

August 14, 2023

To Alberta Securities Commission;
British Columbia Securities Commission;
The Manitoba Securities Commission;
Financial and Consumer Services Commission (New Brunswick);
Office of the Superintendent of Securities Service Newfoundland and Labrador
Office of the Superintendent of Securities (Northwest Territories);
Nova Scotia Securities Commission;
Nunavut Securities Office - Department of Justice Government of Nunavut;
Ontario Securities Commission;
Office of the Superintendent of Securities (Prince Edward Island);
Autorité des marchés financiers (Québec);
Financial and Consumer Affairs Authority of Saskatchewan; and/or
Office of the Yukon Superintendent of Securities

Dear Sirs / Mesdames:

Re: MCAN Mortgage Corporation

We refer to the short form base shelf prospectus of MCAN Mortgage Corporation (the "Company") dated August 14, 2023 qualifying the distribution of common shares, preferred shares, debt securities, subscription receipts, warrants, units, or any combination thereof (the "Prospectus").

We consent to being named and to the use, through incorporation by reference in the Prospectus, of our report date February 23, 2023 and to the shareholders of the Company on the following financial statements:

- Statements of financial position as at December 31, 2022 and 2021;
- Statements of comprehensive income, changes in equity and cash flows for the years ended December 31, 2022 and 2021, and a summary of significant accounting policies and other explanatory information.

We report that we have read the Prospectus and all information specifically incorporated by reference therein and have no reason to believe that there are any misrepresentations in the information contained therein that are derived from the financial statements upon which we have reported or that are within our knowledge as a result of our audit of such financial statements. We have complied with Canadian generally accepted standards for an auditor's consent to the use of a report of the auditor included in an offering document, which does not constitute an audit or review of the Prospectus as these terms are described in the CPA Canada Handbook – Assurance.

Yours very truly,



Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada