



**THIRD QUARTER REPORT 2010  
MCAN MORTGAGE CORPORATION**

# MCAN MORTGAGE CORPORATION

## REPORT FOR THE THIRD QUARTER ENDED SEPTEMBER 30, 2010

### MESSAGE TO SHAREHOLDERS

MCAN Mortgage Corporation (“MCAN”, or the “Company”) recorded strong results in the third quarter of 2010, with reported net income of \$8.8 million, up 33% over the same quarter from last year. Earnings per share were \$0.61 compared to \$0.46 in the prior year. The current year results included improved spread income, fee income, equity income from our investment in MCAP Commercial LP (“MCLP”) and the reversal of a significant specific mortgage allowance.

We have declared a regular fourth quarter dividend of \$0.26 per share, consistent with our regular quarterly dividend. Based on estimated taxable income to September 30, 2010, MCAN expects to pay an extra dividend on March 31, 2011 of approximately \$0.50. This extra dividend will be revised subject to fourth quarter results. Over the past twelve months, the cumulative MCAN shareholder return (share price appreciation plus reinvestment of all dividends) has been 15%.

Net investment income for the quarter was \$10.4 million, an increase of \$2.4 million from \$8.0 million in the same quarter of 2009. For the nine months ended September 30, 2010, net investment income increased \$1 million as a result of higher spread income and the aforementioned allowance reversal and equity income from MCLP, partially offset by lower fees and securitization income.

Total consolidated assets as at September 30, 2010 were \$506 million, an increase of \$6 million from the prior year in 2009. The change included increases of \$53 million in mortgages and \$9 million in derivative financial instruments, partially offset by decreases of \$50 million in securitization investments and \$7 million in loans receivable and other investments. We continue to have unused capacity for future business.

Impaired mortgages as a percentage of total mortgages decreased significantly to 3.40% at September 30, 2010 from 5.88% in the prior year, primarily due to the resolution of a large construction loan. The resolution of the loan resulted in a full recovery of the loan balance outstanding. Mortgage arrears of \$47 million as at September 30, 2010 increased from \$35 million in the prior year. The increase in mortgage arrears during the quarter relates primarily to our residential construction loan portfolio. MCAN’s impaired mortgages and arrears are skewed by some large construction loans that have faced slow sales and construction delays. Our recent loan recovery demonstrates MCAN’s ability to manage problem mortgages and realize on our collateral to recover principal amounts.

MCAN continues to see improvement in the Canadian economy and the real estate markets in which we invest. While the first half of the year saw a strong recovery in the housing and mortgage markets, the third quarter saw slower growth, which we expect to continue through to the end of the year.



William Jandrisits  
President and Chief Executive Officer  
November 11, 2010

## MANAGEMENT'S DISCUSSION AND ANALYSIS OF OPERATIONS

*This Management's Discussion and Analysis of Operations ("MD&A") should be read in conjunction with the interim unaudited consolidated financial statements and accompanying notes for the quarter ended September 30, 2010 and the audited consolidated financial statements, accompanying notes and MD&A for the year ended December 31, 2009. These items and additional information regarding MCAN Mortgage Corporation ("MCAN", the "Company" or "we"), including continuous disclosure materials such as the Annual Information Form are available on the System for Electronic Document Analysis and Retrieval ("SEDAR") at www.sedar.com and our website at www.mcanmortgage.com. Except as indicated below, all other factors discussed and referred to in the MD&A for fiscal 2009 remain substantially unchanged. Information has been presented as of November 11, 2010.*

### DESCRIPTION OF BUSINESS

MCAN is a public company listed on the Toronto Stock Exchange ("TSX") under the symbol MKP and is a reporting issuer in all provinces and territories in Canada. MCAN also qualifies as a mortgage investment corporation ("MIC") under the *Income Tax Act* (Canada) (the "Tax Act").

The Company's objective is to generate a reliable stream of income by investing its funds in a portfolio of mortgages (including single family residential, residential construction, non-residential construction and commercial loans), as well as other types of loans and investments, real estate and securitization investments. MCAN employs leverage by issuing term deposits eligible for Canada Deposit Insurance Corporation ("CDIC") deposit insurance up to a maximum of five times capital (on a non-consolidated tax basis) as limited by provisions of the Tax Act applicable to a MIC. The term deposits are sourced through a network of independent financial agents. As a MIC, MCAN is entitled to deduct from income for tax purposes 50% of capital gains dividends and 100% of other dividends paid. Such dividends are received by the shareholders as capital gains dividends and interest income, respectively.

(dollars in thousands except for per share amounts)

	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
<b>Operating Results</b>				
Net investment income	\$ 10,374	\$ 8,007	\$ 23,594	\$ 22,585
Operating expenses	<u>1,534</u>	<u>1,410</u>	<u>4,315</u>	<u>3,947</u>
Income before income taxes	8,840	6,597	19,279	18,638
Provision for income taxes	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income	<u>\$ 8,840</u>	<u>\$ 6,597</u>	<u>\$ 19,279</u>	<u>\$ 18,638</u>
Mortgage portfolio yield	6.75%	7.41%	7.27%	7.13%
Term deposit average interest rate	1.83%	2.92%	1.84%	3.41%
Basic and diluted earnings per share	\$ 0.61	\$ 0.46	\$ 1.34	\$ 1.30
Dividends per share	\$ 0.26	\$ 0.25	\$ 0.93	\$ 1.18
Return on average shareholders' equity	27.81%	22.04%	20.48%	21.05%
<b>Balance Sheet Highlights</b>				
Assets			\$ 505,784	\$ 500,245
Mortgages			395,968	343,458
Liabilities			378,377	379,264
Shareholders' equity			127,407	120,981
<b>Capital Ratios</b>				
Tier 1 Capital Ratio			23.84%	27.19%
Total Capital Ratio			23.79%	26.90%
<b>Credit Quality</b>				
Impaired mortgage ratio			3.40%	5.88%
Total mortgage arrears			\$ 46,681	\$ 35,494
<b>Share Information (end of period)</b>				
Number of common shares outstanding			14,448	14,321
Book value per common share			\$ 8.82	\$ 8.45
Common share price			\$ 13.05	\$ 12.45
Market capitalization			\$ 188,546	\$ 178,296

## HIGHLIGHTS

- MCAN reported net income of \$8.8 million for the third quarter of 2010, up from \$6.6 million in the prior year. Earnings per share were \$0.61 compared to \$0.46 in the prior year. Current year results included improved spread income, fee income, equity income from MCAP Commercial LP ("MCLP") and the reversal of a \$2 million specific mortgage allowance.
- MCAN declared a fourth quarter dividend of \$0.26 per share to be paid on January 4, 2011.
- Based on estimated taxable income to September 30, 2010, MCAN expects to pay an extra dividend on March 31, 2011 of approximately \$0.50. This extra dividend will be revised subject to fourth quarter results.
- Total consolidated assets as at September 30, 2010 were \$506 million, an increase of \$6 million from the prior year. The change included increases of \$53 million in mortgages and \$6 million in derivative financial instruments, partially offset by decreases of \$50 million in securitization investments and \$7 million in loans receivable and other investments.
- The change in our mortgage portfolio included increases of \$45 million in residential construction loans, \$36 million in uninsured single family mortgages and \$5 million in commercial loans, and a decrease of \$35 million in insured single family mortgages.

## OUTLOOK

During 2010 we have continued to carry unutilized investment capacity, a continuation from the decrease in assets experienced in 2009. Although our mortgage portfolios have increased during 2010, they have not met our growth targets due to increased competition in our core markets. However, we plan to continue to grow the mortgage portfolio throughout the balance of the year to employ some of this investment capacity. The market for new housing construction has stabilized, and we have experienced growth in fundings and commitments for both our residential construction loan and our uninsured single family portfolios.

Our average term deposit interest rate has decreased since 2009 as maturing deposits have been replaced by new deposits at significantly lower rates. This decrease has contributed to improved spread income in 2010.

Arrears in our single family mortgage portfolio remain high compared to historical levels due to the continuing impact of higher unemployment levels from 2009. Property values have stabilized in most markets in which we invest on rising sales volume. We have not experienced material loan losses resulting from these arrears.

Arrears in our construction loan portfolio also remain high. The large size of these loans causes them to skew our arrears statistics. The nature of these loans also usually results in a more protracted resolution period.

Economic growth and job creation was evident during the last quarter of 2009 and has continued through 2010. As this trend continues, we expect an increase in our mortgage portfolio and lower mortgage arrears.

## RESULTS OF OPERATIONS

### Net Investment Income

(in thousands)

	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
<b>Investment Income</b>				
Mortgage interest	\$ 6,269	\$ 6,726	\$ 18,307	\$ 20,007
Interest on loans and investments	396	736	2,198	2,968
Securitization income	1,600	2,272	3,912	5,757
Fees	1,915	1,219	4,179	6,131
Equity income from MCAP Commercial LP	1,693	707	1,964	933
Interest on cash and cash equivalents	52	33	125	200
	<b>11,925</b>	<b>11,693</b>	<b>30,685</b>	<b>35,996</b>
<b>Financial Expenses</b>				
Term deposit interest and expenses	1,819	2,912	5,485	10,608
Mortgage expenses	719	600	2,039	2,146
Provision for (recovery of) losses	(987)	174	(433)	657
	<b>1,551</b>	<b>3,686</b>	<b>7,091</b>	<b>13,411</b>
<b>Net Investment Income</b>	<b>\$ 10,374</b>	<b>\$ 8,007</b>	<b>\$ 23,594</b>	<b>\$ 22,585</b>

Net investment income was \$10.4 million for the quarter, an increase of \$2.4 million from \$8.0 million in the prior year. The increase is primarily due to increases in fee income and equity income from MCLP, a reversal of a significant specific mortgage allowance upon payout and lower term deposit interest and expenses in the current year, partially offset by decreases in mortgage interest income, interest on loans and investments and securitization income in the current year. For the nine months ended September 30, 2010, net investment income increased by \$1.0 million as a result of higher spread income and the aforementioned allowance reversal and equity income from MCLP, partially offset by lower fees and securitization income.

During the quarter, we realized \$702,000 (2009 - \$1.2 million) relating to the partial recovery of purchase price discounts on MCAN's acquired portfolios, included in mortgage interest income. We also received \$845,000 (2009 - \$476,000) of fees from MCLP from a profit sharing arrangement relating to the aforementioned mortgage portfolios acquired by MCLP. For the year to date, we have realized \$2.6 million (2009 - \$2.5 million) of discount income on our portfolios and received \$1.7 million (2009 - \$3.7 million) of fees from MCLP relating to its portfolios. The volume of discount recoveries from the portfolios of both companies can be volatile and difficult to predict.

Mortgage interest income decreased by \$457,000 from the prior year as a result of a 0.66% decrease in the average mortgage yield from 7.41% in 2009 to 6.75% in 2010 and a \$6 million decrease in the average mortgage portfolio from \$383 million in 2009 to \$377 million in 2010. The decrease in the overall portfolio yield was largely driven by the aforementioned decrease in discount income from MCAN's acquired mortgage portfolios. The decrease of \$1.7 million for the year to date is primarily due to a \$44 million decrease in the average portfolio, partially offset by a 0.14% increase in the average yield.

