HOME CAPITAL GROUP INC.

September 2018

Forward-Looking Statements

From time to time Home Capital Group Inc. (the Company) makes written and verbal forward-looking statements. These are included in the Annual Report, periodic reports to shareholders, regulatory filings, press releases, Company presentations and other Company communications. Forward-looking statements are made in connection with business objectives and targets, Company strategies, operations, anticipated financial results and the outlook for the Company, its industry, and the Canadian economy. These statements regarding expected future performance are "financial outlooks" within the meaning of National Instrument 51-102. Please see the risk factors, which are set forth in detail in the Risk Management section of the 2018 Third Quarter Report, as well as the Company's other publicly filed information, which is available on the System for Electronic Document Analysis and Retrieval (SEDAR) at www.sedar.com, for the material factors that could cause the Company's actual results to differ materially from these statements. These risk factors are material risk factors a reader should consider, and include credit risk, liquidity and funding risk, structural interest rate risk, operational risk, investment risk, strategic risk, reputational risk, compliance risk and capital adequacy risk along with additional risk factors that may affect future results. Forward-looking statements can be found in the Report to the Shareholders and the Outlook section in the 2018 Second Quarter Report. Forward-looking statements are typically identified by words such as "will," "believe," "expect," "anticipate," "intend," "should," "estimate," "plan," "forecast," "may," and "could" or other similar expressions.

By their very nature, these statements require the Company to make assumptions and are subject to inherent risks and uncertainty, general and specific, which may cause actual results to differ materially from the expectations expressed in the forward-looking statements. These risks and uncertainties include, but are not limited to, global capital market activity, changes in government monetary and economic policies, changes in interest rates, inflation levels and general economic conditions, legislative and regulatory developments, competition and technological change. The preceding list is not exhaustive of possible factors.

These and other factors should be considered carefully and readers are cautioned not to place undue reliance on these forward-looking statements. The Company presents forward-looking statements to assist shareholders in understanding the Company's assumptions and expectations about the future that are relevant in management's setting of performance goals, strategic priorities and outlook. The Company presents its outlook to assist shareholders in understanding management's expectations on how the future will impact the financial performance of the Company. These forward-looking statements may not be appropriate for other purposes. The Company does not undertake to update any forward-looking statements, whether written or verbal, that may be made from time to time by it or on its behalf, except as required by securities laws.

CEO Q3 Update

- Book value per share, earnings per share, return on equity all higher
- Markets resuming normal growth patterns
- Fourth consecutive quarter of origination growth
- Improved margins and operating efficiency
- Credit quality of loan portfolio remains high
- Oaken continues to contribute to funding profile
- Next steps in digital strategy
- Announcement of SIB, plans to apply for NCIB

Third Quarter 2018
Financial Results

Q3 2018 Financial Highlights

Income Statement	Q3 2018	Q2 2018	Q3 2017	Sequential Change	Year over year Change
Revenue (millions)	**$105.1**	**$101.6**	$95.4	3.44%	10.17%
Net Interest Income (NII) (millions)	**$89.8**	**$84.1**	$88.8	6.78%	1.13%
Net Interest Margin (TEB) (NIM)	**2.03%**	**1.91%**	1.85%	12 bps	18 bps
Non-Interest Expenses (millions)	**$55.6**	**$55.4**	$59.9	0.36%	(7.18)%
Provision as a % of Gross Uninsured Loans (annualized)	**0.13%**	**0.22%**	(0.14%)	(9 bps)	nm
Net Income (millions)	**$32.6**	**$29.6**	$30.0	10.14%	8.67%
Net income per share	**$0.41**	**$0.37**	$0.37	10.81%	10.81%

