modification of terms.

The allowance for credit losses is sensitive to the macroeconomic variables used in the three forward-looking scenarios and the probability weights assigned to those forecasts. The macroeconomic variables used in these scenarios are projected over the forecast period and could have a material impact in determining ECLs. Changes in these items would have an impact on the measurement of ECLs.

The following table represents the average values of the macroeconomic variables used in these forecasts:

As at December 31, 2019	**Base**		**Favourable**		**Unfavourable**	
Macroeconomic variables	**Next 12 months** [1]	**2 to 5 years** [1]	**Next 12 months** [1]	**2 to 5 years** [1]	**Next 12 months** [1]	**2 to 5 years** [1]
Housing Price Index (annual change)						
Canada	2.10%	2.10%	3.31%	2.25%	(3.36%)	1.92%
Greater Toronto Area	1.60%	2.69%	4.25%	2.89%	(4.29%)	2.47%
Greater Vancouver Area	1.00%	2.72%	4.28%	2.91%	(4.32%)	2.49%
Gross domestic product (annual change)	1.62%	1.85%	2.74%	2.51%	(0.18%)	0.61%
Unemployment rate	5.80%	5.80%	5.05%	5.26%	6.40%	6.14%
Interest rates						
Prime rate	3.75%	3.81%	4.25%	4.31%	3.50%	3.56%
5 year mortgage rate [2]	3.89%	3.95%	4.39%	4.45%	3.64%	3.70%

As at December 31, 2018	**Base**		**Favourable**		**Unfavourable**	
Macroeconomic variables	**Next 12 months** [1]	**2 to 5 years** [1]	**Next 12 months** [1]	**2 to 5 years** [1]	**Next 12 months** [1]	**2 to 5 years** [1]
Housing Price Index (annual change)						
Canada	2.00%	2.00%	6.56%	2.56%	(6.78%)	(0.87%)
Greater Toronto Area	3.30%	2.57%	8.45%	3.29%	(8.62%)	(1.11%)
Greater Vancouver Area	0.90%	2.93%	9.68%	3.76%	(9.78%)	(1.26%)
Gross domestic product (annual change)	1.78%	1.78%	2.32%	1.84%	(2.35%)	1.26%
Unemployment rate	5.73%	5.87%	5.11%	4.79%	7.19%	7.92%
Interest rates						
Prime rate	4.33%	4.76%	4.83%	5.26%	4.08%	4.51%
5 year Government of Canada bond	2.50%	2.86%	2.50%	3.35%	1.31%	0.51%
5 year mortgage rate [2]	4.51%	4.61%	4.49%	4.93%	4.14%	3.32%
Canadian/US dollar exchange rate [2]	$ 1.31	$ 1.28	$ 1.44	$ 1.42	$ 1.63	$ 1.74

[1] *The numbers represent the average values over the quoted period.*
[2] *Variables are derived from regression models which consider the other macroeconomic variables.*

Assuming a 100% base case economic forecast with the incorporation of the impact of the migration of mortgages between stages, with all other assumptions held constant, the allowance for performing mortgages as at December 31, 2019 would be approximately $3,655 (December 31, 2018 - $3,953) compared to the reported allowance for performing mortgages of $4,119 (December 31, 2018 - $4,424).

Assuming a 100% unfavourable economic forecast with the incorporation of the impact of the migration of mortgages between stages, with all other assumptions held constant, the allowance for performing mortgages as at December 31, 2019 would be approximately $5,066 (December 31, 2018 - $5,541) compared to the reported allowance for performing mortgages of $4,119 (December 31, 2018 - $4,424).

(d) Arrears and impaired mortgages

Mortgages past due but not impaired are as follows:

As at December 31, 2019	**1 to 30 days**	**31 to 60 days**	**61 to 90 days**	**Total**
Single family mortgages				
Insured	$ 1,557	$ —	$ —	$ 1,557
Uninsured	5,571	1,248	263	7,082
	$ 7,128	**$ 1,248**	**$ 263**	**$ 8,639**

As at December 31, 2018	1 to 30 days	31 to 60 days	61 to 90 days	Total
Single family mortgages				
Insured	$ 490	$ 100	$ —	$ 590
Uninsured	5,097	311	283	5,691
	$ 5,587	**$ 411**	**$ 283**	**$ 6,281**

Impaired mortgages (net of individual allowances) are as follows:

As at	December 31, 2019				December 31, 2018			
	Single Family Mortgages		Construction		Single Family Mortgages		Construction	
	Insured	Uninsured	Loans	Total	Insured	Uninsured	Loans	Total
Ontario	$ —	$ 423	$ —	$ 423	$ 146	$ 323	$ 548	$ 1,017
Alberta	1,565	416	—	1,981	276	312	—	588
British Columbia	—	545	—	545	—	488	—	488
Quebec	170	88	—	258	165	—	—	165
Atlantic Provinces	48	127	—	175	417	—	—	417
Other	—	140	—	140	—	479	—	479
	$ 1,783	**$ 1,739**	**$ —**	**$ 3,522**	**$ 1,004**	**$ 1,602**	**$ 548**	**$ 3,154**

(e) Geographic analysis

As at December 31, 2019	Single Family Mortgages	Construction Loans	Commercial Loans	Total	
Ontario	$ 360,245	$ 182,378	$ 45,478	$ 588,101	53.9%
Alberta	73,401	30,948	947	105,296	9.7%
British Columbia	78,359	281,088	—	359,447	33.0%
Quebec	8,662	10,106	—	18,768	1.7%
Atlantic Provinces	10,509	—	—	10,509	1.0%
Other	7,280	—	—	7,280	0.7%
	$ 538,456	**$ 504,520**	**$ 46,425**	**$ 1,089,401**	**100.0%**