The mortgages in the acquired portfolios have higher effective yields than those in our regular portfolio, as they were acquired at a discount to their par values. The portion of the discount that we expect to recover is amortized into income over the remaining term of the respective mortgages. Upon the payout of a mortgage, the remaining unamortized discount is recognized as income.

Although we do not recognize interest income on impaired mortgages, we include interest owing but not accrued in the mortgage yield calculation to accurately represent the underlying portfolio. During the quarter, impaired mortgage interest income not recognized was \$346,000. The mortgage yield would have decreased by 0.36% to 6.39% if this amount was excluded from the yield calculation.

Interest on loans and investments decreased from the prior year by \$340,000 for the quarter and \$770,000 for the year to date. Both decreases were a result of a lower average portfolio balance in the current year.

MCAN securitizes insured mortgages through the CMB program. Securitization income from the current and prior years is as follows:

(in thousands)

	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
Gain on securitization	\$ -	\$ 1,668	\$ 75	\$ 5,940
Residual securitization income - fair value changes	293	(748)	(614)	(2,143)
Residual securitization income - other components	1,307	1,352	4,451	3,195
Write-down of interest-only strips	-	-	-	(1,235)
	<b>\$ 1,600</b>	<b>\$ 2,272</b>	<b>\$ 3,912</b>	<b>\$ 5,757</b>

There was no upfront gain from securitization in the current quarter compared to a significant gain in the prior year. Fair value changes to CMB interest-only strips and interest rate swaps generally offset each other, although there was a moderate negative impact in the prior year. Other components of residual securitization income were comparable to the prior year. The decrease in securitization income for the nine months ended September 30, 2010 is primarily due to minimal gains from securitization in the current year compared to substantial prior year gains, partially offset by an interest-only strip write-down in 2009 and higher current year residual securitization income.

Fees increased by \$696,000 for the quarter and decreased by \$2.0 million for the year to date, both primarily due to the activity noted above in fees received from MCLP related to acquired portfolio profit sharing. Fees also include construction commitment fees, which are amortized into income over the term of the related loans.

Equity income from our ownership interest in MCLP was \$1.7 million during the quarter compared to \$707,000 in the prior year. MCLP recognized a significant one-time gain in the current year.

Term deposit interest and expenses decreased by \$1.1 million during the quarter as a result of a decrease in the average term deposit rate from 2.92% in 2009 to 1.83% in 2010 and a \$19 million decrease in the average outstanding balance from \$353 million in 2009 to \$334 million in 2010. The decrease in the average term deposit rate from the prior year is a result of the funding rate on new term deposits being significantly lower than that of the majority of maturing term deposits despite recent increases in the prime rate. The \$5.1 million decrease for the year to date is a result of a \$45 million decrease in the average outstanding balance and a 1.57% decrease in the average interest rate.

Although the average mortgage portfolio balance decreased slightly over the prior year, mortgage expenses increased by \$119,000 as a result of a change in our asset mix towards mortgages that carry higher servicing rates.

### Credit Quality

Provisions for losses for the third quarter of the current and prior years are as follows:

(in thousands)	2010	2009
Mortgages - general provision (recovery)	\$ 454	\$ (375)
Mortgages - specific provision (recovery)	(1,555)	573
Loans and investments - general provision (recovery)	14	(24)
Other provisions	100	-
	<b>\$ (987)</b>	<b>\$ 174</b>

The allowance for credit losses reduces the carrying value of mortgage assets to provide for an estimate of the principal amounts that borrowers may not repay in the future. In assessing the estimated realizable value of assets, we must rely on estimates and exercise judgment regarding matters for which the ultimate outcome is unknown. A number of factors can affect the amount that we ultimately collect, including the quality of our underwriting process and credit criteria, the diversification of the portfolio, the underlying security relating to the mortgages and the overall economic environment. Specific allowances include all of the accumulated provisions for losses on particular assets required to reduce the related assets to estimated realizable value. The general allowance represents losses that we believe have been incurred but not yet specifically identified. Reserving rates depend on asset class, as different classes have varying underlying risks. Based on our best judgment, we believe that the general allowance is indicative of probable losses within the next two years based on current economic conditions and risk profile. However, future changes in circumstances could materially affect our future provisions for credit losses from those provisions determined in the current period, and there could be a need to increase or decrease the allowance for credit losses.

General provision activity in the current and prior years is consistent with the respective changes in the balances of mortgages that attract a reserve.

Specific provision activity for the third quarter of the current and prior years is as follows:

(in thousands)	2010	2009
Residential construction		
Full reversal of existing allowance	\$ (2,000)	\$ -
Net increase of existing allowances	340	646
Uninsured single family	105	(73)
	<b>\$ (1,555)</b>	<b>\$ 573</b>

We previously recorded a \$2 million specific allowance against a residential construction loan. During the quarter, the loan paid out in full with no principal loss.

During the quarter, we also increased an existing provision by \$100,000 to \$200,000 relating to our pro-rata share of expected losses pursuant to an indemnity on the underlying assets of a residential construction loan securitization program.

Mortgage write-offs were 3.0 basis points (\$28,000) during the quarter, compared to 6.0 basis points (\$58,000) in the prior year. For the nine months ended September 30, 2010, write-offs were 3.8 basis points (\$95,000) compared to 6.2 basis points (\$178,000) in the prior year.

Impaired mortgages as a percentage of total mortgages (net of specific allowances) are as follows:

(in thousands)	September 30 2010	June 30 2010	September 30 2009
Residential construction	\$ 10,297	\$ 13,678	\$ 17,607
Uninsured single family	2,997	1,834	3,537
	<b>\$ 13,294</b>	<b>\$ 15,512</b>	<b>\$ 21,144</b>
	<b>3.40%</b>	<b>4.04%</b>	<b>5.88%</b>

Impaired mortgages decreased significantly from June 30<sup>th</sup>, primarily due to the resolution of a significant residential construction loan during the quarter.

Total mortgage arrears of \$47 million as at September 30, 2010 increased from \$35 million at September 30, 2009 and \$36 million at June 30, 2010. Both increases consist primarily of residential construction loans. Our arrears level is a reflection of the high unemployment levels from 2009. There were no other assets in arrears at quarter end. We continue to proactively monitor loan arrears and take prudent steps to collect overdue accounts.

### Operating Expenses

(in thousands)	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
Salaries and benefits	\$ 586	\$ 580	\$ 1,673	\$ 1,654
General and administrative	948	830	2,642	2,293
	<b>\$ 1,534</b>	<b>\$ 1,410</b>	<b>\$ 4,315</b>	<b>\$ 3,947</b>

The increase in operating expenses over the prior year is primarily due to higher professional fees in the current year.

### Income Taxes

(in thousands)	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
Provision against income	\$ -	\$ -	\$ -	\$ -
Charge (recovery) to retained earnings	1,986	384	3,389	(943)
	<b>\$ 1,986</b>	<b>\$ 384</b>	<b>\$ 3,389</b>	<b>\$ (943)</b>

The significant charge to retained earnings for the third quarter and the year to date relating to current and future taxes is primarily due to the substantial excess of taxable income over dividends declared during both periods. The moderate recovery

for the nine months ended September 30, 2009 was a result of the payment of the March 31, 2009 dividend, which was significantly higher than usual.

### Cash Flows

Operating activities provided cash flows of \$8 million in the quarter and provided \$9 million in the prior year. Operating activities provided cash flows of \$21 million for the nine months ended September 30, 2010 and provided \$15 million in the prior year. The increase is due to increased cash flows from securitization activities.

Investing activities used cash flows of \$2 million in the quarter and provided \$29 million in the prior year. In the current year, net mortgage outflows were minimal. In the prior year, we had significant net mortgage inflows, partially offset by net loan and investment outflows. For the nine months ended September 30, 2010, investing activities used \$46 million compared to \$53 million provided in the prior year. In the current year, significant net mortgage outflows exceeded net loan and investment inflows, whereas the prior year inflow consisted almost entirely of net mortgage repayments.

Financing activities provided cash flows of \$12 million in the quarter and used \$11 million in the prior year. There was a net term deposit inflow in the current year compared to an outflow in the prior year. For the nine months ended September 30, 2010, financing activities used \$23 million compared to \$85 million used in the prior year. The net outflow of term deposits decreased significantly in the current year.

### SELECTED QUARTERLY FINANCIAL DATA

(in thousands, except per share amounts)

	2010				2009			2008
	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q4
Net investment income	\$10,374	\$7,114	\$6,106	\$8,056	\$8,007	\$6,875	\$7,703	\$11,471
Operating expenses	1,534	1,473	1,308	1,952	1,410	1,268	1,269	1,551
Income before income taxes	8,840	5,641	4,798	6,104	6,597	5,607	6,434	9,920
Provision for income taxes	-	-	-	-	-	-	-	-
Net income	\$8,840	\$5,641	\$4,798	\$6,104	\$6,597	\$5,607	\$6,434	\$9,920
Basic and diluted earnings per share	\$0.61	\$0.40	\$0.33	\$0.43	\$0.46	\$0.39	\$0.45	\$0.70
Dividends per share								
Regular	\$0.26	\$0.26	\$0.26	\$0.26	\$0.25	\$0.25	\$0.25	\$0.25
Extra	-	-	0.15	-	-	-	0.43	-
Total	\$0.26	\$0.26	\$0.41	\$0.26	\$0.25	\$0.25	\$0.68	\$0.25

No dividends paid during the past eight quarters have included a capital gains component.

After substantial income from the sale of mortgages and income earned from the acquired portfolios in late 2008, quarterly income has been relatively stable. Securitization income and income from the acquired portfolios remained strong during 2009 and to date in 2010. The increase in net income for the third quarter of 2010 over recent quarters was primarily due to the reversal of a significant specific mortgage provision upon payout.

## FINANCIAL POSITION

As at September 30, 2010, total consolidated assets were \$506 million, an increase of \$23 million from June 30, 2010.

### Assets

(in thousands)	September 30, 2010		June 30, 2010		December 31, 2009	
Cash and cash equivalents	\$ 41,346	8.2%	\$ 23,405	4.9%	\$ 89,843	17.7%
Mortgages	395,968	78.3	394,070	81.6	295,415	58.3
Securitization investments	12,492	2.5	16,578	3.4	73,590	14.5
Loans receivable and other investments	14,205	2.8	13,332	2.8	16,885	3.3
Equity investment in MCLP	19,218	3.8	17,525	3.6	17,905	3.5
Derivative financial instruments	19,028	3.7	14,730	3.1	11,490	2.3
Other assets	3,527	0.7	3,033	0.6	1,555	0.4
	<b>\$ 505,784</b>	<b>100.0%</b>	<b>\$ 482,673</b>	<b>100.0%</b>	<b>\$ 506,683</b>	<b>100.0%</b>

Cash increased by \$18 million during the quarter as a result of a net increase in term deposits.