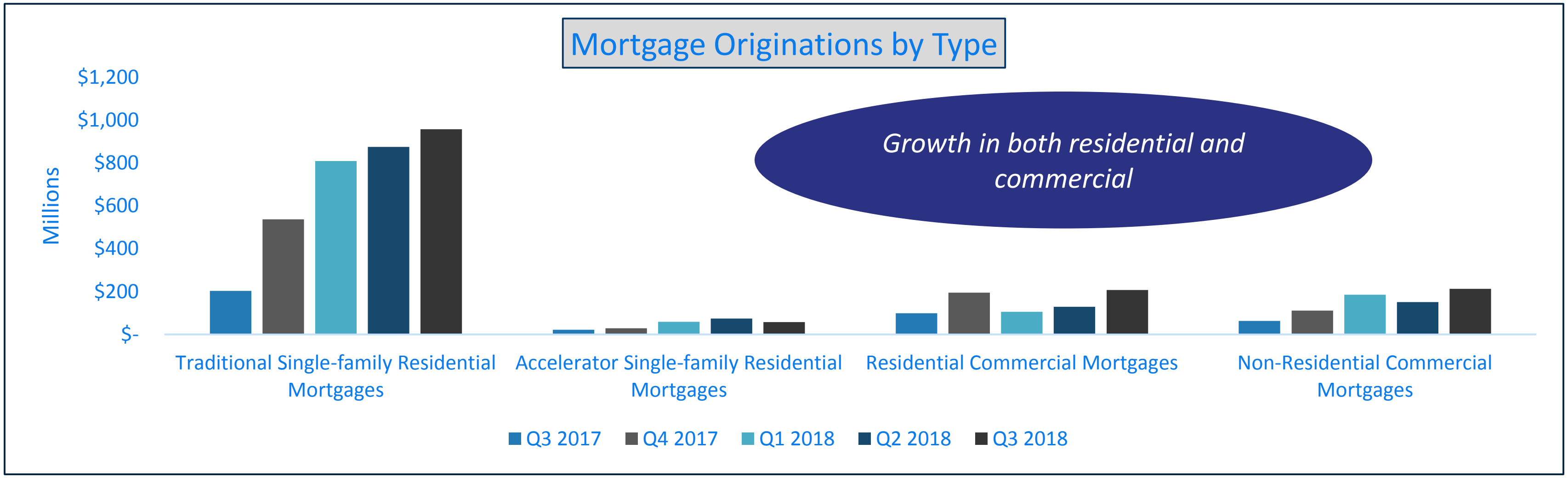
Balance Sheet	Q3 2018	Q2 2018	Q4 2017	Sequential Change	Year to date Change
Total Originations (millions)	**$1,435.8**	**$1,230.2**	$872.1	16.71%	64.64%
Total Loans (billions)	**$16.04**	**$15.45**	$15.07	3.90%	6.17%
Loans Under Administration (billions)	**$22.82**	**$22.51**	$22.52	1.33%	1.24%
Assets Under Administration (billions)	**$24.66**	**$25.00**	$25.04	(1.20)%	(1.36)%
Net Non-Performing Loans Ratio	**0.34%**	**0.34%**	0.30%	flat	4 bps
CET1 Ratio	**23.27%**	**23.21%**	23.17%	6 bps	10 bps
Book Value per share	**$23.82**	**$23.40**	$22.60	1.79%	5.40%

Q3 2018 Originations and Discharges – sequential change

Fourth quarter of sequential increases in volume

Single-family residential originations:	$1,016.0 million	↑ 7.0%
Commercial originations:	$419.8 million	↑ 49.5%
Total originations:	$1,435.8 million	↑ 16.7%
Total discharges:	$828.0 million	↓ 12.6%

