



DABBLE

CAPITAL ADVISORY

PRIVATE CREDIT
OPPORTUNITIES





MARKET COVERAGE

Through years of consulting work and raising capital, Dabble Capital Advisory is uniquely positioned in the Canadian mortgage market.

We maintain a database of all private funds in Canada, have an intimate knowledge of every private issuer and bank portfolio, and keep up-to-date demand for capital to be deployed in Canadian mortgages.

As we build the first non-prime MBS product of its kind in Canada, we also have access to exclusive offerings and opportunities for tailored investment.





MARKET CONTEXT

Since 2001, the Canada Mortgage Bond (CMB) programme has been the backbone of Canada's mortgage market. Its infrastructure ensures all prime lenders have the ability to securitize their loans and sell them on global capital markets with a federal guarantee.

Canada's Big 5 banks also hold mortgages on their books, funded through depositor dollars which are protected by Canada Deposit Insurance Corporation (CDIC).

Between the CMB programme and CDIC, the federal government has exposure to 80-95% of mortgages originated in Canada in any given year. This has caused prime credit buckets to shrink significantly since the COVID-19 pandemic as inflation drove home prices (and mortgage sizes) higher.

As prime credit becomes tighter, more qualified borrowers are falling down the credit curve and are underserved in the current capital markets.



CURRENT NON-PRIME LENDER OPTIONS

B / ALT-A

Tier 2 banks and private originators funding near-prime mortgages through GICs or institutional investors with flow agreements.

Yields - CMB+1-1.5%
Rating - BBB or below
Volume - \$10B+ per lender

MORTGAGE INVESTMENT CORP.

Privately managed funds, built for sub-prime lending but often originating near-prime loans. Funded on balance sheet from private retail and HNWI investors.

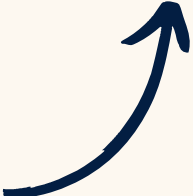
Yields - 8.5%+
Rating - N/A
Volume - \$25M-500M per lender

PRIVATE INDIVIDUAL

HNWI lending from their own funds. Riskiest of mortgage loans, often short-term in nature and underwritten on a case by case basis.

Yields - 12%+
Rating - N/A
Volume - \$150k+ per lender

The bulk of mortgage borrowers in Canada are expected to fall in this gap over the coming years



DABBLECAP'S UNIQUE OFFERING FOR INVESTORS

Bespoke Investment Vehicles

With intimate knowledge on almost every private issuer in Canada, we are able to introduce your fund to the right investment with full market context.

If no single fund can accommodate an investment of your size, we can create a custom bucket of shares, comprised of the right mix of fund specifics.

Non-Prime MBS

DabbleCap is in the process of building a non-prime bond to bring significant funding to Canada's alternative mortgage market.

We are currently speaking with banks, trust companies, market makers, and servicers to build this. If you would like to contribute to the build or ultimately buy the bond, please inquire at MBS@dabblecap.ca

BESPOKE INVESTMENT VEHICLES

Vehicles and pools can be created to any specific needs of our investors. Please feel free to inquire on any of the following examples or with your own unique proposals.

Shares/Equity

Debt / Private Credit

Flow Agreements

Tranche Purchases



CONTACT

For inquiries, please contact any of our teams below

For current investment opportunities:

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For more information on MBS:

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For lender clients:

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