The composition of our mortgage portfolio at September 30, 2010 and June 30, 2010 is as follows:

(in thousands)	September 30, 2010			June 30, 2010		
	Principal	Allowance	Net	Principal	Allowance	Net
Single family uninsured	\$ 183,964	\$ 1,414	\$ 182,550	\$ 146,284	\$ 1,006	\$ 145,278
Single family insured	30,177	-	30,177	74,319	-	74,319
Construction	171,490	2,452	169,038	170,725	4,053	166,672
Commercial	14,420	217	14,203	7,954	153	7,801
	<b>\$ 400,051</b>	<b>\$ 4,083</b>	<b>\$ 395,968</b>	<b>\$ 399,282</b>	<b>\$ 5,212</b>	<b>\$ 394,070</b>

Mortgages increased by \$2 million during the quarter. Mortgage activity included increases of \$37 million in uninsured single family mortgages, \$6 million in commercial loans and \$2 million in construction loans, and a decrease of \$44 million in insured single family mortgages. Although market conditions are stable, we continue to focus new mortgage approvals in markets with strong real estate fundamentals.

As at September 30, 2010, we held discounted mortgages with a net discount of \$17 million. We retain 50% of any recoveries of that amount, and we pay the remaining 50% to MCLP. The amount of the discount ultimately recovered is dependent on the value of the real estate securing the mortgage, as well as the financial capacity of the borrower. Additionally, these mortgages have maturity dates ranging from 2010 (for certain fixed rate mortgages) to 2032 (for certain floating rate mortgages). As such, it is difficult to accurately estimate the timing and quantum of the discount ultimately recovered.

We invest in insured and uninsured single family mortgages in Canada. We believe that the Canadian residential property market continues to exhibit stable fundamentals. We do not invest in the United States mortgage market. Uninsured mortgages may not exceed 80% of the value of the real estate securing such loans at the time of funding.

Securitization investments decreased by \$4 million during the quarter, relating entirely to the CMB interest-only strips.

Derivative financial instruments consist of interest rate swaps relating to the CMB program. We have entered into "pay-floating, receive-fixed" swaps to hedge against interest rate risk on reinvested CMB principal collections. The fair market value of the swaps increased by \$4 million during the quarter as a result of a decrease in forward interest rates.

**Liabilities and shareholders' equity**

(in thousands)

	September 30 2010	June 30 2010	Increase (Decrease)	December 31 2009
<b>Liabilities</b>				
Term deposits	\$ 353,268	\$ 337,985	\$ 15,283	\$ 360,744
Securitization liabilities	8,846	7,428	1,418	5,048
Accounts payable and accrued charges	9,165	7,126	2,039	11,001
Future taxes payable	7,098	7,342	(244)	7,011
	<b>378,377</b>	<b>359,881</b>	<b>18,496</b>	<b>383,804</b>
<b>Shareholders' equity</b>				
Share capital	100,112	99,226	886	98,490
Contributed surplus	510	510	-	510
Retained earnings	24,688	21,587	3,101	22,165
Accumulated other comprehensive income	2,097	1,469	628	1,714
	<b>127,407</b>	<b>122,792</b>	<b>4,615</b>	<b>122,879</b>
	<b>\$ 505,784</b>	<b>\$ 482,673</b>	<b>\$ 23,111</b>	<b>\$ 506,683</b>

Term deposit liabilities increased by \$15 million during the quarter, comparable to the change in assets. To fund our investment operations, we issue term deposits that are eligible for CDIC deposit insurance. We do not use capital markets (including asset-backed commercial paper) for liquidity.

Securitization liabilities relate to CMB interest-only strips in liability positions. The interest-only strips generally only go into liability positions after a significant decrease in forward rates after issuance. Changes in the fair value of the interest-only strips are generally offset by changes in the fair value of CMB interest rate swaps.

Share capital increased by \$886,000, which was raised through the dividend reinvestment plan for the September 30, 2010 dividend and the issuance of new common shares as part of the Executive Share Purchase Plan.

Retained earnings increased by \$3.1 million during the quarter. The increase included quarterly income of \$8.8 million, the third quarter dividend of \$3.8 million and a charge to retained earnings of \$2.0 million relating to current and future income taxes.

Accumulated other comprehensive income represents the changes in unrealized gains or losses (net of taxes) on available for sale financial assets. The increase of \$628,000 in the quarter is primarily due to an increase in the fair market value of available for sale fixed-rate mortgages as a result of a change in our portfolio mix.

**CMB PROGRAM**

We participate in the CMB program, which involves the securitization of insured single family and multi family mortgages. We participate in the CMB program with MCLP and a private company. For accounting purposes, we recognize an upfront gain on securitization, and at that time we recognize an interest-only strip, which is a retained interest in the securitized mortgages. The interest-only strips consist of the discounted value of future mortgage interest, principal reinvestment interest receipts and penalty income less coupon interest payments. In addition, we recognize liabilities for future mortgage servicing and other costs, which we subcontract to MCLP and the private company that participates in the CMB program. For tax purposes, we recognize CMB-related income on the cash basis, wherein the payment of upfront CMB expenses is a deduction from taxable income at the date of issuance, and the ongoing collection of net CMB cash flows is recognized in taxable income as received over the duration of the issuance. In the early years of a CMB issuance, taxable income is significantly lower than accounting income due to the absence of an upfront gain on securitization for tax purposes to offset upfront cash requirements. However, taxable income significantly exceeds accounting income in the later years of a CMB issuance, in line with the receipt of ongoing CMB cash flows such as mortgage interest and principal reinvestment interest.

In addition, we earn residual securitization income, which includes the net yield earned on the interest-only strips and the CMB liabilities, refinancing and renewal gains, interest rate swap receipts (payments) and fair value changes in the interest-only strips and interest rate swaps.

During the quarter, we did not participate in any new mortgage securitizations through the CMB program. Our participation in the CMB program has been reduced, as discussed below in "Risk Management".

As part of our participation in the CMB program, we enter into "pay-floating, receive-fixed" interest rate swaps. The purpose of these swaps is to hedge interest rate risk on the interest-only strips. We receive interest on reinvested CMB principal collections, the discounted future value of which is included in the interest-only strips. Changes in the fair market value of the interest rate swaps generally offset the changes in the fair value of the interest-only strips.

## DESCRIPTION OF CAPITAL STRUCTURE

The authorized share capital of the Company consists of an unlimited number of common shares with no par value. At September 30, 2010, there were 14,447,743 common shares outstanding. At November 11, 2010, there were 14,447,743 common shares outstanding. Additional information related to share capital is included in note 7 to the consolidated financial statements.

## RISK MANAGEMENT

We operate in changing regulatory and economic environments. As a result, our management and the Board of Directors are particularly diligent in their consideration of issues of risk. Our goal is not to eliminate risk, as this would result in significantly reduced earnings, but rather to be proactive in our assessment and management of risk, as a means to gain a strategic advantage and ultimately enhance shareholder value.

Our senior management is responsible for the quality of processes, policies, procedures and controls and for internal reporting on a day-to-day basis. The Board of Directors is actively involved in the risk management process, providing oversight and guidance on an ongoing basis and at least quarterly. Internal audit is involved in the risk management process to provide validation of its effectiveness, with reports provided to senior management and the Board of Directors.

The types of risks to which we are exposed include interest rate, credit, liquidity and market risk. Our enterprise risk management framework includes policies, guidelines and procedures, with oversight by senior management and the Board of Directors. These policies are developed and implemented by management and reviewed and approved annually by the Board of Directors.

### Interest Rate Risk

Interest rate risk arises when principal and interest cash flows, both on and off balance sheet, have mismatched repricing and maturity dates. Interest rate risk, or sensitivity, is the potential impact of changes in interest rates on financial assets and liabilities.

We manage interest rate risk by matching the terms of invested assets and term deposits. To the extent that the two components offset each other, the risks associated with interest rate changes are reduced. The Asset and Liability Management Committee ("ALCO") reviews our interest rate exposure on a monthly basis using interest rate spread and gap analysis as well as interest rate sensitivity analysis based on various scenarios. This information is also formally reviewed by the Investment Committee of the Board ("ICB") each quarter. We do not currently use derivative financial instruments outside of the CMB program; however the potential use of such instruments for our on-balance sheet assets is analyzed and reported to ALCO on a monthly basis.

### Credit Risk

Credit risk is the risk of financial loss resulting from the failure of a counterparty, for any reason, to fully honour its financial or contractual obligations to the Company, primarily arising from our mortgage and lending activities. Fluctuations in real estate values may increase the risk of default and may also reduce the net realizable value of the collateral property to the Company. Credit losses occur when a counterparty fails to meet its obligations to the Company and the value realized on sale of the underlying security deteriorates below the carrying amount of the exposure. In the current economic environment, we continue to monitor real estate market values for single family mortgages, with independent assessments of value obtained as individual mortgages exceed 90 days in arrears. All members of management are subject to limits on their ability to commit the Company to credit risk. Credit and commitment exposure is closely monitored through a reporting process that includes a formal monthly review involving ALCO and a formal quarterly review involving the ICB. Furthermore, our exposure to credit risk is managed through risk management policies and procedures that emphasize the quality and diversification of our investments. Our policies establish limits on concentration by asset class, geographic region, dollar amount and borrower.

We identify potential risk in our mortgage portfolio by way of regular review of market metrics, which are a key component of quarterly market reports provided to the Board of Directors. We also undertake site visits of active mortgages. Existing risks in our mortgage portfolio are identified by arrears reporting, portfolio diversification analysis, annual reviews of large loans and risk rating trends of the entire mortgage portfolio. The aforementioned reporting and analysis provides adequate monitoring of and control over our exposure to credit risk.

We assess a credit score and risk rating for all mortgages at the time of underwriting based on the quality of the borrower and the underlying real estate. Subsequent to the initial mortgage advance, the ongoing monitoring of a mortgage may lead to the downgrading of the status of a mortgage to monitored, in arrears, or impaired.

We have established a methodology for determining the adequacy of our general allowances. The adequacy of general allowances is assessed periodically, taking into consideration such factors as economic and housing market conditions.

We record a specific allowance to the extent that the estimated realizable value of a mortgage has decreased below its net book value. Specific allowances include all of the accumulated provisions for losses on a particular mortgage. As at September 30,

2010, we have recorded \$1.2 million of specific allowances on our mortgage portfolio (see note 2 to the consolidated financial statements).

Our maximum credit exposure on our individual financial assets is equal to the par value of the respective assets.