Continued growth in mortgage volumes

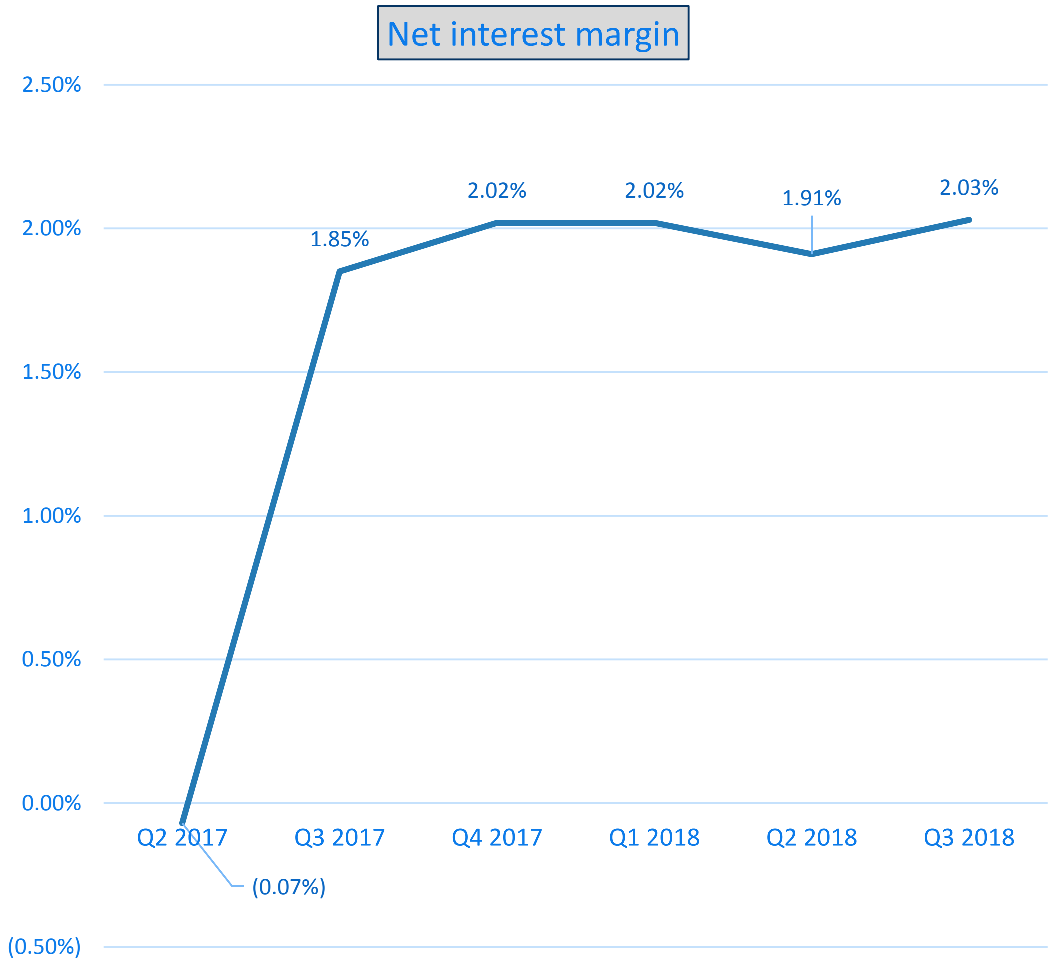


(millions)	Q3 2018	Q2 2018	Q/Q Change	Q3 2017	Year/Year Change
Traditional Single-family Residential Mortgages	$ 959.1	$ 875.9	9.50%	$ 202.7	373.16%
Accelerator Single-family Residential Mortgages	$ 56.9	$ 73.5	(22.59)%	$ 21.3	167.14%
Total Residential Mortgages	**$ 1,016.0**	**$ 949.4**	**7.01%**	**$ 224.0**	**353.57%**
Residential Commercial Mortgages	$ 207.6	$ 129.4	60.43%	$ 99.1	109.49%
Non-Residential Commercial Mortgages	$ 212.2	$ 151.4	40.16%	$ 62.0	242.26%
Total Commercial Mortgages	**$ 419.8**	**$ 280.8**	**49.50%**	**$ 161.1**	**160.58%**
Total Mortgage Advances	**$ 1,435.8**	**$ 1,230.2**	**16.71%**	**$ 385.1**	**272.84%**

Recovery in net interest margin

Highest level since 2017 liquidity event

- Reduced funding cost from standby line of credit facility
- Continued spread compression relative to historical levels



Net interest margin improvement from Q2

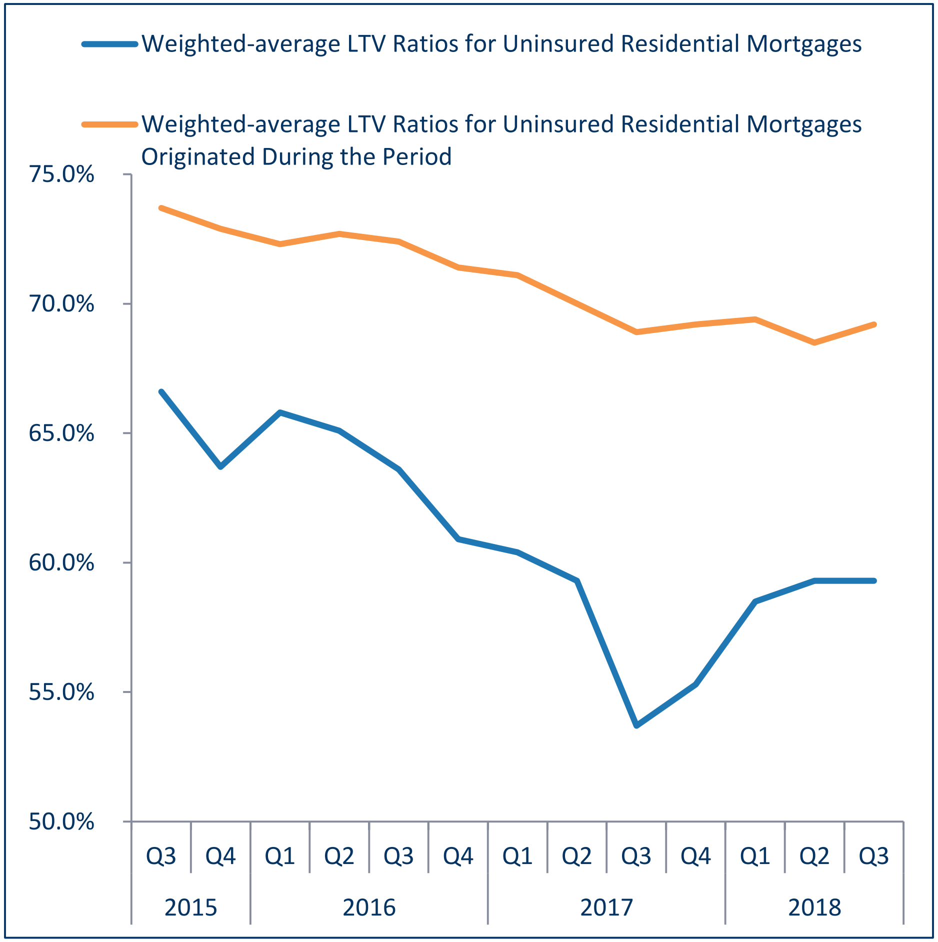
- Reduced costs from standby credit facility