As at December 31, 2018	Single Family Mortgages	Construction Loans	Commercial Loans	Total	
Ontario	$ 239,515	$ 195,662	$ 64,891	$ 500,068	54.2%
Alberta	59,245	28,943	2,079	90,267	9.8%
British Columbia	45,701	197,322	47,174	290,197	31.5%
Quebec	8,988	11,652	—	20,640	2.2%
Atlantic Provinces	12,994	—	—	12,994	1.4%
Other	8,224	—	—	8,224	0.9%
	$ 374,667	**$ 433,579**	**$ 114,144**	**$ 922,390**	**100.0%**

(f) Other information

Outstanding commitments for future fundings of mortgages are as follows:

As at December 31		2019		2018
Single family mortgages				
Insured	$	55,670	$	26,875
Uninsured		10,549		27,954
Uninsured - completed inventory		2,012		209
Construction loans		248,045		332,989
Commercial loans				
Multi family residential		—		630
Other		—		415
	$	**316,276**	**$**	**389,072**

Of the total outstanding commitments for future fundings, only a portion issued are expected to fund. Accordingly, these amounts do not necessarily represent future cash requirements of the Company.

The fair value of the corporate mortgage portfolio as at December 31, 2019 was $1,091,545 (December 31, 2018 - $927,079). Fair values are calculated on a discounted cash flow basis using the prevailing market rates for similar mortgages.

As at December 31, 2019, single family insured mortgages included $48,996 (December 31, 2018 - $67,972) of mortgages that had been securitized through the market MBS program; however, the underlying MBS security has been retained by the Company for liquidity purposes.

8. Non-Marketable Securities

As at December 31		2019		2018
KingSett High Yield Fund	$	42,949	$	42,202
Crown Realty II Limited Partnership		33,121		29,611
Securitization Notes		17,619		—
	$	**93,689**	**$**	**71,813**

The Company holds an investment in the KingSett High Yield Fund (“KSHYF”), in which it has a 7.3% equity interest (December 31, 2018 - 7.9%). The KSHYF invests in mortgages secured by real estate including mezzanine, subordinate and bridge mortgages. As mortgage advances are made by the KSHYF, the Company advances its proportionate share. The KSHYF pays a base distribution of 9% per annum, and distributes any additional income earned on a quarterly basis. As at December 31, 2019, the Company’s total remaining commitment to the KSHYF was $24,021 (December 31, 2018 - $20,948), consisting of $1,827 available for capital advances for the KSHYF (December 31, 2018 - $nil) and $22,194 that supports credit facilities throughout the life of the KSHYF (December 31, 2018 - $20,948). The fair value of the KSHYF is based on its redemption value.

The Company holds an investment in Crown Realty II Limited Partnership (“Crown LP”), in which it has a 14.1% equity interest (December 31, 2018 - 14.1%). Crown LP invests primarily in commercial office buildings and classifies them into its core fund, which represents buildings expected to provide stable cash flows over a longer time horizon, and its opportunity fund, which represents buildings with medium-term capital appreciation. Its fair value is based on building rental rates and current market capitalization rates. During 2018, Crown LP sold the last remaining property in its opportunity fund and paid a distribution of $5,070 which reduced the carrying value of the investment in Crown LP. As at December 31, 2019, the remaining properties held by Crown LP are held in its core fund. Subsequent to December 31, 2019, the Company sold its core fund units (refer to Note 28).

During 2019, the Company invested $18,000 in Class A securitization notes (the “Securitization Notes”). The issuer of the Securitization Notes is a wholly-owned subsidiary of MCAP. The Securitization Notes may have the right to future fee income from the renewals of a securitized insured mortgage portfolio. The expected final distribution date is no earlier than November 15, 2022. As at December 31, 2019, the Company has accrued $62 of interest on the Securitization Notes.

For details of net gains and losses on non-marketable securities, refer to Note 19.

9. Equity Investment in MCAP Commercial LP

As at December 31, 2019, the Company held a 14.02% equity interest in MCAP (December 31, 2018 - 14.08%), representing 4.0 million units held by MCAN (December 31, 2018 - 4.0 million) of the 28.5 million total outstanding MCAP partnership units (December 31, 2018 - 28.4 million).

MCAP issued new class B units at a price in excess of MCAN's carrying value per unit, resulting in a dilution gain of $187 in 2019 (2018 - $314).

During 2019, MCAN sold no partnership units in MCAP. During 2018, MCAN sold 200,000 partnership units in MCAP at a price of $22.60 per unit, recognizing a gain on sale of $1,701.

Amongst the interparty rights in the MCAP partnership agreement, the majority partner in MCAP has the right to acquire MCAN's entire partnership interest in MCAP at "fair market value", which would be determined by an independent valuator agreed upon by both parties.

Years Ended December 31	**2019**	**2018**
Balance, beginning of year	$ 61,593	$ 59,189
Equity income	15,759	13,188
Dilution gain	187	314
Carrying value of portion of investment sold	—	(2,820)
Distributions received	(7,695)	(8,278)
Balance, end of year	**$ 69,844**	**$ 61,593**

Selected MCAP financial information is as follows:

As at November 30	**2019**	**2018**
MCAP's balance sheet:		
Assets	$ 38,853,655	$ 34,919,316
Liabilities	38,343,981	34,458,933
Equity	509,674	460,383

Years Ended November 30	**2019**	**2018**
MCAP's revenue and net income:		
Revenue	$ 579,080	$ 522,930
Net income	$ 112,153	$ 94,555

10. Other Assets

As at December 31	**2019**	**2018**
Corporate assets:		
Intangible assets, net	$ 613	$ 581
Capital assets, net	743	794
Right-of-use asset	2,371	—
Prepaid expenses	1,897	985
Other loans	1,099	2,640
Related party receivable - MCAP	175	8,032
Receivables	438	26
Foreclosed real estate	435	435
	$ 7,771	**$ 13,493**

The Company recorded a right-of-use asset of $2,677 upon the adoption of IFRS 16 on January 1, 2019. For further details on the adoption of IFRS 16, refer to Note 4. During the year ended December 31, 2019, the Company recognized $306 of depreciation expense on the right-of-use asset.