### **Liquidity Risk**

Liquidity risk is the risk that cash inflows, supplemented by assets readily convertible to cash, will be insufficient to honour all cash outflow commitments (both on and off-balance sheet) as they come due. The failure of borrowers to make regular mortgage payments increases the uncertainties associated with liquidity management, notwithstanding that we may eventually collect the amounts outstanding. We closely monitor our liquidity position to ensure that we have sufficient cash to meet liability obligations as they become due. The ICB is responsible for the review and approval of liquidity policies. In general, we maintain a standard level of liquid investments and credit facilities of at least 20% of term deposits maturing within 100 days. In addition, all single family mortgages are readily marketable within a time frame of one to three months, providing the Company with added flexibility to meet its liquidity needs. We have access to funding through our ability to issue term deposits eligible for CDIC deposit insurance. These term deposits also provide the Company with the ability to fund asset growth as needed and to manage its net liquidity surplus/deficit. We also maintain an overdraft facility to fund asset growth or meet our short-term obligations as required. The overdraft facility is a component of a larger credit facility that also has a portion which guarantees letters of credit used to support the obligations of borrowers to municipalities in conjunction with construction loans. The total facility is \$50 million, with sub-limits of \$30 million for overdrafts and \$30 million for letters of credit. Since our letter of credit authorized limit is currently \$30 million (of which \$23 million was outstanding at September 30<sup>th</sup>), the portion of the credit facility dedicated to overdrafts has been reduced to \$20 million.

Management has developed a Liquidity Risk Management Framework that is reviewed and approved annually by the Board of Directors. This framework details the daily, monthly and quarterly analysis that is performed by management. Management monitors changes in cash and cash requirements on a daily basis and formally reports to ALCO on a monthly basis. Management also completes monthly and quarterly stress testing which is reviewed by ALCO and the ICB. Management monitors trends in deposit concentration with significant term deposit brokers on a monthly basis.

Our liquidity position and access to funding support our ability to meet current and future commitments. Our liquid investments and credit facilities were 76% of term deposits maturing within 100 days at September 30, 2010. For further details on our liquid assets and our ability to meet liability obligations, refer to notes 9 and 10 to the consolidated financial statements.

### **Market Risk**

Market risk is the exposure to adverse changes in the value of financial assets. Our market risk factors include interest rates, real estate values and commodity prices, among others.

### **Changes in Laws and Regulations**

Changes to current laws, regulations, regulatory policies or guidelines (including changes in their interpretation, implementation or enforcement), the introduction of new laws, regulations, regulatory policies or guidelines or the exercise of discretionary oversight by regulatory or other competent authorities including OSFI, could adversely affect us, including by limiting the products or services that we provide, restricting the scope of our operations or business lines, increasing the ability of competitors to compete with our products and services or requiring us to cease carrying on business. Our failure to comply with applicable laws and regulations could result in sanctions and financial penalties that could adversely impact our earnings and damage our reputation.

We have reviewed draft guidance by the Bank for International Settlements regarding capital and liquidity to ensure that our policies conform to the guidance once it is enacted.

### **Changes in Accounting Standards and Accounting Policies**

We may be subject to changes in the financial accounting and reporting standards that govern the preparation of our financial statements. These changes may materially impact how we record and report our financial condition and results of operations and, in certain circumstances, we may be required to retroactively apply a new or revised standard that results in our restating prior period financial statements. We are required to adopt International Financial Reporting Standards ("IFRS") for the fiscal year commencing January 1, 2011. Among other things, the adoption of IFRS may impact our current accounting policies and critical accounting estimates, as well as the calculation of (and compliance with) our regulatory capital ratios, due to significant recognition and measurement differences between IFRS and current Canadian Generally Accepted Accounting Principles ("GAAP") which could in turn materially impact our financial condition and results of operations, as well as the scope of our operations and business lines. If the IFRS rules regarding securitization are implemented in their current form, MCAN's assets and liabilities that are subject to securitization will be considered on-balance sheet items. OSFI released a final advisory in March 2010 with respect to the impact of the currently proposed IFRS rules regarding securitization on regulatory capital ratios. The advisory indicates that the on-balance sheet assets and liabilities that are subject to securitization transactions undertaken after March 31, 2010 (including insured mortgages that are securitized through the CMB program) will be required to be included in the calculation of a regulated financial institution's regulatory capital ratios. Currently, we are not required to reflect

securitized assets or liabilities on our balance sheet or include them in the calculation of our regulatory capital ratios. Pursuant to the measures indicated by the advisory, if the IFRS rules regarding securitization are implemented in their current form, beginning with the fiscal year commencing on January 1, 2011, we will be required to include any assets and liabilities that were subject to securitization transactions undertaken after March 31, 2010 in the calculation of our regulatory capital ratios. We are continuing to identify and assess the impact of the transition to IFRS on our consolidated financial statements and are working to develop a plan to minimize the effect of the transition on our business. As a result of the uncertainty surrounding IFRS rules regarding securitization, MCAN's participation in securitization transactions, namely through our participation in the CMB program, has been significantly reduced in order for us to comply with our regulatory capital ratios as a result of the OSFI advisory. Although we are reviewing potential alternative structures and arrangements that may permit our continued participation in the CMB program, there can be no assurance that any such alternative structures or arrangements will be available on commercially reasonable terms, or can be implemented in a timely manner.

## CONTRACTUAL OBLIGATIONS

We have contractual obligations to make principal and interest payments on term deposits and an operating lease. In addition, we have outstanding commitments for future fundings of mortgages, almost all of which relate to residential construction loans.

As part of the CMB program, we are required to pay servicing expenses on the securitized mortgages and other ongoing costs.

(in thousands)	Less than one year	One to five years	Over five years	Total
Term deposits	\$ 279,350	\$ 73,918	\$ -	\$ 353,268
Operating lease	171	170	-	341
Mortgage fundings	125,470	13,941	-	139,411
CMB obligations	932	1,661	-	2,593
	<b>\$ 405,923</b>	<b>\$ 89,690</b>	<b>\$ -</b>	<b>\$ 495,613</b>

We outsource our mortgage origination and servicing. We continue to pay servicing expenses as long as the mortgages remain on our balance sheet.

## FUTURE CHANGES IN ACCOUNTING POLICY

### International Financial Reporting Standards

The Accounting Standards Board ("AcSB") will require Canadian public companies to prepare their interim and annual financial statements in accordance with IFRS relating to fiscal years beginning on or after January 1, 2011.

For the fiscal year commencing January 1, 2011, we will cease to use GAAP and will adopt IFRS. Financial results for the quarter ended March 31, 2011 will be presented using IFRS.

We have recognized that the conversion to IFRS is complex and requires a significant amount of company resources. As a result of this, we engaged a major accounting firm to advise and assist us with identifying accounting treatment differences between GAAP and IFRS and to provide education and training. This engagement created efficiencies in MCAN's IFRS conversion process, which we expect to continue throughout the duration of the conversion.

Our IFRS conversion plan consists of three key phases, as follows:

1. Scoping and diagnostic phase
2. Assessment of impact of IFRS differences
3. Implementation of conversion plan

The scoping and diagnostic phase, which involved a high-level impact assessment to identify key areas impacted by the conversion to IFRS, has been completed. We have completed our assessment of the impact of differences between GAAP and IFRS on our accounting policies and information systems. During 2010, we will complete our assessment of the impact of IFRS on our financial reporting, control environment and business policies. We are currently in the implementation of our conversion plan, which remains on schedule. We are currently in the process of quantifying the impact of the transition to IFRS on each financial statement line item, but have not yet completed this task.

We are monitoring the potential impact of changes to financial reporting processes, internal controls over financial reporting and disclosure controls and procedures. As the implications of the conversion are identified, continual requirements for infrastructure, expertise, training and education will be assessed. We will continue to assess the impact of adopting IFRS and will update our MD&A disclosures on a quarterly basis to report on the progress of our IFRS plan.

Most adjustments required as a result of the transition from GAAP to IFRS will be made retrospectively as of January 1, 2010 based on IFRS applicable at that time. Our preliminary elections under IFRS 1, *First-Time Adoption of International Financial Reporting Standards*, are not expected to have a material financial impact.

Our assessment of the differences between GAAP and IFRS identified several material differences, as follows:

- **CMB Program:** The most significant IFRS difference for MCAN is the accounting for the securitization of insured mortgages through our participation in the CMB program. Based on IFRS as at the date of transition, we will no longer account for these transactions as sales of mortgages and will reverse all previously recognized upfront gains on securitization through opening retained earnings. This reversal will be partially offset by mortgage interest income, principal reinvestment income and penalty income less coupon interest expense that would have been recognized from the dates of the respective CMB issuances to the date of transition. Our IFRS balance sheet will include mortgages securitized through the CMB program, assets in which principal repayments have been re-invested and a corresponding CMB financial liability from securitization. On a go-forward basis under IFRS, we will recognize mortgage interest income, principal reinvestment income, penalty income and coupon interest expense on the accrual basis, and we will include any future mortgages securitized through the CMB program on our balance sheet. In regards to our participation in the CMB program, we have not yet quantified the impact of the conversion to IFRS on opening retained earnings.
- **Mortgage Loss Provisions:** Under GAAP, we recognized specific and general provisions for mortgage losses. The impairment approach under IFRS differs from GAAP, as the impairment approach under IFRS places incremental reliance on objective evidence of incurred losses. Although we have not yet quantified the impact of the conversion to IFRS on opening retained earnings in regards to mortgage loss provisions, we expect our general/collective provision to decrease as a result of the conversion to IFRS.
- **Income Taxes:** Under GAAP, we are able to charge our current and future tax liabilities directly to retained earnings instead of recognizing the changes through net income. Based on IFRS as of the date of transition, we will no longer be able to charge current and future taxes directly to retained earnings, which will likely result in increased volatility to net income. In addition, MCAN's future tax position will change to the extent that the accounting values of balance sheet items that have differing values for accounting and tax purposes are impacted by IFRS.
- **Equity investment in MCLP:** To the extent that MCLP's opening retained earnings changes as a result of its conversion to IFRS, MCAN will adjust its investment in MCLP based on its pro-rata share of MCLP's opening retained earnings adjustment, which is not currently quantifiable.

The following table outlines certain elements of our IFRS conversion plan and an assessment of our progress towards the plan as at September 30, 2010. Changes in regulations, economic conditions, business activities or other circumstances could impact the IFRS conversion plan and result in changes to the key activities and deadlines. Our IFRS conversion plan is currently on schedule.