- More efficient asset mix

- Somewhat offset by higher rates on liabilities

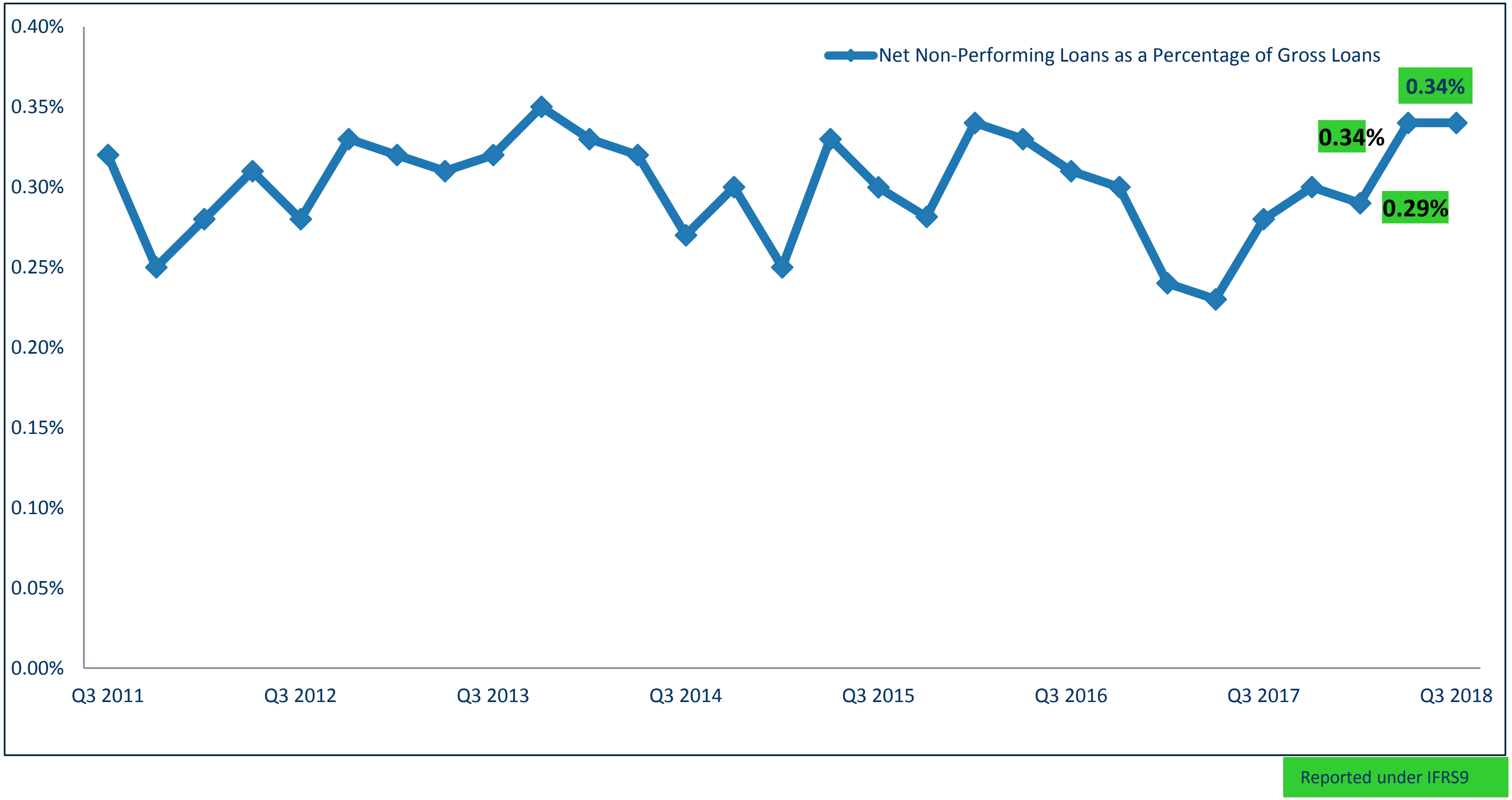
Conservative underwriting and improving credit metrics

