

**FRONTENAC MORTGAGE INVESTMENT CORPORATION
 QUARTERLY PORTFOLIO DISCLOSURE
 AS AT SEPTEMBER 30, 2011**

Distribution of Net Assets as at September 30, 2011:

	Percentage of Net Assets	Carrying Value \$
Cash & cash equivalents	0.21 %	83,294
Mortgages	105.13 %	41,545,458
Net accrued receivables/(payables)	(0.18%)	(71,210)
Operating line	(5.16%)	(2,040,000)
Total net assets	100.00 %	39,517,542

Top 25 Holdings

The following investments represent the Corporation's twenty-five largest holdings as at September 30, 2011:

	Market Value \$	Percentage of Net Assets (2)
Private residential mortgages (1)	31,670,588	80.14%
Private commercial mortgages (1)	7,532,287	19.06%
Private mortgages on vacant land (1)	2,352,584	5.95%
Units of RBC Premium Money Market Fund	77,591	0.20%
Cash	5,704	0.01%

- (1) These mortgages are uninsured conventional pre-payable mortgages with interest rates ranging from 8% 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 extension 104 or by mail at: Frontenac Mortgage Investment Corporation, The Simonett Building, 14216 Road 38, Sharbot Lake, Ontario, K0H 2P0.