Key Activity	Planned Completion Date	Status
<b>Accounting Policies</b> <ul style="list-style-type: none"> <li>Identify differences in Canadian GAAP and IFRS accounting policies</li> <li>Select ongoing IFRS policies</li> <li>Select IFRS 1 policies and exemptions</li> <li>Quantify impact of transition to IFRS</li> </ul>	Q2 2009  Q4 2009 Q4 2009 Q4 2010	Differences identified and analyzed  Policies selected Policies selected In progress
<b>Financial Reporting</b> <ul style="list-style-type: none"> <li>2011 IFRS financial statement and note disclosure format</li> <li>Identify additional financial statement disclosures</li> <li>Prepare 2010 interim and annual reconciliations from GAAP to IFRS</li> </ul>	Q4 2010  Q4 2010 Throughout 2010	Analysis in progress, on schedule  Analysis in progress, on schedule In progress
<b>Control Environment</b> <ul style="list-style-type: none"> <li>Assess Internal Controls over Financial Reporting ("ICFR") design and effectiveness implications for all accounting policy changes</li> <li>Implement changes to ICFR</li> <li>Assess Disclosure Controls and Procedures ("DC&amp;P") design and effectiveness implications for all accounting policy changes</li> <li>Implement changes to DC&amp;P</li> </ul>	Q4 2010  Q4 2010 Q4 2010  Q4 2010	Assessment to be completed  Assessment to be completed Assessment to be completed  Assessment to be completed
<b>Information Systems</b> <ul style="list-style-type: none"> <li>Creation of general ledger for both GAAP and IFRS</li> <li>Program upgrades/modifications</li> <li>One-off calculations (IFRS 1)</li> <li>Gathering data for disclosures</li> </ul>	Q4 2009  Q4 2009 Q4 2009 Q4 2009	Completed  Completed Completed Completed
<b>Business Policies</b> <ul style="list-style-type: none"> <li>Assess impact on capital plan</li> <li>Revise capital plan as needed</li> </ul>	Q2 2010  Q4 2010	Completed  In progress, on schedule

## DISCLOSURE CONTROLS AND PROCEDURES AND INTERNAL CONTROLS OVER FINANCIAL REPORTING

As at September 30, 2010, the Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO") of MCAN, along with the assistance of the Company's disclosure committee comprised of members of senior management, have designed disclosure controls and procedures to provide reasonable assurance that material information relating to MCAN is made known to the CEO and CFO, and have designed internal controls over financial reporting to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements in accordance with GAAP.

There were no changes in our internal controls over financial reporting that occurred during the interim period ended September 30, 2010 that have materially affected, or are reasonably likely to materially affect, our internal controls over financial reporting.

## DIVIDENDS

The Board of Directors declared a fourth quarter dividend of \$0.26 per share to be paid January 4, 2011 to shareholders of record as of December 15, 2010.

We expect to pay an extra dividend on March 31, 2011 in addition to the regular March 31, 2011 dividend that will be sufficient to fully offset 2010 taxable income. Based on estimated taxable income to September 30, 2010, we expect to pay an extra dividend of approximately \$0.50, but this extra dividend will be revised subject to fourth quarter results. Our dividend policy is to pay out substantially all of our taxable income to our shareholders.



William Jandrisits  
President and Chief Executive Officer



Tammy Oldenburg  
Vice President and Chief Financial Officer

*This report may contain forward-looking statements, including statements regarding the business and anticipated financial performance of the Company. These forward looking statements can generally be identified as such because of the context of the statements and often include words such as the Company "believes", "anticipates", "expects", "plans", "estimates" or words of a similar nature. These statements are based on current expectations, and are subject to a number of risks and uncertainties that may cause actual results to differ materially from those contemplated by the forward-looking statements. Some of the factors that could cause such differences include legislative or regulatory developments, competition, technology change, global market activity, interest rates, changes in government and economic policy and general economic conditions in geographic areas where the Company operates. Reference is made to the risk factors disclosed in the Company's 2010 Annual Information Form, which are incorporated herein by reference. These and other factors should be considered carefully and undue reliance should not be placed on the Company's forward-looking statements. Subject to applicable securities law requirements, we do not undertake to update any forward-looking statements.*

## Notice required under National Instrument 51-102, "Continuous Disclosure Obligations," Part 4.3 (3) (a).

The accompanying consolidated interim financial statements of MCAN have not been reviewed by an auditor.

The Company is in compliance with the interim Management's Discussion and Analysis of Operations requirements set out by National Instrument 51-102.

**CONSOLIDATED BALANCE SHEETS**  
(dollars in thousands)

As at	Note	September 30 2010	December 31 2009	September 30 2009
<b>Assets</b>				
<b>Investments</b>				
Cash and cash equivalents		\$ 41,346	\$ 89,843	\$ 41,269
Mortgages	2	395,968	295,415	343,458
Securitization investments	4	12,492	73,590	62,360
Loans receivable and other investments		14,205	16,885	21,367
Equity investment in MCAP Commercial LP		19,218	17,905	17,723
		<b>483,229</b>	<b>493,638</b>	<b>486,177</b>
<b>Other</b>				
Derivative financial instruments	5	19,028	11,490	12,748
Other assets		3,527	1,555	1,320
		<b>\$ 505,784</b>	<b>\$ 506,683</b>	<b>\$ 500,245</b>
<b>Liabilities and Shareholders' Equity</b>				
<b>Liabilities</b>				
Term deposits		\$ 353,268	\$ 360,744	\$ 361,156
Securitization liabilities	6	8,846	5,048	5,005
Accounts payable and accrued charges		9,165	11,001	7,718
Future taxes payable		7,098	7,011	5,385
		<b>378,377</b>	<b>383,804</b>	<b>379,264</b>
<b>Shareholders' Equity</b>				
Share capital	7	100,112	98,490	98,490
Contributed surplus		510	510	510
Retained earnings		24,688	22,165	20,048
Accumulated other comprehensive income		2,097	1,714	1,933
		<b>127,407</b>	<b>122,879</b>	<b>120,981</b>
		<b>\$ 505,784</b>	<b>\$ 506,683</b>	<b>\$ 500,245</b>

See accompanying notes

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

For the Quarters Ended September 30	Note	2010	2009
<b>Investment Income</b>			
Mortgage interest		\$ 6,269	\$ 6,726
Interest on loans and investments		396	736
Securitization income	3	1,600	2,272
Fees		1,915	1,219
Equity income from MCAP Commercial LP		1,693	707
Interest on cash and cash equivalents		52	33
		<b>11,925</b>	<b>11,693</b>
<b>Financial Expenses</b>			
Term deposit interest and expenses		1,819	2,912
Mortgage expenses		719	600
Provision for (recovery of) losses		(987)	174
		<b>1,551</b>	<b>3,686</b>
<b>Net Investment Income</b>		<b>10,374</b>	<b>8,007</b>
<b>Operating Expenses</b>			
Salaries and benefits		586	580
General and administrative		948	830
		<b>1,534</b>	<b>1,410</b>
<b>Income Before Income Taxes</b>		<b>8,840</b>	<b>6,597</b>
Provision for income taxes		-	-
<b>Net Income</b>		<b>\$ 8,840</b>	<b>\$ 6,597</b>
Basic and diluted earnings per share		\$ 0.61	\$ 0.46
Dividends per share		\$ 0.26	\$ 0.25
Weighted average number of basic and diluted shares (000's)		14,406	14,308

See accompanying notes

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

<b>For the Nine Months Ended September 30</b>	<b>Note</b>	<b>2010</b>	<b>2009</b>
<b>Investment Income</b>			
Mortgage interest		\$ 18,307	\$ 20,007
Interest on loans and investments		2,198	2,968
Securitization income	3	3,912	5,757
Fees		4,179	6,131
Equity income from MCAP Commercial LP		1,964	933
Interest on cash and cash equivalents		125	200
		<b>30,685</b>	<b>35,996</b>
<b>Financial Expenses</b>			
Term deposit interest and expenses		5,485	10,608
Mortgage expenses		2,039	2,146
Provision for (recovery of) losses		(433)	657
		<b>7,091</b>	<b>13,411</b>
<b>Net Investment Income</b>		<b>23,594</b>	<b>22,585</b>
<b>Operating Expenses</b>			
Salaries and benefits		1,673	1,654
General and administrative		2,642	2,293
		<b>4,315</b>	<b>3,947</b>
<b>Income Before Income Taxes</b>		<b>19,279</b>	<b>18,638</b>
Provision for income taxes		-	-
<b>Net Income</b>		<b>\$ 19,279</b>	<b>\$ 18,638</b>
Basic and diluted earnings per share		\$ 1.34	\$ 1.30
Dividends per share		\$ 0.93	\$ 1.18
Weighted average number of basic and diluted shares (000's)		14,369	14,284

*See accompanying notes*

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

<b>For the Quarters Ended September 30</b>	<b>2010</b>	<b>2009</b>
<b>Share capital</b>		
Balance, beginning of period	\$ 99,226	\$ 98,333
Common shares issued	886	157
Balance, end of period	<b>100,112</b>	<b>98,490</b>
<b>Contributed surplus</b>		
Balance, beginning of period	510	510
Changes to contributed surplus	-	-
Balance, end of period	<b>510</b>	<b>510</b>
<b>Retained earnings</b>		
Balance, beginning of period	21,587	17,413
Net income	8,840	6,597
Income taxes charged to retained earnings	(1,986)	(384)
Dividends declared	(3,753)	(3,578)
Balance, end of period	<b>24,688</b>	<b>20,048</b>
<b>Accumulated other comprehensive income</b>		
Balance, beginning of period	1,469	889
Other comprehensive income	628	1,044
Balance, end of period	<b>2,097</b>	<b>1,933</b>
<b>Total shareholders' equity</b>	<b>\$ 127,407</b>	<b>\$ 120,981</b>

**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**  
(dollars in thousands)

<b>For the Quarters Ended September 30</b>	<b>2010</b>	<b>2009</b>
<b>Net income</b>	<b>\$ 8,840</b>	<b>\$ 6,597</b>
<b>Other comprehensive income, net of taxes</b>		
Change in unrealized gain on available for sale mortgages	618	601
Change in unrealized gain on available for sale securitization investments	-	441
Other changes	10	2
	628	1,044
<b>Comprehensive income</b>	<b>\$ 9,468</b>	<b>\$ 7,641</b>

See accompanying notes

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

<b>For the Nine Months Ended September 30</b>	<b>2010</b>	<b>2009</b>
<b>Share capital</b>		
Balance, beginning of period	\$ 98,490	\$ 97,493
Common shares issued	1,622	997
Balance, end of period	<b>100,112</b>	<b>98,490</b>
<b>Contributed surplus</b>		
Balance, beginning of period	510	510
Changes to contributed surplus	-	-
Balance, end of period	<b>510</b>	<b>510</b>
<b>Retained earnings</b>		
Balance, beginning of period	22,165	17,313
Net income	19,279	18,638
Income taxes (charged) recovered to retained earnings	(3,389)	943
Dividends declared	(13,369)	(16,846)
Balance, end of period	<b>24,688</b>	<b>20,048</b>
<b>Accumulated other comprehensive income</b>		
Balance, beginning of period	1,714	1,293
Other comprehensive income	383	640
Balance, end of period	<b>2,097</b>	<b>1,933</b>
<b>Total shareholders' equity</b>	<b>\$ 127,407</b>	<b>\$ 120,981</b>

**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**  
(dollars in thousands)

<b>For the Nine Months Ended September 30</b>	<b>2010</b>	<b>2009</b>
<b>Net income</b>	<b>\$ 19,279</b>	<b>\$ 18,638</b>
<b>Other comprehensive income (loss), net of taxes</b>		
Change in unrealized gain on available for sale mortgages	896	(145)
Change in unrealized gain on available for sale securitization investments	(546)	779
Other changes	33	6
	<b>383</b>	<b>640</b>
<b>Comprehensive income</b>	<b>\$ 19,662</b>	<b>\$ 19,278</b>