LTV Ratio (Q3 2015 – Present)



Loan-to-value metrics on new originations and on overall portfolio have stabilized at very conservative levels

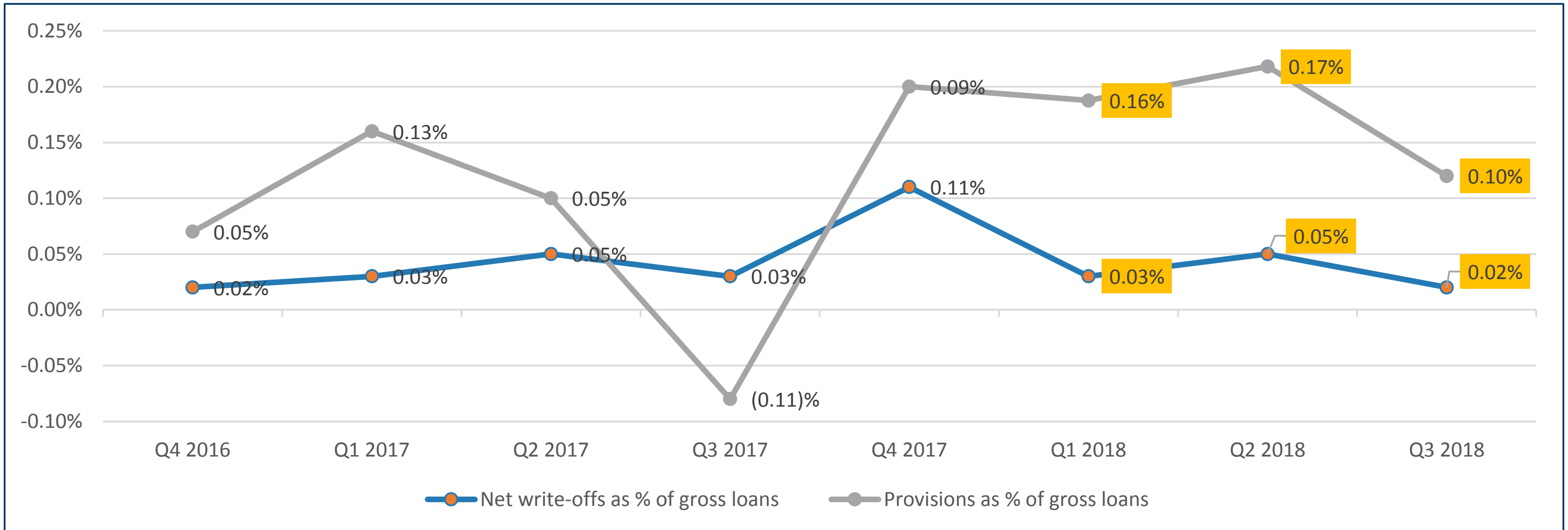
High credit quality of loan portfolio



- Net non-performing loans remained at low level

Credit loss experience demonstrates successful risk management

Prudent underwriting discipline evident in low levels of provisions and write-offs



