



Romspen US Master Fund (USD\$)	
Master Fund Portfolio Size	\$469 Million
# of Mortgages in Master Fund	30
Master Fund Yield (TTM) ¹	8.5%
Net Asset Value Per Unit	\$10.00

¹Trailing 12 Month Compounded Net Return

About Romspen

With its origins in the mid-60's, Romspen is one of the largest non-bank commercial/industrial mortgage managers in Canada. Romspen US Mortgage Investment Fund commenced operations on June 15, 2018. The Fund invests solely in the Master Fund, which has a US mortgage portfolio of \$469 million. Our investors include high net worth individuals, family offices, foundations, endowments and pension plans.

Fund Objective

Romspen's investment mandate is capital preservation, strong absolute returns and performance consistency. Over the past 25 years, annual net returns have ranged from 5.7% to 10.8% (average 9.0%), with consistent positive monthly performance proving Romspen's successful long-term track record.

Fund Details

Fund Manager	Romspen Investment Corporation
Structure	Limited Partnership
FundSERV Symbol	RIC200
Minimum Investment	USD \$50,000 (Dealer); USD \$150,000 (Direct)
Purchases	Monthly on the 1st business day
Distributions	Monthly on the 20th of the month
Redemption	Monthly on the 20th of the month with 30 days' notice ²
Registered Plans	Not eligible
Eligibility	Accredited Investors
Fees	1.25%
Early Redemption Fee	4% within first year, no fee thereafter
Fund Administrator	SS&C Technologies Inc.
Fund Auditor	KPMG LLP
Legal Counsel	Morgan, Lewis & Bockius LLP; Gardiner Roberts LLP

² Subject to redemption provisions outlined in the offering memorandum

Master Fund Performance Overview

(Returns are for the Master Fund. Romspen US Mortgage Investment Fund returns will be moderately lower. See "Notes" page 2)

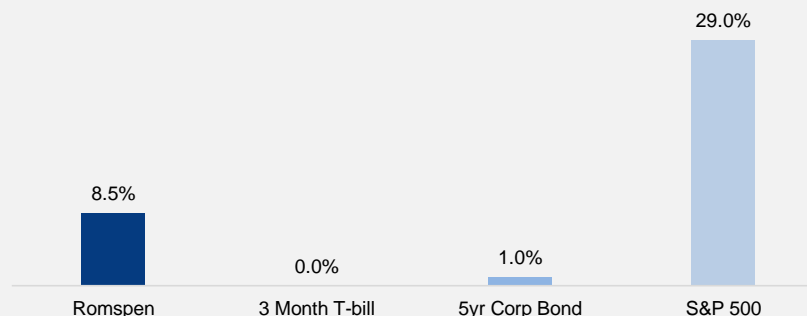
Net Distribution %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year-end Annual Net Returns
2021	0.79	0.68											8.5% ³
2020	0.77	0.77	0.40	0.41	0.61	0.60	0.60	0.60	0.60	0.60	0.61	1.69	8.6%
2019	0.76	0.71	0.70	0.70	0.71	0.71	0.71	0.73	0.70	0.70	0.78	0.74	9.0%
2018	0.86	0.78	0.78	0.80	0.77	0.81	0.79	0.81	0.78	0.77	0.77	0.78	9.9%
2017	-	-	-	-	-	-	-	0.77	0.78	0.88	0.80	0.82	10.2% ⁴

³Trailing 12 Month Compounded Net Return

⁴Annualized Compounded Net Return

Trailing 12 Month Performance as of February 28, 2021



Recent Developments: Glen at Westhaven – Orlando, Florida

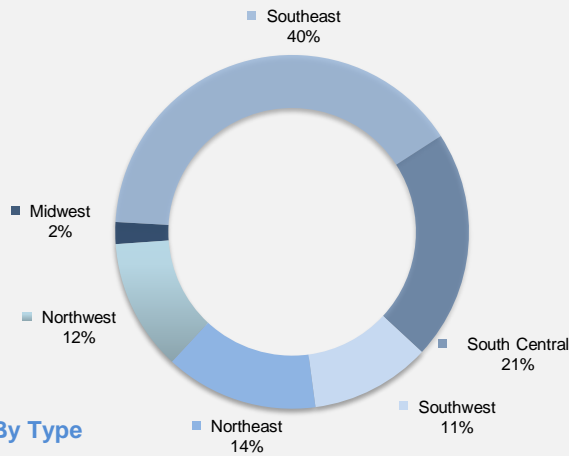
Loan Amount: 6.1 million USD
Term: 24 Months
Interest Rate: 9.5%
Interest Payment: Monthly