The related party receivable from MCAP consists primarily of net principal and interest collected by MCAP in its role as a mortgage servicer, which is remitted to MCAN on the next business day.

The capital assets and intangible assets continuity is as follows:

	Furniture & Fixtures	Computer Hardware	Leasehold Improvements	Capital Asset Total	Intangible Assets
Cost					
As at January 1, 2018	$ 824	$ 1,780	$ 1,867	$ 4,471	$ 5,473
Additions	5	173	9	187	7
As at December 31, 2018	829	1,953	1,876	4,658	5,480
Additions	—	96	17	113	327
As at December 31, 2019	**829**	**2,049**	**1,893**	**4,771**	**5,807**
Amortization					
As at January 1, 2018	805	1,578	1,322	3,705	4,555
Amortization for the year	7	104	48	159	344
As at December 31, 2018	812	1,682	1,370	3,864	4,899
Amortization for the year	7	108	49	164	295
As at December 31, 2019	**819**	**1,790**	**1,419**	**4,028**	**5,194**
Net Book Value					
As at December 31, 2018	17	271	506	794	581
As at December 31, 2019	**$ 10**	**$ 259**	**$ 474**	**$ 743**	**$ 613**

11. Securitization Activities

The Company is an NHA MBS issuer, which involves the securitization of insured mortgages to create MBS. The Company issues MBS through its internal market MBS program and the Canada Housing Trust Canada Mortgage Bonds ("CMB") program.

The Company may sell MBS to third parties and may also sell the net economics and cash flows from the underlying mortgages ("interest-only strips") to third parties. The MBS portion of the mortgage represents the core securitized mortgage principal and the right to receive coupon interest at a specified rate. The interest-only strips represent the right to receive excess cash flows after satisfying the MBS coupon interest payment and any other expenses such as mortgage servicing.

Pursuant to the NHA MBS program, MBS investors receive monthly cash flows consisting of interest and scheduled and unscheduled principal payments. Canada Mortgage and Housing Corporation ("CMHC") makes principal and interest payments in the event of any MBS default by the issuer, thus fulfilling the Timely Payment guarantee to investors. All MBS issuers (including the Company) are required to remit scheduled mortgage principal and interest payments to Computershare, the designated Central Payor and Transfer Agent ("CPTA") for the program, even if these mortgage payments have not been collected from mortgagors. Similarly, at the maturity of the MBS pools that have been issued by the Company, any outstanding principal must be paid to the CPTA. If the Company fails to make a scheduled principal and interest payment to CPTA, CMHC may enforce the assignment of the mortgages included in all MBS pools in addition to other assets backing the MBS issued. In the case of mortgage defaults, MCAN is required to make scheduled principal and interest payments to the CPTA until legal enforcement proceedings are terminated at which time MCAN is required to transfer the full amount of any outstanding principal to the CPTA as part of the Timely Payment obligation and then place the mortgage/property through the insurance claims process to recover any losses. These defaults may result in cash flow timing mismatches that may marginally increase funding and liquidity risks.

Market MBS program

During 2019, MCAN securitized $116,166 of MBS through the market MBS program (2018 - $140,525) and sold the MBS to a third party. In 2019, we retained none of the MBS securitized in 2019 on our corporate balance sheet (2018 - $46,352) with the remainder sold to third parties.

CMB program

During 2019, MCAN securitized $191,372 of insured single family mortgages through the CMB program (2018 - $28,417) and $14,187 of insured multi family mortgages (2018 - $nil). At the time of the insured multi family securitization, the Company derecognized the mortgages from its consolidated balance sheet and recorded an upfront gain of $71 (2018 - $nil).

Other accounting considerations

The primary risks associated with the market MBS program and CMB program are prepayment, liquidity and funding risk, including the requirement to fund 100% of any cash shortfall related to the above-noted Timely Payment obligation. Please refer to the "Risk Management" section of the MD&A where these risks are discussed further.

Transferred financial assets that are not derecognized in their entirety

Since MCAN neither transfers nor retains substantially all of the risks and rewards of ownership on sale and retains significant continuing involvement through the provision of the Timely Payment obligation with respect to the majority of the market MBS program and single family CMB program sale transactions, MCAN continues to recognize the securitized mortgages (Note 12) and financial liabilities from securitization (Note 16) on its consolidated balance sheets.

Transferred financial assets that are derecognized in their entirety but where the Company has a continuing involvement

MCAN securitizes insured multi family mortgages through the market MBS program and CMB program, and in some cases, sells MBS and the associated interest-only strips to third parties. In these instances, where MCAN transfers control of the asset or substantially all risks and rewards on sale, MCAN derecognizes the mortgages from its consolidated balance sheets. MCAN's continuing involvement is the ongoing obligation in its role as MBS issuer to service the mortgages and MBS until maturity.

