

ECLIPSE DETAILS

AS AT SEPTEMBER 30, 2018

TSX Symbol	ERM
Total Assets	\$45 million
Inception Date	Jun. 28, 2013
Net Book Value per share	\$9.73
Management & Mortgage Servicing Fees	1.00% p.a. on total assets

Per Common Share \$0.0625 monthly/\$0.75 p.a.

Since inception \$3.45
Dividend Rate¹ 7.6%

Effective January 4, 2017, the Corporation transitioned from the Canadian securities regulatory regime for investment funds to the regulatory regime for reporting issuers that are not investment funds.

Mortgage Consultant & Mortgage Services Provider

One of Canada's largest mortgage financing companies, MCAP Financial Corporation originates and services all mortgages for Eclipse. MCAP has more than 30 years of experience underwriting and servicing Canadian Single Family Residential Mortgages, with over \$70 billion in mortgage assets managed for banks, lifecos, credit unions and institutional investors.

Manager

Brompton Funds, a division of Brompton Group which was founded in 2000, is an experienced investment fund manager with over \$2 billion in assets under management². Brompton's investment solutions include TSX listed closed-end funds, mutual funds, hedge funds and flow-through limited partnerships.

WHY INVEST?

- 100% invested in Single Family Residential Mortgages³ (minimum 80%) - MCAP believes that Single Family Residential Mortgages are the most conservative, the most liquid and largest segment of the Canadian mortgage market
- Diversification: Over 800 Canadian mortgages, diversified by term and location
- Liquidity: Underlying properties are expected to be highly saleable homes in major urban centres
- Monthly dividends; increased in January 2017 to \$0.75 p.a./share

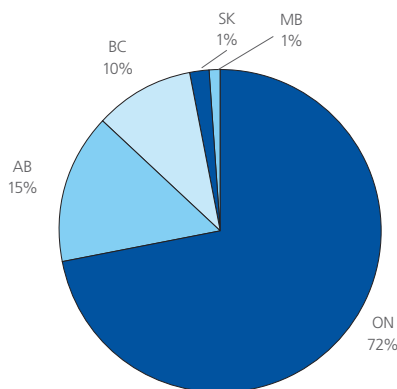
INVESTMENT OBJECTIVES

The investment objectives of the Corporation are to acquire and maintain a diversified Mortgage Portfolio comprised primarily of Single Family Residential Mortgages that seeks to preserve capital and generate sufficient income to permit the Corporation to pay monthly distributions to the Common Shareholders.

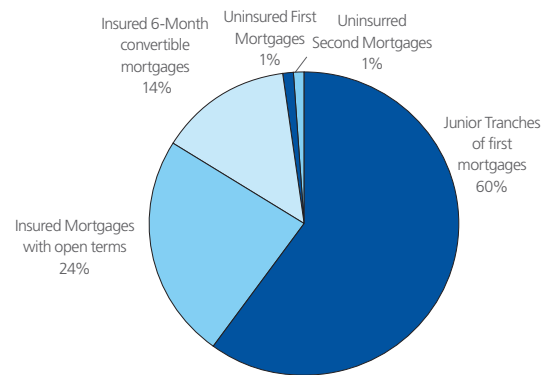
PORTFOLIO

SEPTEMBER 30, 2018

Geographic Allocation



Mortgage Allocation



HISTORICAL PERFORMANCE

SEPTEMBER 30, 2018

Annual Compound Returns ⁴	1-Year	3-Year	5-Year	Since Inception
Eclipse Residential Mortgage Investment Corporation	8.6%	8.6%	8.4%	8.0%

⁽¹⁾ Dividend rate is based on market price as at September 30, 2018. Source: Thomson Reuters.

⁽²⁾ Please visit www.bromptongroup.com for further information.

⁽³⁾ Interests in single family residential mortgages includes uninsured first mortgages, junior tranches of uninsured first mortgages, insured mortgages with open terms, insured six month convertible mortgages and second charge mortgages.

⁽⁴⁾ Returns are for the periods ended September 30, 2018. Past performance does not necessarily indicate how the Corporation will perform in the future. The returns of the Corporation are based on Net Book Value per share (Net Asset Value per share prior to January 2017) and assumes that dividends made by the Corporation on the shares in the periods shown were reinvested at Net Book Value (Net Asset Value per share prior to January 2017) in additional shares of the Corporation. The performance of the Corporation is calculated after deducting such fees and expenses and includes the impact of leverage.

This document is for information purposes only and does not constitute an offer to sell or a solicitation to buy the securities referred to herein. The opinions contained in this report are solely those of Brompton Funds Limited ("BFL") and are subject to change without notice. BFL makes every effort to ensure that the information has been derived from sources believed to be reliable and accurate. However, BFL assumes no responsibility for any losses or damages, whether direct or indirect which arise from the use of this information. BFL is under no obligation to update the information contained herein. The information should not be regarded as a substitute for the exercise of your own judgment. Please read the Corporation's annual information form before investing.

Certain statements contained in this document constitute forward-looking information within the meaning of Canadian securities laws. Forward-looking information may relate to matters disclosed in this document and to other matters identified in public filings relating to the Corporation, to the future outlook of the Corporation and anticipated events or results and may include statements regarding the future financial performance of the Fund. In some cases, forward-looking information can be identified by terms such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "intend", "estimate", "predict", "potential", "continue" or other similar expressions concerning matters that are not historical facts. Actual results may vary from such forward-looking information. Investors should not place undue reliance on forward-looking statements. These forward-looking statements are made as of the date hereof and we assume no obligation to update or revise them to reflect new events or circumstances.

BROMPTON
FUNDS

VALUE
INTEGRITY
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THE FOUNDATION FOR EXCELLENCE

Investor Relations

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