

**FORM 51-102F3
MATERIAL CHANGE REPORT**

Item 1. Reporting Issuer

MCAN Mortgage Corporation (the “Company”)
200 King Street West
Suite 400
Toronto, ON
M5H 3T4

Item 2. Date of Material Change

February 16, 2010

Item 3. Press Release

On February 16, 2010, a news release in the form attached as Schedule “A” was issued and disseminated through Canada NewsWire.

Item 4. Summary of Material Change

On February 16, 2010, the Company announced that Blaine Welch had informed the Board of his decision to resign as President and Chief Executive Officer and as director of the Company, effective February 26, 2010.

The Board has established a search committee to assess potential candidates to assume the position of President and CEO. In the interim, the Board has appointed Ian Sutherland, the Chair of the Board, as Interim CEO. David Broadhurst has been appointed to replace Ian, on an interim basis, as Chair of the Board.

Item 5. Full Description of Material Change

Please see the news release attached as Schedule “A”.

Item 6. Reliance on subsection 7.1(2) of National Instrument 51-102

The report is not being filed on a confidential basis.

Item 7. Omitted Information

No information has been omitted.

Item 8. Executive Officer

The following executive officer of the Company is knowledgeable about the material change described in this report:

Ian Sutherland, Interim CEO
Telephone: (647) 393-1542

Item 9. Date of Report

February 25, 2010

Schedule "A"

Stock Market Symbol

TSX: MKP

MCAN MORTGAGE CORPORATION

Toronto, Ontario – February 16, 2010. MCAN Mortgage Corporation ("MCAN" or the "Company") announced today that Blaine Welch has informed the Board of his decision to resign as President and Chief Executive Officer and as director of the Company, for personal reasons, effective February 26, 2010.

Mr. Welch has been an officer of the Company and its predecessor entities since 1986. He was appointed Vice President and Chief Risk Officer in 1992 and held that position until April, 2004 when he was appointed President and CEO. In accepting Mr. Welch's resignation, the Board formally acknowledged his 23 years of service to the Company and its predecessors and thanked him specifically for his stewardship as CEO over the past 6 years.

The Board has established a search committee to assess potential candidates to assume the position of President and CEO. In the interim, the Board has appointed Ian Sutherland, the current Chair of the Board, as Interim CEO to direct the Company pending identification and appointment of a permanent President and CEO. Mr. Sutherland is a chartered accountant and chartered financial analyst. He has been a director of the Company since 1991 and has been Chair of the Board since 2006.

David Broadhurst has been appointed to replace Ian, on an interim basis, as Chair of the Board. Mr. Broadhurst has been a director of MCAN since 1997 and is currently Chair of the Audit Committee.

To ensure a smooth transition, Mr. Welch has agreed to assist the Company in an advisory capacity during the transition period.

For further information, please contact:

MCAN Mortgage Corporation

Website: www.mcanmortgage.com

e-mail: mcanexecutive@mcanmortgage.com

Ian Sutherland
Chair of the Board
(647) 393-1542