In these circumstances, the derecognized MBS balance related to the market MBS program and CMB program are not reflected as an asset or liability on MCAN's consolidated balance sheets. As at December 31, 2019, the derecognized MBS mature as follows:

	2020	2021	2026	2029	Total
December 31, 2019	$ 80,332	$ 70,995	$ 9,196	$ 14,100	$ 174,623
December 31, 2018	94,348	72,403	9,440	—	176,191

12. Mortgages - Securitized

(a) Summary

	Gross	Allowance			Net
As at December 31, 2019	**Principal**	**Stage 1**	**Stage 2**	**Total**	**Principal**
Single family insured - Market MBS program	$ 449,937	$ 2	$ —	$ 2	$ 449,935
Single family insured - CMB program	334,363	2	—	2	334,361
	$ 784,300	**$ 4**	**$ —**	**$ 4**	**$ 784,296**

	Gross	Allowance			Net
As at December 31, 2018	**Principal**	**Stage 1**	**Stage 2**	**Total**	**Principal**
Single family insured - Market MBS program	$ 722,730	$ 4	$ —	$ 4	$ 722,726
Single family insured - CMB program	164,536	4	6	10	164,526
	$ 887,266	**$ 8**	**$ 6**	**$ 14**	**$ 887,252**

(b) Mortgages by risk rating

The Company's internal risk rating system involves judgment and combines multiple factors to arrive at a borrower-specific score to assess the borrower's probability of default and ultimately classify the mortgage into one of the categories listed in the table below. For single family mortgages, these factors include, but are not limited to, the loan to value ratio, the borrower's ability to service debt, property location and credit score. For a definition of internal risk ratings, refer to Note 7.

The table below shows the credit quality of the Company's securitized mortgage portfolio based on the Company's internal risk rating system and stage classification. The Company's policy that outlines whether ECL allowances are calculated on an impaired or performing basis is discussed in Note 4.

As at	December 31, 2019				December 31, 2018			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Insured Performing	$ 706,498	$ 74,048	$ —	$ 780,546	$ 811,259	$ 69,466	$ —	$ 880,725
Monitored/Arrears	1,051	1,938	—	2,989	—	4,726	—	4,726
Impaired/Default	—	—	761	761	—	—	1,801	1,801
	$ 707,549	**$ 75,986**	**$ 761**	**$ 784,296**	**$ 811,259**	**$ 74,192**	**$ 1,801**	**$ 887,252**

(c) Mortgage allowances

The allowance for credit losses on the securitized portfolio as at December 31, 2019 was $4 (December 31, 2018 - $14). There was a recovery of credit losses on this portfolio recorded during 2019 of $10 (2018 - recovery of $2).

(d) Arrears and impaired mortgages

Securitized mortgages past due but not impaired are as follows:

As at	1 to 30 days	31 to 60 days	61 to 90 days	Total
December 31, 2019	$ 2,298	$ 691	$ —	**$ 2,989**
December 31, 2018	3,184	905	637	**4,726**

Impaired securitized mortgages are as follows:

As at December 31	2019	2018
Ontario	$ —	$ 311
Alberta	561	852
British Columbia	—	205
Quebec	200	—
Other	—	433
	$ 761	**$ 1,801**

(e) Geographic analysis

As at December 31	2019		2018	
Ontario	$ 575,122	73.3%	$ 532,817	60.1%
Alberta	114,509	14.6%	195,414	22.0%
British Columbia	34,442	4.4%	65,229	7.4%
Quebec	17,183	2.2%	29,952	3.4%
Atlantic Provinces	28,864	3.7%	38,287	4.3%
Other	14,176	1.8%	25,553	2.8%
	$ 784,296	**100.0%**	**$ 887,252**	**100.0%**

(f) Other information

Capitalized transaction costs are included in mortgages and are amortized using the EIM. As at December 31, 2019, the unamortized capitalized transaction cost balance was $4,106 (December 31, 2018 - $3,932).

The fair value of the securitized mortgage portfolio as at December 31, 2019 was $795,732 (December 31, 2018 - $891,938).

Other assets of $5,011 as at December 31, 2019 (December 31, 2018 - $3,479), consist of interest-only strips from the Company's CMB program multi family securitizations and prepaid expenses.

13. Term Deposits

As at December 31	2019	2018
Maturity Date		
Within 3 Months	$ 63,540	$ 41,664
3 Months to 1 Year	380,295	317,006
1 to 3 Years	467,820	472,342
3 to 5 Years	122,644	88,611
	$ 1,034,299	**$ 919,623**

The estimated fair value of term deposits as at December 31, 2019 was $1,039,732 (December 31, 2018 - $917,663) and is determined by discounting the contractual cash flows using market interest rates currently offered for deposits of similar remaining maturities.

14. Income Taxes

The composition of the provision for (recovery of) income taxes is as follows:

Years Ended December 31	2019	2018
Income before income taxes	$ 47,740	$ 36,193
Statutory rate of tax [1]	0%	0%
Tax provision (recovery) before the following:	—	—
Provision related to income subject to tax in subsidiaries	(554)	(100)
	$ (554)	**$ (100)**

[1] MCAN is subject to tax at a statutory tax rate of 38% to the extent that it does not pay sufficient dividends to eliminate its taxable income. As MCAN has historically paid sufficient dividends such that it does not have taxable income, a 0% tax rate is used above.