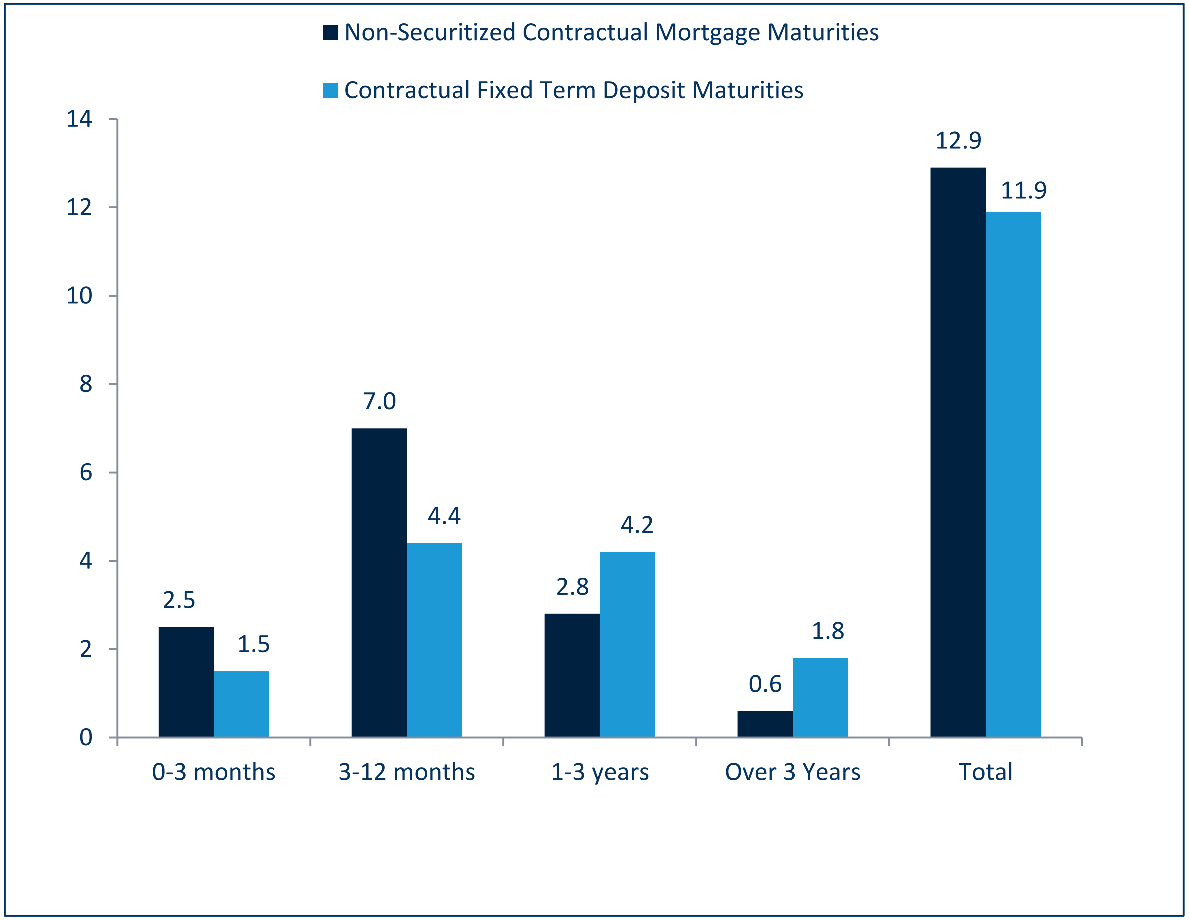
Reported under IFRS9

- Provisions in Q3 were $4.0 million versus $6.5 million in Q2
- Net write-offs as percentage of gross loans below 5 bp for the year to date
- Results in 2018 reported under IFRS9 which may limit comparability to prior periods

Long Funded Balance Sheet

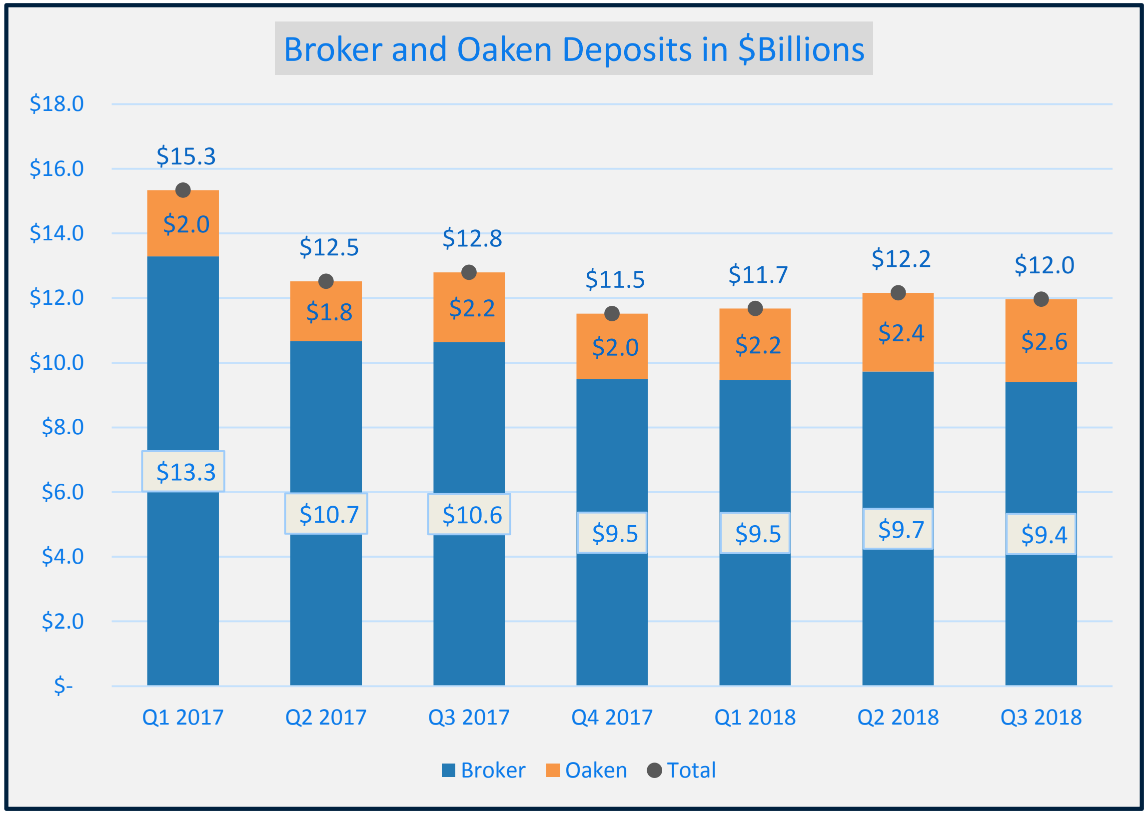
- Asset/Liability model based on long funding principle
- Near term non-securitized mortgage book run off exceeds repayment schedule of contractual GIC maturities
- Securitization funding provides the Company with low cost long-term matched funding
- $419.7 million of demand deposits at September 30, 2018

