Goodmans LLP

Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

October 6, 2021

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Alberta Securities Commission
Ontario Securities Commission
British Columbia Securities Commission
Autorité des marchés financiers
Manitoba Securities Commission
Financial and Consumer Services Commission (New Brunswick)
Nova Scotia Securities Commission
Office of the Superintendent of Securities Service Newfoundland and Labrador
Office of the Superintendent of Securities, Prince Edward Island
Financial and Consumer Affairs Authority of Saskatchewan
Registrar of Securities, Government of Yukon Territory
Securities Registry, Government of the Northwest Territories
Registrar of Securities, Nunavut

Dear Sirs/Mesdames:

Re: MCAN Mortgage Corporation (the "Issuer") Prospectus Supplement dated October 6, 2021 to the Short Form Base Shelf Prospectus dated August 20, 2021 (the "Prospectus Supplement")

We refer to the Prospectus Supplement relating to the distribution of common shares of the Issuer.

We hereby consent to the use of and reference to our name and legal opinion contained in the Prospectus Supplement under the headings "Eligibility for Investment" and "Certain Canadian Federal Income Tax Considerations" and to the use of and reference to our name under the heading "Legal Matters and Interest of Experts".

We have read the Prospectus Supplement and have no reason to believe that there are any misrepresentations in the information contained in it that are derived from our legal opinions provided in the Prospectus Supplement or within our knowledge as a result of the services performed by us in connection with such opinion.

Yours truly,

"Goodmans LLP"

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