Years Ended December 31	2019	2018
Current tax		
Current tax provision	73	283
Deferred tax provision (recovery)		
Non-marketable securities	450	(80)
Relating to loss carry forward benefit	(918)	(696)
Other	(159)	393
	(627)	(383)
	$ (554)	**$ (100)**

A summary of temporary differences by type is as follows:

Years Ended December 31	2019	2018
Deferred tax assets		
Loss carry forward benefit	$ 3,671	$ 2,754
Other	334	207
	$ 4,005	**$ 2,961**
Deferred tax liabilities		
Non-marketable securities	$ 3,894	$ 3,444
Other	—	34
	$ 3,894	**$ 3,478**

Deferred tax assets and liabilities are assessed for each entity and presented as deferred tax assets of $132 (December 31, 2018 - $2,961) and deferred tax liabilities of $21 (December 31, 2018 - $3,478) on the consolidated balance sheets.

The loss carry forward benefit reflected in the deferred tax asset relates to losses in subsidiaries to which the Company has attributed a future benefit.

The Company has loss carry forward amounts in the non-consolidated MIC entity of $9,286 (December 31, 2018 - $8,250), the benefit of which has not been recorded in deferred tax assets. This balance only includes assessed fiscal years and does not incorporate taxable income for 2019. The tax loss carry forward amounts expire beginning in 2033.

15. Other Liabilities

As at December 31	2019	2018
Accounts payable and accrued charges	$ 5,108	$ 5,553
Premises lease liability	3,139	—
Dividends payable	7,749	7,616
	$ 15,996	**$ 13,169**

Upon the adoption of IFRS 16 on January 1, 2019, the Company increased its premises lease liability by $3,400. For further details on the adoption of IFRS 16, refer to Note 4.

The premises lease liability as at January 1, 2019 can be reconciled to the premises lease commitment as of December 31, 2018 as follows:

Premises lease commitment as at December 31, 2018	$ 3,975
Weighted average incremental borrowing rate as at January 1, 2019	3.5%
Discounted premises lease commitment at January 1, 2019	$ 3,400

During the year ended December 31, 2019, the Company recognized $137 of interest expense and $398 of payments relating to the premises lease liability.

The maturity of the premises lease liability as at December 31, 2019, is as follows:

Less than one year	$ 332
One to five years	1,964
More than 5 years	843
Total premises lease liability	**$ 3,139**

16. Financial Liabilities from Securitization

As at December 31	2019	2018
Financial liabilities - Market MBS program	$ 457,593	$ 734,525
Financial liabilities - CMB program	336,067	163,410
	$ 793,660	**$ 897,935**

Financial liabilities from securitization mature as follows:

As at December 31	2019	2018
2019	$ —	$ 323,635
2020	253,663	310,763
2021	86,188	98,671
2022	96,423	78,060
2023	80,851	86,806
2024	276,535	—
	$ 793,660	**$ 897,935**

17. Share Capital

	2019		2018	
	Number of Shares	Share Capital	Number of Shares	Share Capital
Balance, January 1	23,798,464	$ 221,869	23,377,785	$ 214,664
Issued				
Dividend reinvestment plan	416,919	6,139	367,942	6,462
Executive Share Purchase Plan	—	—	52,737	743
Balance, December 31	**24,215,383**	**$ 228,008**	**23,798,464**	**$ 221,869**

The authorized share capital of the Company consists of unlimited common shares with no par value.

The Company issues shares under the dividend reinvestment plan ("DRIP") out of treasury at the weighted average trading price for the five days preceding such issue less a discount of 2% until further notice from MCAN. The DRIP participation rate for the 2019 fourth quarter dividend was 17% (2018 fourth quarter - 18%).

For details on the Executive Share Purchase Plan, refer to Note 22.

The Company had no potentially dilutive instruments as at December 31, 2019 or December 31, 2018.

18. Dividends

On February 26, 2020, the Board declared a quarterly dividend of $0.34 per share payable on March 30, 2020 to shareholders of record as of March 13, 2020.

19. Net Gain (Loss) on Securities

Years Ended December 31	2019	2018
Net gain (loss) on marketable securities	$ 10,780	$ (3,521)
Net gain (loss) on non-marketable securities	3,228	3,009
	$ 14,008	**$ (512)**

For the year ended December 31, 2019, proceeds from dispositions in the Company's REIT portfolio were $17,857 (2018 - $7,463), resulting in a $6,273 realized gain (2018 - $1,857).

20. Mortgage Expenses

Corporate assets

Years Ended December 31	2019	2018
Mortgage servicing expense	$ 3,025	$ 2,918
Letter of credit expense	678	732
Other mortgage expenses	375	381
	$ 4,078	**$ 4,031**

Letter of credit expense relates to outstanding letters of credit under the Company's credit facility, discussed in Note 23.

Securitization assets

Mortgage expenses associated with securitization assets of $1,954 (2018 - $2,133) consist primarily of mortgage servicing expenses.

21. Provision for (Recovery of) Credit Losses

Years Ended December 31	Note	2019	2018
Corporate portfolio:			
Stage 1 - provisions for (recoveries of) performing mortgages	7	$ (362)	$ (133)
Stage 2 - provisions for (recoveries of) performing mortgages	7	75	(172)
Stage 3 - provisions for (recoveries of) impaired mortgages	7	(155)	553
		(442)	248
Other provisions (recoveries), net		(19)	(60)
Provision for (recovery of) credit losses		**(461)**	**188**
Securitized portfolio:			
Stage 1 - provisions for (recoveries of) performing mortgages	12	(4)	(7)
Stage 2 - provisions for (recoveries of) performing mortgages	12	(6)	5
Recovery of credit losses		**$ (10)**	**$ (2)**

22. Related Party Disclosures

Transactions between the Company and its subsidiaries meet the definition of related party transactions. As these transactions are eliminated on consolidation, they are not disclosed as related party transactions.