*See accompanying notes*

CONSOLIDATED STATEMENTS OF CASH FLOWS  
(dollars in thousands)

For the Quarters Ended September 30	2010	2009
<b>Cash provided by (used for):</b>		
<b>Operating Activities</b>		
Net income	\$ 8,840	\$ 6,597
Adjusted for non-cash items:		
Equity income	(1,702)	(717)
Provision for (recovery of) losses	(987)	174
Securitization income	1,150	(946)
Amortization of other assets	707	221
Amortization of mortgage discounts	30	50
Decrease (increase) in other receivables	(7)	1,392
Increase in accounts payable and accrued charges	499	2,017
<b>Cash flows from operating activities</b>	<b>7,532</b>	<b>8,788</b>
<b>Investing Activities</b>		
Mortgage advances	(258,628)	(385,248)
Mortgage reductions	89,472	108,597
Proceeds on sale of mortgages	169,103	325,457
Increase in loans and investments	(775)	(20,145)
Additions to other assets	(1,179)	(135)
<b>Cash flows (for) from investing activities</b>	<b>(2,007)</b>	<b>28,526</b>
<b>Financing Activities</b>		
Issue of term deposits	176,858	172,319
Repayment of term deposits	(161,575)	(180,101)
Issue of common shares	886	157
Dividends paid	(3,753)	(3,578)
<b>Cash flows from (for) financing activities</b>	<b>12,416</b>	<b>(11,203)</b>
Increase in cash and cash equivalents	17,941	26,111
Cash and cash equivalents, beginning of period	23,405	15,158
<b>Cash and cash equivalents, end of period</b>	<b>\$ 41,346</b>	<b>\$ 41,269</b>

See accompanying notes

**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
(dollars in thousands)

<b>For the Nine Months Ended September 30</b>	<b>2010</b>	<b>2009</b>
<b>Cash provided by (used for):</b>		
<b>Operating Activities</b>		
Net income	\$ 19,279	\$ 18,638
Adjusted for non-cash items:		
Equity income	(1,982)	(960)
Provision for (recovery of) losses	(433)	657
Securitization income	5,311	(2,183)
Amortization of other assets	1,123	716
Amortization of mortgage discounts	62	83
Decrease (increase) in other receivables	(1,657)	185
Decrease in accounts payable and accrued charges	(1,462)	(3,782)
Distributions from MCAP Commercial LP	651	1,510
<b>Cash flows from operating activities</b>	<b>20,892</b>	<b>14,864</b>
<b>Investing Activities</b>		
Mortgage advances	(729,793)	(1,670,843)
Mortgage reductions	250,297	258,436
Proceeds on sale of mortgages	380,593	1,460,913
Decrease in loans and investments	54,078	5,121
Additions to other assets	(1,620)	(381)
<b>Cash flows (for) from investing activities</b>	<b>(46,445)</b>	<b>53,246</b>
<b>Financing Activities</b>		
Issue of term deposits	381,112	403,520
Repayment of term deposits	(388,588)	(469,027)
Issue of common shares	1,622	997
Dividends paid	(17,090)	(20,402)
<b>Cash flows for financing activities</b>	<b>(22,944)</b>	<b>(84,912)</b>
Decrease in cash and cash equivalents	(48,497)	(16,802)
Cash and cash equivalents, beginning of period	89,843	58,071
<b>Cash and cash equivalents, end of period</b>	<b>\$ 41,346</b>	<b>\$ 41,269</b>

See accompanying notes

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Note	Page
1. Basis of Presentation .....	24
2. Mortgages .....	24
3. Securitization Income .....	27
4. Securitization Investments .....	27
5. Derivative Financial Instruments .....	28
6. Securitization Liabilities .....	28
7. Share Capital .....	28
8. Capital Management .....	29
9. Financial Instruments .....	30
10. Interest Rate Sensitivity .....	31
11. Guarantees .....	32
12. Comparative Amounts .....	33
13. Future Changes in Accounting Policy .....	33

**1. Basis of Presentation**

MCAN Mortgage Corporation (the “Company” or “MCAN”) is a Loan Company under the *Trust and Loan Companies Act* (the “Trust Act”) and a Mortgage Investment Corporation (“MIC”) under the *Income Tax Act* (Canada) (the “Tax Act”).

These consolidated financial statements include the accounts of the Company and its wholly owned subsidiaries. The Company’s 22.5% partnership interest in MCAP Commercial LP (“MCLP”) is accounted for using the equity method. MCAN holds a 25% voting interest in MCLP.

These interim consolidated financial statements have been prepared in accordance with Canadian generally accepted accounting principles (“GAAP”) and follow the same accounting policies and methods of application as the Company’s consolidated financial statements for the year ended December 31, 2009. Under GAAP, additional disclosures are required in the annual financial statements and accordingly, these interim consolidated financial statements should be read in conjunction with the audited consolidated financial statements for the year ended December 31, 2009 and the accompanying notes included on pages 24 to 47 of the Company’s 2009 Annual Report. The interim consolidated financial statements include all adjustments, which are, in the opinion of management, necessary for a fair presentation of the results for the periods presented.

**2. Mortgages**

As at September 30	Principal	Allowance			2010 Net
		General	Specific	Total	
Single family mortgages					
- Uninsured	\$ 135,266	\$ 804	\$ 246	\$ 1,050	\$ 134,216
- Uninsured (completed inventory loans)	45,915	364	-	364	45,551
- Insured	29,586	-	-	-	29,586
Construction loans					
- Residential	169,516	1,442	1,000	2,442	167,074
- Non-residential	1,200	10	-	10	1,190
Commercial loans					
- Uninsured	13,886	217	-	217	13,669
- Insured	434	-	-	-	434
	395,803	2,837	1,246	4,083	391,720
Fair value adjustment	2,611	-	-	-	2,611
	398,414	2,837	1,246	4,083	394,331
Accrued interest	1,637	-	-	-	1,637
	<b>\$ 400,051</b>	<b>\$ 2,837</b>	<b>\$ 1,246</b>	<b>\$ 4,083</b>	<b>\$ 395,968</b>

As at September 30	Principal	Allowance			2009 Net
		General	Specific	Total	
Single family mortgages					
- Uninsured	\$ 122,793	\$ 791	\$ 74	\$ 865	\$ 121,928
- Uninsured (completed inventory loans)	21,877	144	-	144	21,733
- Insured	64,775	-	-	-	64,775
Construction loans					
- Residential	124,795	995	1,247	2,242	122,553
- Non-residential	21	-	-	-	21
Commercial loans					
- Uninsured	8,810	158	-	158	8,652
- Insured	494	-	-	-	494
	343,565	2,088	1,321	3,409	340,156
Fair value adjustment	1,840	-	-	-	1,840
	345,405	2,088	1,321	3,409	341,996
Accrued interest	1,462	-	-	-	1,462
	<b>\$ 346,867</b>	<b>\$ 2,088</b>	<b>\$ 1,321</b>	<b>\$ 3,409</b>	<b>\$ 343,458</b>

The Company invests in insured and uninsured single family mortgages in Canada. The Company does not invest in the United States mortgage market. Uninsured mortgages may not exceed 80% of the value of the real estate securing such loans at the time of funding. Residential mortgages insured by Canada Mortgage and Housing Corporation or Genworth Financial Mortgage Insurance Company Canada Inc. may exceed this ratio.

Uninsured completed inventory loans are credit facilities extended to provide interim mortgage financing on fully completed residential units (condominium or freehold).

Residential construction loans are made to homebuilders to finance residential construction projects.

Commercial loans include commercial term mortgages and high ratio mortgage loans.

Outside of the change during the quarter shown in the above tables, there were no significant fluctuations in mortgage balances within the quarter.

Principal balances presented above are net of the unamortized discount on the Company's portfolio of single family mortgages purchased at a discount. As at September 30, 2010, the Company holds discounted mortgages with an aggregate discount of \$16,795 (2009 - \$27,664). Upon the payout of a mortgage, the remaining unamortized discount is recognized as income. The Company retains 50% of any recoveries of the discount and pays the remaining 50% to MCLP. In addition, the Company amortizes the portion of the discount that it expects to recover into income over the remaining term of the mortgage on an effective interest rate method basis. The amount of the discount ultimately recovered is dependent on the value of the real estate securing the mortgage, as well as the financial capacity of the borrower. Additionally, these mortgages have maturity dates ranging from 2010 (for certain fixed rate mortgages) to 2032 (for certain floating rate mortgages). As such, it is difficult to accurately estimate the timing and quantum of the discount ultimately recovered.

The composition of the discount at September 30, 2010 is as follows:

	2010	2009
Fixed rate	\$ 3,178	\$ 7,218
Floating rate	13,570	20,550
Gross discount	16,748	27,768
Accumulated discount amortization	(47)	104
Net discount	<b>\$ 16,795</b>	<b>\$ 27,664</b>

An allowance for mortgage credit losses, consisting of specific and general provisions, is maintained at a level that, in management's judgment, is adequate to absorb all credit related losses in the Company's portfolio. Specific provisions include all of the accumulated provisions for losses on particular assets required to reduce the related assets to estimated realizable value. The general provision includes provisions for losses which are considered to have occurred but cannot be determined on an item-by-item basis. The general provision is established by considering historical loss trends during economic cycles, the risk profile of the Company's current portfolio, estimated losses for the current phase of the economic cycle and historic industry experience.

The allowance is increased by provisions for losses, which are charged against income, and reduced by write-offs, net of recoveries. Write-offs are generally recorded after all reasonable restructuring or collection activities have taken place and the possibility of further collection is considered to be remote.

In management's judgment, no abnormal credit risk exists and the levels of mortgage loss provisions are adequate to absorb all expected credit related losses in the Company's mortgage portfolio, given existing conditions.

The geographical breakdown of mortgages by province is as follows:

	Single Family	Construction	Commercial	2010 Total	
Ontario	\$ 100,290	\$ 63,052	\$ 2,646	\$ 165,988	41.9%
Alberta	67,924	69,719	11,557	149,200	37.7
British Columbia	27,548	27,021	-	54,569	13.8
Other	16,965	9,246	-	26,211	6.6
	<b>\$ 212,727</b>	<b>\$ 169,038</b>	<b>\$ 14,203</b>	<b>\$ 395,968</b>	<b>100.0%</b>

	Single Family	Construction	Commercial	2009 Total	
Ontario	\$ 106,225	\$ 59,362	\$ 4,838	\$ 170,425	49.6%
Alberta	52,251	39,665	2,855	94,771	27.6
British Columbia	31,524	19,379	-	50,903	14.8
Other	21,077	4,714	1,568	27,359	8.0
	<b>\$ 211,077</b>	<b>\$ 123,120</b>	<b>\$ 9,261</b>	<b>\$ 343,458</b>	<b>100.0%</b>

As at September 30, 2010, the Company had \$2,594 (2009 - \$5,072) of its single family mortgage portfolio pledged as collateral related to the CMB program.