Romspen extended a loan to a prominent national residential developer to acquire a 41-acre site located in the elite ChampionsGate community for a 132-unit housing development. Ashton Woods Homes, the 18th largest homebuilder in the US, has been contracted to complete the horizontal improvements and acquire all 132 homesites upon completion. Glen at Westhaven is located directly off of I-4, near Orlando, just minutes from Disney World and in close proximity to other entertainment attractions, shopping and sporting venues.

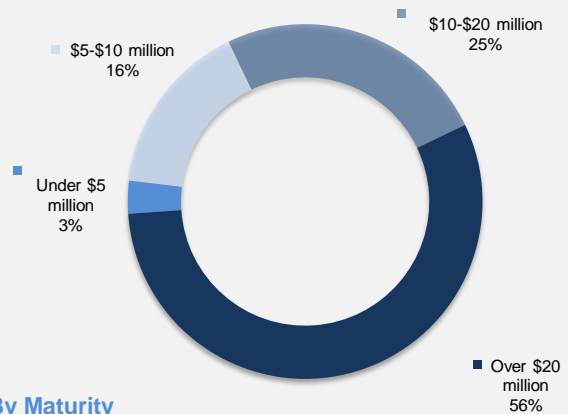


Master Fund Portfolio Allocation - as of February 28, 2021

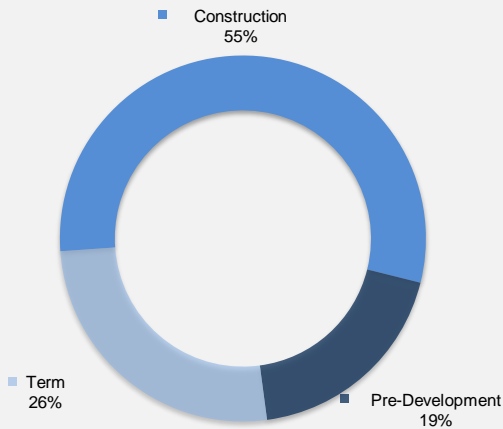
By Geography



By Amount



By Type



By Maturity



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Please consult our website for regular Fund updates

Notes:

Results shown are for TIG Romspen US Master Mortgage LP (the "Master Fund"), a Cayman Islands exempted limited partnership, and are best efforts estimates, subject to confirmation at quarter end. The Romspen US Mortgage Investment Fund (the "Fund") is one of a number of feeder funds of the Master Fund in a master-feeder structure, and will have certain additional administrative fees and expenses, which will cause the Fund's net returns to be lower than those of the Master Fund. Calculations of compound returns are net of Master Fund fees and expenses. For 2017, the annualized compound return is calculated using the 5 month performance numbers. The Trailing 12 Month Performance is calculated using the last 12 months of returns. All returns are annualized and assume monthly reinvestment of distributions. In June 2018, US mortgage loans were transferred from Romspen US Mortgage LP to the Master Fund, and Romspen US Mortgage LP became a feeder fund of the Master Fund.

Market index information was obtained from publicly-available sources and is included to illustrate relative market performance for the periods indicated and not as a standard of comparison. The Treasury HQM 5 Year Corporate Bond Yield Curve seeks to track the yield for corporate bonds; U.S. 3 Month Treasury Bill seeks to track the investment results of liquid securities; and the S&P 500 is a market-capitalization-weighted index of the 500 largest publicly traded companies in the U.S. by market value. These are unmanaged, broadly based indices which differ in numerous respects from the anticipated portfolio composition of the Romspen US Fund, do not reflect any management fees and assume reinvestment of income.

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This document may contain forward-looking statements about general economic factors which are not guarantees of future performance. Forward-looking statements involve inherent risk and uncertainties, so it is possible that predictions, forecasts, projections and other forward-looking statements will not be achieved. Prospective investors are cautioned not to place undue reliance on these statements as a number of factors could cause actual events or results to differ materially from those expressed or implied in any forward-looking statement. All opinions in forward-looking statements are subject to change without notice and are provided in good faith but without legal responsibility. These materials are not to be redistributed without the written consent of Romspen.