Transactions with MCAP

In 2019, the Company entered into related party transactions with MCAP as follows:

- Purchase of mortgage origination and administration services of $3,660 (2018 - $3,338)
- Purchase of uninsured single family mortgages of $21,386 (2018 - $12,744)
- Purchase of insured multi family mortgages of $14,187 (2018 - $nil)
- Purchase of Securitization Notes of $18,000 (2018 - $nil) (Note 8)

All related party transactions noted above were in the normal course of business.

Compensation

Key management personnel of the Company consist of individuals that have authority and accountability for planning, directing and controlling the activities of the Company, directly or indirectly. Key management personnel include the members of the Board.

The compensation of key management personnel is as follows:

Years Ended December 31	2019	2018
Short term employee benefits (salaries, benefits and director fees)	$ 3,895	$ 3,590
Share-based payments (DSU, RSU, PSU)	239	(271)
Termination benefits	422	570
	$ 4,556	**$ 3,889**

Executive Share Purchase Plan

The Company has an Executive Share Purchase Plan (the "Share Purchase Plan") whereby the Board can approve loans to senior management for the purpose of purchasing the Company's common shares. The maximum amount of loans approved under the Share Purchase Plan is limited to 10% of the issued and outstanding common shares.

Dividend distributions on the common shares are used to reduce the principal balance of the loans as follows: 50% of regular distributions; 75% of capital gain distributions. Common shares are issued out of treasury for the Share Purchase Plan. During 2019, the Board approved an amendment that precludes the granting of awards under the Share Purchase Plan before the sixth day after the end of a black-out period.

As at December 31, 2019, $727 of loans were outstanding under the Share Purchase Plan (December 31, 2018 - $1,784). During 2019, the Company did not advance new loans under the Share Purchase Plan (2018 - $743). The loans under the

Share Purchase Plan bear interest at prime plus 1% (4.95%) as at December 31, 2019 (December 31, 2018 - prime plus 1% (4.95%)) and have a five-year term. The shares are pledged as security for the loans and had a fair value of $1,509 as at December 31, 2019 (December 31, 2018 - $2,563). In 2019, MCAN recognized $57 of interest income (2018 - $54) on the Share Purchase Plan loans.

Share Unit Plans

Restricted Share Units Plan

The Company has a Restricted Share Units Plan (the "RSU Plan") whereby the Board grants units under the RSU Plan to certain members of senior management of the Company (the "RSU Participants"). Each unit is equivalent in value to one common share of the Company. The RSU Participants are entitled to receive cash for each unit three years subsequent to the awarding of the units subject to continued employment with the Company. The individual unit values are based on the value of the Company's common shares at the time of payment. In addition, the RSU Participants are entitled to receive dividend distributions in the form of additional units. All RSU units vest after three years.

Performance Share Units Plan

The Company has established a Performance Share Units Plan (the "PSU Plan") whereby the Board grants units under the PSU Plan to certain members of senior management of the Company (the "PSU Participants"). Each unit is equivalent in value to one common share of the Company. Issuances prior to 2019 vest three years subsequent to the awarding of the units subject to continued employment with the Company. Units issued in 2019 and thereafter vest annually over a three year period, however these units are not payable until three years from the issuance date. The individual unit values are based on the value of the Company's common shares at the time of payment. In addition, the PSU Participants are entitled to receive dividend distributions in the form of additional units. At the time of vesting, a "Performance Factor" of 0-150% is applied to the number of units awarded which is based on earnings per share and other performance metrics in the years subsequent to the grant date.

The units granted under the PSU Plan may be either PSU units or Performance Deferred Share Units ("PDSU units"). Holders of PSU units issued prior to 2019 are paid in cash at the time of vesting. Holders of PSU units issued in 2019 and thereafter are paid in cash three years from the issuance date. Holders of PDSU units are paid in cash at their individual retirement or termination, whichever is earlier, provided that the units have vested. Additionally, the PDSU units earn dividends subsequent to vesting until the retirement or termination, whichever is earlier.

Deferred Share Units Plan

The Company has a Deferred Share Units Plan (the "DSU Plan") whereby the Board grants units under the DSU Plan to certain members of senior management of the Company (the "DSU Participants"). Each unit is equivalent in value to one common share of the Company. The DSU Participants are entitled to receive cash for each unit following their individual retirement or termination dates, whichever is earlier. The individual unit values are based on the average market value of the Company's common shares for the five days preceding the retirement/termination date.

The tables below outline activity relating to the RSU Plan, the PSU Plan and DSU Plan. As at December 31, 2019, none of the outstanding units from the RSU, PSU or DSU Plans had vested (December 31, 2018 - nil). During 2019, the Company paid the RSU Participants $76 (2018 - $581) upon vesting of the 4,882 RSU Plan units (2018 - 31,429 units). During 2019, the Company paid the PSU Participants $nil (2018 - $nil) upon vesting of the 16,802 PSU Plan units (2018 - nil). During 2019, there were no payments to DSU Participants (2018 - $1,029).

For the Years Ended December 31	**2019**			**2018**		
	RSU	**PSU**	**DSU**	**RSU**	**PSU**	**DSU**
Units outstanding, beginning of year	15,322	59,104	12,250	40,014	74,791	57,790
New units granted	43,284	39,359	—	5,508	31,446	12,250
Units issued as dividends	3,303	6,162	560	3,053	8,010	4,933
Units vested	(4,882)	(16,802)	—	(31,429)	—	(62,723)
Units forfeited	(6,571)	(8,970)	(12,810)	(1,824)	(55,143)	—
Units outstanding, end of year	**50,456**	**78,853**	**—**	**15,322**	**59,104**	**12,250**
Compensation expense for the year	$ 261	$ 130	$ 52	$ 235	$ (492)	$ 23
Outstanding liability, end of year	$ 292	$ 130	$ —	$ 107	$ —	$ 16

23. Credit Facilities

The Company has a demand loan revolver facility from a Canadian Schedule I Chartered bank bearing interest at prime plus 0.75% (4.70%) (December 31, 2018 - prime plus 0.75% (4.70%)). During 2019, the facility limit was increased from $75,000 to $120,000. The facility is due and payable upon demand. As at December 31, 2019, the outstanding demand loan payable was $5,053 (December 31, 2018 - $nil).