Outstanding commitments for future fundings of mortgages intended for the Company's portfolio were \$139,411 at September 30, 2010 (2009 - \$83,117). The majority of these commitments relate to floating rate construction loans, most of which have minimum interest rates.

The details of the mortgage allowances are as follows:

	2010		2009	
	General	Specific	General	Specific
Balance, beginning of period	\$ 2,411	\$ 2,801	\$ 2,521	\$ 748
Provisions (recoveries)	454	(1,555)	(375)	573
Write-offs (net)	(28)	-	(58)	-
<b>Balance, end of period</b>	<b>\$ 2,837</b>	<b>\$ 1,246</b>	<b>\$ 2,088</b>	<b>\$ 1,321</b>

At September 30, 2010, the Company had \$1,246 of specific allowances (2009 - \$1,321), as follows: residential construction - \$1,000 (2009 - \$1,247), uninsured single family - \$246 (2009 - \$74).

Mortgages past due but not impaired are as follows:

	1 to 30 days	31 to 60 days	61 to 90 days	Over 90 days	2010 Total
Single family - uninsured	\$ 7,304	\$ 2,760	\$ 2,742	\$ -	\$ 12,806
Single family - insured	784	-	-	59	843
Residential construction	1,339	5,445	12,954	-	19,738
	<b>\$ 9,427</b>	<b>\$ 8,205</b>	<b>\$ 15,696</b>	<b>\$ 59</b>	<b>\$ 33,387</b>

	1 to 30 days	31 to 60 days	61 to 90 days	Over 90 days	2009 Total
Single family - uninsured	\$ 3,584	\$ 4,793	\$ 2,123	\$ -	\$ 10,500
Single family - insured	1,208	191	402	-	1,801
Residential construction	-	1,673	376	-	2,049
	<b>\$ 4,792</b>	<b>\$ 6,657</b>	<b>\$ 2,901</b>	<b>\$ -</b>	<b>\$ 14,350</b>

Impaired mortgages (net of specific provisions) are as follows:

	Single Family	Residential Construction	2010 Total	Single Family	Residential Construction	2009 Total
Ontario	\$ 1,743	\$ -	\$ 1,743	\$ 1,201	\$ 10,718	\$ 11,919
Alberta	1,151	8,663	9,814	1,306	6,889	8,195
British Columbia	-	-	-	1,030	-	1,030
Other	103	1,634	1,737	-	-	-
	<b>\$ 2,997</b>	<b>\$ 10,297</b>	<b>\$ 13,294</b>	<b>\$ 3,537</b>	<b>\$ 17,607</b>	<b>\$ 21,144</b>

**3. Securitization Income**

	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
Gain on securitization	\$ -	\$ 1,668	\$ 75	\$ 5,940
Residual securitization income	1,600	604	3,837	1,052
Write-down of interest-only strips	-	-	-	(1,235)
	<b>\$ 1,600</b>	<b>\$ 2,272</b>	<b>\$ 3,912</b>	<b>\$ 5,757</b>

The Company securitizes insured mortgages through the Canada Mortgage Bonds (“CMB”) program. During the quarter, the Company did not participate in any new mortgage securitizations as part of the CMB program.

Upon sale, the Company recognizes an interest-only strip, which is a retained interest in the securitized mortgages, included in securitization investments (note 4). The interest-only strips consist of the discounted value of future mortgage interest income, principal reinvestment interest receipts and penalty income less coupon interest payments. The Company subcontracts CMB mortgage servicing obligations to MCLP and a private company.

The net outstanding interest-only strip position at September 30, 2010 was an asset of \$135 (2009 - asset of \$10,231), while total outstanding CMB liabilities were \$2,667 (2009 - \$3,022).

In the prior year, the Company securitized \$191,260 of insured mortgages, recognizing an interest-only strip of \$3,451 and establishing a liability for future mortgage servicing and other costs of \$534.

Residual securitization income includes the net yield earned on the interest-only strips and the CMB liabilities, refinancing and renewal gains, interest rate swap receipts (payments) and fair value changes in the interest-only strips (which are designated as held for trading using the fair value option) and the interest rate swaps. Fair value changes had a positive impact on residual securitization income of \$293 during the quarter (2009 - negative impact of \$748). In general, fair value changes in the interest rate swaps largely offset those in the interest-only strips; however, significant fluctuations in the forward rate curve have had a negative impact to income. Other components of residual securitization income during the quarter were \$1.3 million (2009 - \$1.4 million).

The amounts reported in the consolidated financial statements represent only the Company’s share in the economics of its participation in the CMB program with MCLP and the private company.

The following table summarizes certain cash flows received from the CMB program.

	For the Quarters Ended September 30		For the Nine Months Ended September 30	
	2010	2009	2010	2009
Proceeds from new securitizations	\$ -	\$ 192,706	\$ 28,403	\$ 787,650
Net cash flows received (paid) on interest-only strips	\$ (173)	\$ (123)	\$ (525)	\$ 631
Net cash flows paid on CMB servicing and other liabilities	\$ 233	\$ 212	\$ 752	\$ 574

**4. Securitization Investments****Investments in Securitization Programs**

As at September 30	2010	2009
Subordinated loan - residential mortgage securitization program	\$ 3,054	\$ 6,781
Asset-backed commercial paper	457	2,580
Deferred purchase price receivable - residential construction loan securitization program		
- senior position	-	3,839
- first loss position	-	1,671
	<b>\$ 3,511</b>	<b>\$ 14,871</b>

**Other Securitization Investments**

<b>As at September 30</b>	<b>2010</b>	<b>2009</b>
CMB - interest-only strips	\$ 8,981	\$ 15,236
Insured mortgage-backed securities	-	31,229
Other securitization assets	-	1,024
	<b>\$ 8,981</b>	<b>\$ 47,489</b>
<b>Total securitization investments</b>	<b>\$ 12,492</b>	<b>\$ 62,360</b>

**5. Derivative Financial Instruments**

As part of the CMB program, the Company enters into “pay-floating, receive-fixed” interest rate swaps. The purpose of these swaps is to hedge interest rate risk on the interest-only strips. The Company receives interest on reinvested CMB principal collections, the discounted future value of which is included in the interest-only strips.

The following table outlines the Company’s pro-rata share of derivative financial instruments by term to maturity:

	<b>Less than one year</b>	<b>One to five years</b>	<b>Over five years</b>	<b>2010 Total</b>	<b>2009 Total</b>
CMB interest rate swaps - fair value	\$ -	\$ 19,028	\$ -	\$ 19,028	\$ 12,748
CMB interest rate swaps - outstanding notional	\$ -	\$ 280,241	\$ -	\$ 280,241	\$ 240,045

At September 30, 2010, the interest rate swaps were in an asset position of \$19,028 (2009 - asset position of \$12,748). Changes in the fair value of the interest rate swaps are included in residual securitization income.

**6. Securitization Liabilities**

	<b>2010</b>	<b>2009</b>
CMB - interest-only strips	\$ 8,846	\$ 5,005

As at September 30, 2010, certain CMB interest-only strips were in a liability position. CMB interest-only strips in an asset position (note 4) totalled \$8,981 at September 30, 2010 (2009 - \$15,236). On a net basis, CMB interest-only strips were in an asset position of \$135 at September 30, 2010 (2009 - net asset position of \$10,231).

**7. Share Capital**

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

<b>Issued</b>	<b>Number of Shares</b>	<b>2010</b>	<b>Number of Shares</b>	<b>2009</b>
Balance, January 1	14,320,980	\$ 98,490	14,223,506	\$ 97,493
Issued				
Dividend reinvestment plan	65,447	833	80,872	843
Executive Share Purchase Plan	61,316	789	16,602	154
<b>Balance, September 30</b>	<b>14,447,743</b>	<b>\$ 100,112</b>	<b>14,320,980</b>	<b>\$ 98,490</b>

As at November 11, 2010, the Company had 14,447,743 common shares outstanding. Shares are issued out of treasury for the dividend reinvestment plan and the Executive Share Purchase Plan at the average closing price for the 20 days preceding such issues.

## 8. 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 shareholders. Through its risk management and corporate governance framework, the Company assesses current and projected economic, housing market, interest rate and credit conditions to determine appropriate levels of capital. The Company typically pays out all of its taxable income by way of dividends. Capital growth is achieved through retained earnings, rights offerings, the dividend reinvestment plan and the Executive Share Purchase Plan.

The Company's capital management is driven by the guidelines set out by the Tax Act and the Office of the Superintendent of Financial Institutions ("OSFI"). As a MIC under the Tax Act, the Company is limited to a liabilities to capital ratio of 5:1 (or an assets to capital ratio of 6:1), based on the non-consolidated balance sheet measured at its tax value. As a loan company under the Trust Act, the Company has been granted a maximum consolidated regulatory assets to capital ratio by OSFI. The Company manages its assets to a level of 5.75 times capital on a non-consolidated tax basis to provide a prudent cushion between its limit and total actual assets. The Company manages its capital to comply with the requirements of the MIC test and OSFI regulations at all times.

The Company uses the Basel II capital management framework and has implemented the standardized approach to calculating risk-weighted assets for credit risk and the basic indicator approach for the calculation of operational risk.

Tier 1 capital includes common shares, contributed surplus, retained earnings and certain components of accumulated other comprehensive income. Tier 1 and Tier 2 capital are both reduced by 50% of unrated securitization exposures and Tier 1 capital is reduced by a portion of gains on securitization. OSFI's target minimum Tier 1 and Total capital ratios for the Company are 7% and 10%, respectively. The Company's target minimum Tier 1 and Total capital ratios are both 15%.

<b>As at September 30</b>	<b>2010</b>	<b>2009</b>
<b>Tax Act Test</b>		
Income tax assets	\$ 477,658	\$ 481,768
Income tax capital	\$ 118,418	\$ 117,756
Income tax assets to capital ratio	4.03	4.09
Income tax liabilities to capital ratio	3.03	3.09
<b>Regulatory Tests (OSFI)</b>		
Tier 1 capital		
Share capital	\$ 100,112	\$ 98,490
Contributed surplus	510	510
Retained earnings	24,688	20,048
Tier 1 capital deductions	(7,351)	(9,958)
	117,959	109,090
Tier 2 capital		
Tier 2 capital deductions	(229)	(1,146)
	(229)	(1,146)
Total capital	\$ 117,730	\$ 107,944
Total regulatory assets	\$ 523,570	\$ 506,188
<b>Capital ratios</b>		
Tier 1 capital to risk-weighted assets ratio	23.84%	27.19%
Total capital to risk-weighted assets ratio	23.79%	26.90%
Assets to capital multiple	4.45	4.69

As at September 30, 2010, the Company was in compliance with the capital guidelines issued by OSFI under Basel II.