Maturity Profile as at September 30, 2018 ($ billions)



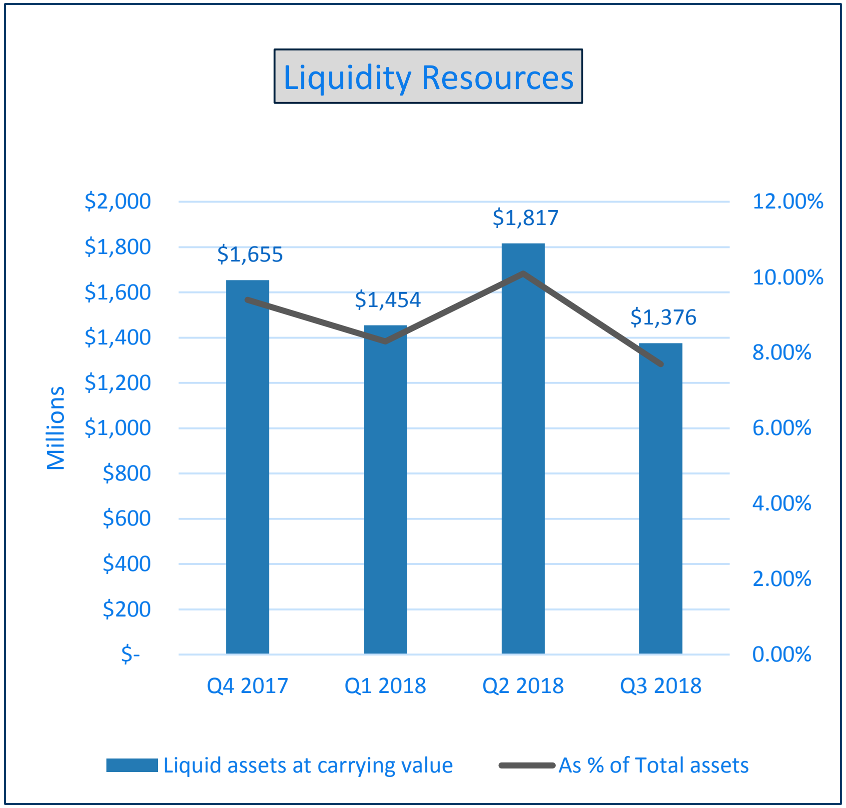
Oaken share of deposit funding

- Oaken deposits have grown by over 25% year to date
- Growth in Oaken is key strategic focus
- Opportunities for efficiencies and improved client experience through digital initiatives



Maintaining prudent liquidity level

- ✓ Management of liquidity is a key element in sustainable risk culture
- ✓ Reduced reliance on demand deposits in favour of fixed-term GICs
- ✓ Maintaining appropriate liquidity to support our future growth plans



Aggregate available liquidity of $1.88 billion at end of Q3 2018 including $500 million undrawn credit facility.

