

May 9, 2025

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 – Office of the Superintendent of Securities;  
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 prospectus supplement of MCAN Mortgage Corporation (the “Company”) dated August 21, 2023 to the short form base shelf prospectus dated August 14, 2023 qualifying the distribution of common shares of the Company (the “Prospectus”).

We consent to being named and to the use, through incorporation by reference in the Prospectus, of our report dated February 24, 2025 and to the shareholders and directors of the Company on the following financial statements:

- Consolidated balance sheets as at December 31, 2024 and 2023;
- Consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the years ended December 31, 2024 and 2023, and a summary of material accounting policy information 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