The Company's assets, analyzed on a risk-weighted basis, are as follows:

As at September 30	2010		2009	
	Balance	Risk-Weighted	Balance	Risk-Weighted
<b>On-Balance Sheet Assets</b>				
Cash and cash equivalents	\$ 41,346	\$ 8,674	\$ 41,269	\$ 9,165
Mortgages	395,968	288,682	343,458	208,700
Securitization investments	12,492	12,548	62,360	36,000
Loans receivable and other investments	14,205	14,205	21,367	21,367
Equity investment in MCLP	19,218	19,218	17,723	17,723
Derivative financial instruments	19,028	-	12,748	-
Other assets	3,527	3,527	1,320	1,320
	<u>\$ 505,784</u>	<u>\$ 346,854</u>	<u>\$ 500,245</u>	<u>\$ 294,275</u>
<b>Off-Balance Sheet Assets</b>				
Letters of credit		11,671		6,246
Mortgage funding commitments		69,706		41,558
		<u>81,377</u>		<u>47,804</u>
<b>Derivative Financial Instruments</b>				
CMB interest rate swaps				
Outstanding notional	\$ 280,241		\$ 240,045	
Add-on factor	<u>0.5%</u>		<u>0.5%</u>	
Potential credit exposure	1,401		1,200	
Positive replacement cost	<u>19,028</u>		<u>12,748</u>	
Credit equivalent	20,429		13,948	
Risk weighting	<u>20%</u>		<u>20%</u>	
Risk-weighted equivalent		<u>4,086</u>		<u>2,790</u>
Charge for operational risk		<u>62,463</u>		<u>56,388</u>
<b>Total Risk-Weighted Assets</b>		<u>\$ 494,780</u>		<u>\$ 401,257</u>

## 9. 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, mortgages, securitization investments, loans receivable and other investments, term deposits, derivative financial instruments and certain other assets.

All financial instruments that are carried on the consolidated balance sheet at fair value (mortgages, certain securitization investments, derivative financial instruments and certain other assets) are estimated using valuation techniques based on observable market data such as market interest rates currently charged for similar financial investments to expected maturity dates.

The fair value of the Company's mortgages considers the existing terms of the portfolio of mortgages (e.g. interest rate, term to maturity, risk rating) relative to the current market for similar mortgages.

The following table summarizes financial assets and liabilities reported at fair value as at September 30, 2010. Financial assets and liabilities are classified into three levels, as follows: quoted prices in an active market (Level 1), fair value based on observable inputs other than quoted prices (Level 2) and fair value based on inputs that are not based on observable data (Level 3).

	Level 1	Level 2	Level 3
<b>Financial Assets</b>			
Mortgages	\$ -	\$ 395,968	\$ -
Securitization investments	-	-	8,981
Derivative financial instruments	-	19,028	-
Other assets	1,013	-	-
	\$ 1,013	\$ 414,996	\$ 8,981
<b>Financial Liabilities</b>			
Securitization liabilities	\$ -	\$ -	\$ 8,846

The following table is a reconciliation of changes in the fair value of Level 3 financial instruments:

	Opening Balance	Additions	Settlements	Changes in Fair Value	Closing Balance
<b>Financial Assets</b>					
Securitization investments	\$ 12,623	\$ -	\$ (622)	\$ (3,020)	\$ 8,981
<b>Financial Liabilities</b>					
Securitization liabilities	\$ 7,428	\$ -	\$ (795)	\$ 2,213	\$ 8,846

The Company's sources and uses of liquidity are outlined in the table below.

	Within 3 Months	3 Months to 1 Year	1 to 5 Years	Over 5 Years	2010 Total	2009 Total
<b>Sources of liquidity</b>						
Cash and cash equivalents	\$ 41,346	\$ -	\$ -	\$ -	\$ 41,346	\$ 41,269
Mortgages	92,372	147,655	116,363	39,578	395,968	343,458
Securitization investments	18	-	8,902	3,572	12,492	62,360
Loans receivable and other investments	116	8,600	2,756	2,733	14,205	21,367
Other assets	-	-	-	1,013	1,013	-
	133,852	156,255	128,021	46,896	465,024	468,454
<b>Uses of liquidity</b>						
Term deposits	89,627	189,723	73,918	-	353,268	361,156
Securitization liabilities	-	-	8,846	-	8,846	5,005
Accounts payable and accrued charges	7,539	-	-	-	7,539	7,384
	97,166	189,723	82,764	-	369,653	373,545
Unfunded mortgage commitments	13,941	111,529	13,941	-	139,411	83,117
	111,107	301,252	96,705	-	509,064	456,662
<b>Net liquidity surplus (deficit)</b>	<b>\$ 22,745</b>	<b>\$ (144,997)</b>	<b>\$ 31,316</b>	<b>\$ 46,896</b>	<b>\$ (44,040)</b>	<b>\$ 11,792</b>

## 10. Interest Rate Sensitivity

An interest rate gap is a common measure of interest rate sensitivity. A positive gap occurs when more assets than liabilities reprice within a particular time period. A negative gap occurs when there is an excess of liabilities over assets repricing. The former provides a positive earnings impact in the event of an increase in interest rates during the time period. Conversely, negative gaps are positively positioned for decreases in interest rates during that particular time period. The determination of the interest rate sensitivity or gap position is based upon the earlier of the repricing or maturity date of each asset and liability, and includes numerous assumptions.

The following interest rate sensitivity analysis is based on the Company's balance sheet as at September 30, 2010 and does not incorporate mortgage and loan prepayments. The analysis is subject to significant change in subsequent periods based on changes in customer preferences and in the application of asset/liability management policies.

Floating rate assets and liabilities are immediately sensitive to a change in interest rates while other assets are sensitive to changing interest rates periodically, either as they mature, as interest payments are collected or paid, or as contractual repricing events occur. Non-interest rate sensitive assets and liabilities are not directly affected by changes in interest rates.

The following table presents the assets and liabilities of the Company by interest rate sensitivity:

	Floating Rate	Within 3 Months	3 Months to 1 Year	1 to 5 Years	Over 5 Years	Non- Interest Sensitive	2010 Total	2009 Total
<b>ASSETS</b>								
<b>Investments</b>								
Cash and cash equivalents	\$ 41,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,346	\$ 41,269
Mortgages	64,763	58,009	134,040	113,373	1,173	24,610	395,968	343,458
Securitization investments	457	18	-	8,981	3,036	-	12,492	62,360
Loans receivable and other investments	9,617	116	100	2,606	-	1,766	14,205	21,367
Equity investment in MCAP Commercial LP	-	-	-	-	-	19,218	19,218	17,723
	116,183	58,143	134,140	124,960	4,209	45,594	483,229	486,177
Derivative financial instruments	-	-	-	19,028	-	-	19,028	12,748
Other assets	-	-	-	-	1,013	2,514	3,527	1,320
Total Assets	\$ 116,183	\$ 58,143	\$ 134,140	\$ 143,988	\$ 5,222	\$ 48,108	\$ 505,784	\$ 500,245
Yield	3.56%	6.99%	6.19%	6.04%	7.60%			
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>								
Term deposits	\$ -	\$ 89,627	\$ 189,723	\$ 73,918	\$ -	\$ -	\$ 353,268	\$ 361,156
Securitization liabilities	-	-	-	8,846	-	-	8,846	5,005
Accounts payable and accrued charges	-	-	-	-	-	9,165	9,165	7,718
Future taxes payable	-	-	-	-	-	7,098	7,098	5,385
Shareholders' equity	-	-	-	-	-	127,407	127,407	120,981
Total Liabilities and Shareholders' Equity	\$ -	\$ 89,627	\$ 189,723	\$ 82,764	\$ -	\$ 143,670	\$ 505,784	\$ 500,245
Yield	-	1.53%	1.80%	3.05%	-			
<b>GAP</b>	<b>\$ 116,183</b>	<b>\$ (31,484)</b>	<b>\$ (55,583)</b>	<b>\$ 61,224</b>	<b>\$ 5,222</b>	<b>\$ (95,562)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>YIELD SPREAD</b>	<b>3.56%</b>	<b>5.46%</b>	<b>4.39%</b>	<b>2.99%</b>	<b>7.60%</b>			

Certain of the Company's residential construction loans and single family uninsured completed inventory loans are subject to the greater of a minimum interest rate (ranging between 4.75% and 8%) or a prime-based interest rate. To the extent that the minimum rate exceeds the prime-based rate at September 30, 2010, these mortgages have been reflected in the table above as fixed rate mortgages, as follows: within 3 months - \$29,060, 3 months to 1 year - \$82,618, 1 to 5 years - \$38,295.

An immediate and sustained 1% increase (decrease) to market interest rates at September 30, 2010 would have a positive (adverse) effect of \$677 (2009 - \$1,171) to net income over the following twelve month period.

An immediate and sustained 1% increase (decrease) to market interest rates at September 30, 2010 would have an adverse effect to accumulated other comprehensive income of \$3,341 (2009 - \$2,412).

When calculating the effect of an immediate and sustained 1% change in market interest rates on net investment income, the Company determines which assets and liabilities reprice over the following twelve months and applies a 1% change to their respective yields at the time of repricing to determine the change in net investment income for the duration of the twelve month period.

## 11. Guarantees

The Company guarantees certain of the credit and operating activities of MCAP Financial Corporation ("MFC") and MCLP. CDP Capital - Real Estate Advisory Inc. ("CDP Capital - Real Estate Advisory") indemnifies the Company to the extent of 75% of the costs resulting from any claims on the guarantees. The effect of this indemnity is that the cost of any claim will be borne by the Company and CDP Capital - Real Estate Advisory pro rata to their respective voting interests in MCLP.

The guarantees subject to the CDP Capital - Real Estate Advisory indemnity as follows:

- guarantee of the performance of MFC and MCLP with respect to the warehousing of residential construction loans related to MCLP's residential construction loan securitization program; and

- (b) guarantee of the premises lease with respect to the premises occupied by MFC, MCLP and the Company at 200 King Street West, Toronto with a current monthly rent of \$116 and expiring in September 2014.

MCLP has issued Class B units to management of MCLP, which were financed by bank loans to management. Under certain circumstances, the Company may be required to contribute up to 25% of the fair value of the Class B units to MCLP in order to repurchase the Class B units or to repay the bank financing and subrogate the bank's position. At September 30, 2010, the outstanding bank loan balances were \$6,490. As at September 30, 2010, the fair value of the Class B units exceeded the outstanding bank loan balances.

## 12. 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.

## 13. Future Changes in Accounting Policy

For the fiscal year commencing January 1, 2011, the Company will cease to use GAAP and will adopt International Financial Reporting Standards ("IFRS"). The Company has completed its assessment of the impact of IFRS differences on its accounting policies and information systems. During 2010, the Company will complete its assessment of the impact of IFRS on its financial reporting, control environment and business policies. The Company has begun the implementation of its conversion plan, which remains on schedule. The impact of the transition to IFRS on the Company's consolidated financial statements is not yet determinable.

**Head Office:** 200 King Street West, Suite 400, Toronto, ON M5H 3T4

**Telephone:** 1-800-387-4405 or (416) 598-2665 **Fax:** (416) 598-4142

**Public Listing:** Toronto Stock Exchange, Exchange Symbol MKP

**Website:** [www.mcanmortgage.com](http://www.mcanmortgage.com)