

FRONTENAC MORTGAGE INVESTMENT CORPORATION
QUARTERLY PORTFOLIO DISCLOSURE
AS AT MARCH 31, 2013

Distribution of Net Assets as at March 31, 2013:

	Percentage of Net Assets	Carrying Value \$
Cash & cash equivalents	2.99%	3,166,224
Mortgage investments	97.11%	102,948,880
Investment in private company	0.58%	614,118
Net accrued receivables/(payables)	-0.67%	(712,742)
Credit line	0.00%	
Total net assets	100.00%	106,016,480

Top 25 Holdings

The following investments represent the Corporation's twenty-five largest holdings as at March 31, 2013:

	Market Value \$	Percentage of Net Assets (2)
Private residential mortgages (1)	80,763,264	76.18%
Private commercial mortgages (1)	14,939,588	14.09%
Private mortgages on vacant land (1)	7,246,028	6.83%
Cash	1,710,093	1.61%
Units of RBC Premium Money Market Fund	1,450,980	1.37%
Loans to Bruce Young Salvage Inc.	514,118	0.48%
Common shares of Bruce Young Salvage Inc.	100,000	0.09%
Units of RBC Canadian Money Market Fund	5,151	0.00%

(1) These mortgages are uninsured conventional pre-payable mortgages with interest rates ranging from 5% 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.