Under the facility, there is a sublimit for issued letters of credit. Letters of credit have a term of up to one year from the date of issuance, plus a renewal clause providing for an automatic one-year extension at the maturity date subject to the bank's option to cancel by written notice at least 30 days prior to the letters of credit expiry date. The letters of credit are for the purpose of supporting developer obligations to municipalities in conjunction with residential construction loans. If the developer defaults in its obligation to the municipalities, the municipalities may draw on the letters of credit, in which case the Company is obligated to fund the letters of credit. As at December 31, 2019, there were letters of credit in the amount of $33,965 issued (December 31, 2018 - $43,757) and additional letters of credit in the amount of $17,950 committed but not issued (December 31, 2018 - $28,541).

The Company has an agreement with a Canadian Schedule I Chartered bank that enables the Company to execute repurchase agreements for liquidity purposes. This facility allows the Company to encumber certain eligible securities for financing purposes. As part of the agreement, the Company may sell assets to the counterparty at a specified price with an agreement to repurchase at a specified future date. The interest rate on the borrowings is driven by market spot rates at the time of borrowing. As at December 31, 2019, the outstanding facility balance was $nil (December 31, 2018 - $nil).

24. Capital Management

The Company's primary capital management objectives are to maintain sufficient capital for regulatory purposes and to earn acceptable and sustainable risk-weighted returns. For further information, refer to the "Capital Management" section of the MD&A.

Regulatory capital

As a Loan Company under the Trust Act, OSFI oversees the adequacy of the Company's capital. For this purpose, OSFI has imposed minimum capital to risk-weighted asset ratios and a minimum leverage ratio.

For further information on the Company's regulatory capital management, refer to the "Regulatory Capital" sub-section of the "Capital Management" section of the MD&A.

As at December 31	2019	2018
Regulatory ratios (OSFI)		
Share capital	$ 228,008	$ 221,869
Contributed surplus	510	510
Retained earnings	101,794	84,315
Deduction for equity investment in MCAP [1]	(36,813)	(30,925)
Common Equity Tier 1, Tier 1 and Total Capital	**$ 293,499**	**$ 275,769**
Total exposures/Regulatory assets		
Consolidated assets	$ 2,179,341	$ 2,141,072
Less: Deduction for equity investment in MCAP [1]	(36,813)	(30,925)
Other adjustments [2]	3,804	1,295
Total on-balance sheet exposures	**2,146,332**	**2,111,442**
Mortgage and investment funding commitments	340,297	410,020
Less: conversion to credit equivalent amount (50%)	(170,149)	(205,010)
Letters of credit	33,965	43,757
Less: conversion to credit equivalent amount (50%)	(16,983)	(21,879)
Off-balance sheet items	**187,130**	**226,888**
Total exposures/Regulatory assets	**$ 2,333,462**	**$ 2,338,330**
Leverage ratio	**12.58%**	**11.79%**

[1] The deduction for the equity investment in MCAP is equal to the equity investment balance less 10% of shareholders' equity.
[2] Certain items, such as negative cash balances, are excluded from total exposures but included in consolidated assets.

Income tax capital

As a MIC under the Tax Act, the Company is limited to an income tax liabilities to capital ratio of 5:1 (or an income tax assets to capital ratio of 6:1), based on the non-consolidated balance sheet in the MIC entity measured at its tax value. For further information on the Company's income tax capital management, refer to the "Income Tax Capital" sub-section of the "Capital Management" section of the MD&A.

25. Financial Instruments

The majority of the Company's consolidated balance sheet consists of financial instruments, and the majority of net income is derived from the related income, expenses, gains and losses. Financial instruments include cash and cash equivalents, cash held in trust, marketable securities, mortgages, non-marketable securities, other loans, financial liabilities from securitization, term deposits and demand loan payable.

To measure financial instruments that are carried at fair value on the consolidated balance sheets, or for which fair value is disclosed, the following fair value hierarchy is used based on the inputs to the valuation:

Level 1: Quoted market prices observed in active markets for identical assets and liabilities.
Level 2: Directly or indirectly observable inputs for the assets or liabilities not included in Level 1.
Level 3: Unobservable market inputs.

Financial instruments are classified at the lowest level of the hierarchy for which a significant input has been used. The fair value hierarchy requires the use of observable market inputs whenever obtainable.

There were no transfers between levels during the years ended December 31, 2019 and 2018.

The following tables summarize the fair values of financial assets measured at FVPL and financial assets and liabilities measured at amortized cost for which fair values are disclosed.

