

FRONTENAC MORTGAGE INVESTMENT CORPORATION
QUARTERLY PORTFOLIO DISCLOSURE
AS AT SEPTEMBER 30, 2012

Distribution of Net Assets as at September 30, 2012:

	Percentage of Net Assets	Carrying Value \$
Cash & cash equivalents	11.36%	11,971,362
Mortgage investments	89.26%	94,098,035
Equity investment	0.09%	100,000
Net accrued receivables/(payables)	-0.71%	(745,470)
Credit line	0.00%	
Total net assets	100.00%	105,423,927

Top 25 Holdings

The following investments represent the Corporation's twenty-five largest holdings as at September 30, 2012:

	Market Value \$	Percentage of Net Assets (2)
Private residential mortgages (1)	71,203,324	67.54%
Private commercial mortgages (1)	15,167,111	14.39%
Private mortgages on vacant land (1)	7,727,600	7.33%
Units of RBC Short-term Income Fund	5,062,175	4.80%
Units of RBC Premium Money Market Fund	4,584,362	4.35%
Cash	2,324,825	2.21%
Common shares of Bruce Young Salvage Inc.	100,000	0.09%

(1) These mortgages are uninsured conventional pre-payable mortgages with interest rates ranging from 7% to 13% and terms of maturity from 1 to 2 years.

(2) Due to the existence of the credit line facility, total assets of the Corporation may exceed the net assets of the Corporation. Accordingly, assets expressed as a percentage of net assets may exceed 100% when totaled.

The actual holdings may change following this date due to on-going portfolio transactions in the Corporation. A quarterly update is available.

A Quarterly Portfolio Disclosure may be obtained by contacting the Corporate Secretary of Frontenac Mortgage Investment Corporation by telephone toll-free at (877) 279-2116 or by mail at: Frontenac Mortgage Investment Corporation, The Simonett Building, 14216 Road 38, Sharbot Lake, Ontario, K0H 2P0.