Capital plan: A commitment to value creation

Substantial Issuer Bid (SIB) for up to $300 million in common shares

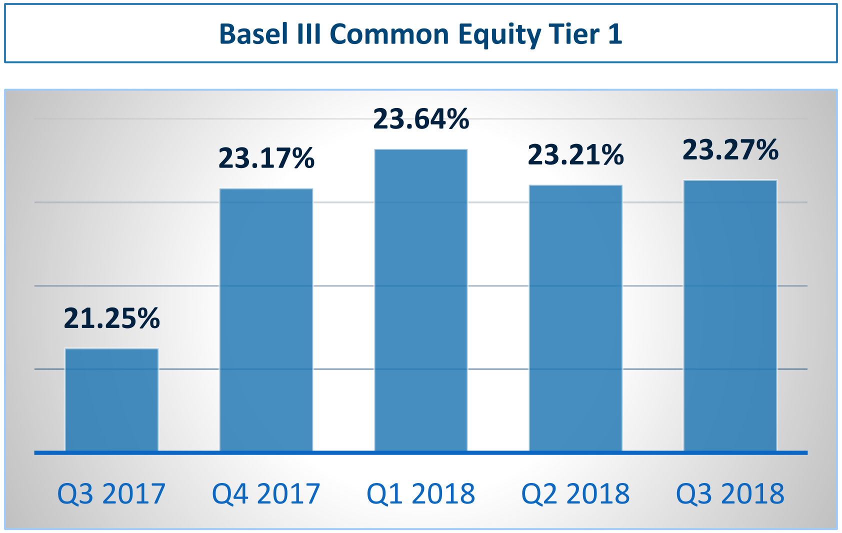
- Terms will be announced on or about November 12
- Accretive to book value, earnings and ROE
- Funded from available cash on hand

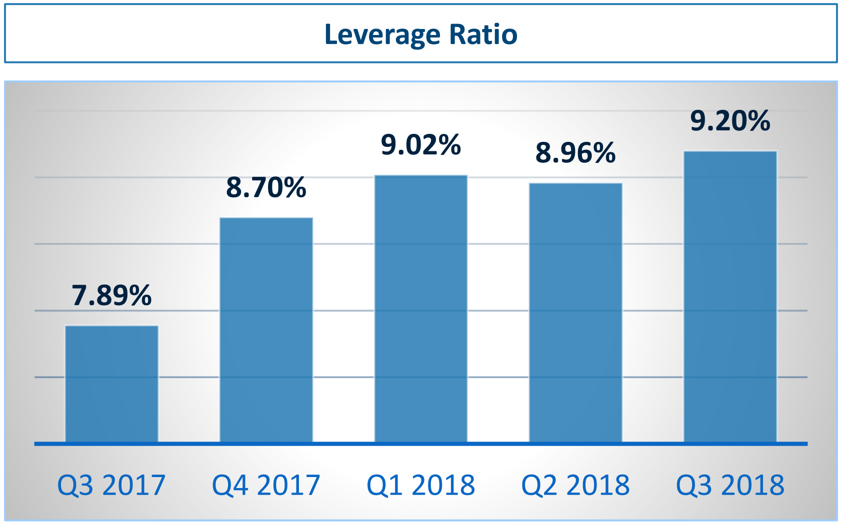
- No participation from management or directors
- Capital and liquidity levels remain conservative post-SIB
- Continue to generate capital from operations

Intention to apply for Normal Course Issuer Bid (NCIB) following completion of SIB

Capital and Leverage metrics

- Plans for SIB incorporate conservative approach to risk management
- Post-SIB CET1 levels will be well in excess of industry average
- Post-SIB liquidity well within prudent range





Questions

Mortgage Lending Q3 2018 Highlights

Total on-balance sheet mortgage portfolio balance of $15.25B, of which 90.9% is residential mortgages

- 23.4% of residential mortgage portfolio is insured
- Weighted average current loan-to-value (LTV) of the uninsured residential mortgage portfolio is 59.3% compared with 59.3% at the end of Q2.

Single-Family Residential Loans by Province	Insured	Uninsured	Equity Line Visa	Total	%
British Columbia	$254.4M	$715.9M	$5.7M	**$976.0M**	**7.2%**
Alberta	$510.3M	$254.1M	$8.9M	**$773.3M**	**5.7%**
Ontario	$1,815.3M	$8,700.9M	$318.8M	**$10,835.0M**	**80.3%**
Quebec	$127.8M	$242.8M	$1.1M	**$371.7M**	**2.8%**
Other	$339.0M	$191.5M	$2.3M	**$532.8M**	**3.9%**
Total	**$3,046.8M**	**$10,105.2M**	**$336.8M**	**$13,488.7M**	**100.0%`**