As at December 31, 2019	Level 1	Level 2	Level 3	Total	Carrying Value
Assets measured at FVPL					
Marketable securities	$ 46,141	$ 29	$ —	$ 46,170	$ 46,170
Non-marketable securities - Crown LP [1]	—	—	33,121	33,121	33,121
Non-marketable securities - KSHYF [2]	—	—	42,949	42,949	42,949
Non-marketable securities - Securitization Notes [3]	—	—	17,619	17,619	17,619
	$ 46,141	$ 29	$ 93,689	$ 139,859	$ 139,859
Assets measured at amortized cost for which fair values are disclosed					
Cash and cash equivalents	$ 54,452	$ —	$ —	$ 54,452	$ 54,452
Mortgages - corporate [4]	—	—	1,091,545	1,091,545	1,089,401
Other loans [5]	—	—	1,099	1,099	1,099
Securitization program cash held in trust	28,575	—	—	28,575	28,575
Mortgages - securitized [4]	—	—	795,732	795,732	784,296
	$ 83,027	$ —	$ 1,888,376	$ 1,971,403	$ 1,957,823
Liabilities measured at amortized cost for which fair values are disclosed					
Term deposits [7]	$ —	$ —	$ 1,039,732	$ 1,039,732	$ 1,034,299
Demand loan payable [6]	—	—	5,053	5,053	5,053
Other liabilities - corporate [6]	—	—	15,996	15,996	15,996
Financial liabilities from securitization [8]	—	—	797,794	797,794	793,660
	$ —	$ —	$ 1,858,575	$ 1,858,575	$ 1,849,008

As at December 31, 2018	Level 1	Level 2	Level 3	Total	Carrying Value
Assets measured at FVPL					
Marketable securities	$ 53,218	$ 29	$ —	$ 53,247	$ 53,247
Non-marketable securities - Crown LP [1]	—	—	29,611	29,611	29,611
Non-marketable securities - KSHYF [2]	—	—	42,202	42,202	42,202
	$ 53,218	$ 29	$ 71,813	$ 125,060	$ 125,060
Assets measured at amortized cost for which fair values are disclosed					
Cash and cash equivalents	$ 98,842	$ —	$ —	$ 98,842	$ 98,842
Mortgages - corporate [4]	—	—	927,079	927,079	922,390
Other loans [5]	—	—	2,640	2,640	2,640
Securitization program cash held in trust	26,002	—	—	26,002	26,002
Mortgages - securitized [4]	—	—	891,938	891,938	887,252
	$ 124,844	$ —	$ 1,821,657	$ 1,946,501	$ 1,937,126
Liabilities measured at amortized cost for which fair values are disclosed					
Term deposits [7]	$ —	$ —	$ 917,663	$ 917,663	$ 919,623
Other liabilities - corporate [6]	—	—	13,169	13,169	13,169
Financial liabilities from securitization [8]	—	—	894,038	894,038	897,935
	$ —	$ —	$ 1,824,870	$ 1,824,870	$ 1,830,727

[1] *Fair value of investment is based on the underlying real estate properties determined by the discounted cash flow method and direct capitalization method. The significant unobservable inputs are the capitalization rate and discount rate.*
[2] *Fair value is based on the redemption value of the KSHYF.*
[3] *Fair value of investment in securitized notes is based on the transaction price.*
[4] *Fair value of corporate and securitized fixed rate mortgages are calculated based on discounting the expected future cash flows of the mortgages, adjusting for credit risk and prepayment assumptions at current market rates for offered mortgages based on term, contractual maturities and product type. For variable rate mortgages, fair value is assumed to equal their carrying amount since there are no fixed spreads. The Company classifies its mortgages as Level 3 given the fact that although many of the inputs to the valuation models used are observable, the mortgages are not specifically quoted in an open market.*
[5] *Fair value is assumed to be the carrying value as underlying loans are variable rate.*

[6] The carrying value of the asset/liability approximates fair value.
[7] As term deposits are non-transferable by the deposit holders, there is no observable market. As such, the fair value of the term deposits is determined by discounting expected future cash flows of the deposits at current offered rates for deposits with similar terms.
[8] Fair value of financial liabilities from securitization is determined using current market rates for CMB and MBS.

The following table shows the continuity of Level 3 financial assets recorded at fair value:

Years Ended December 31	**2019**	**2018**
Balance, beginning of year	$ 71,813	$ 68,190
Advances	19,089	5,685
Repayments	(441)	(5,071)
Changes in fair value, recognized in net income	3,228	3,009
Balance, end of year	**$ 93,689**	**$ 71,813**

Risk management

The types of risks to which the Company is exposed include but are not limited to liquidity and funding risk, credit risk, interest rate risk and market risk. The Company's enterprise risk management framework includes policies, guidelines and procedures, with oversight by senior management and the Board. These policies are developed and implemented by management and reviewed and approved periodically by the Board. The nature of these risks and how they are managed is provided in the "Risk Management" section of the MD&A. The shaded sections of the MD&A relating to liquidity and funding, credit, interest rate and market risks inherent in financial instruments form an integral part of these consolidated financial statements.

26. Commitments and Contingencies

MCAP is actively defending a claim arising from a power of sale process with respect to a defaulted land development loan previously funded by MCAN. The plaintiff has claimed improvident sale and has claimed damages of approximately $6,000. MCAP was awarded a judgment for approximately $500 against the same plaintiff in related proceedings. We may be subject to the indemnification of MCAP for certain liabilities that may be incurred as part of the proceedings under a mortgage servicing agreement between the two parties. Based on, among other things, the current status of the proceedings, we do not expect to incur any material liability arising out of this indemnification obligation to MCAP and accordingly have not recorded a provision.

The shaded section of the MD&A relating to commitment liquidity risk forms an integral part of these consolidated financial statements.

27. Comparative Amounts

Certain comparative amounts have been reclassified to conform to the presentation adopted in the current year. There was no impact to the financial position or net income as a result of these reclassifications.

28. Subsequent Events

On January 1, 2020, the Company sold its Crown LP core fund units for $33,090 representing the fair value as at December 31, 2019.