



Romspen US Master Fund (USD\$)	
Master Fund Portfolio Size	\$534 Million
# of Mortgages in Master Fund	36
Master Fund Yield (TTM) <sup>1</sup>	8.3%
Net Asset Value Per Unit	\$10.00

<sup>1</sup>Trailing 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 \$534 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 7.4% to 10.8% (average 9.1%), with consistent positive monthly performance proving Romspen's successful long-term track record.

### Fund Details

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

<sup>2</sup> 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)

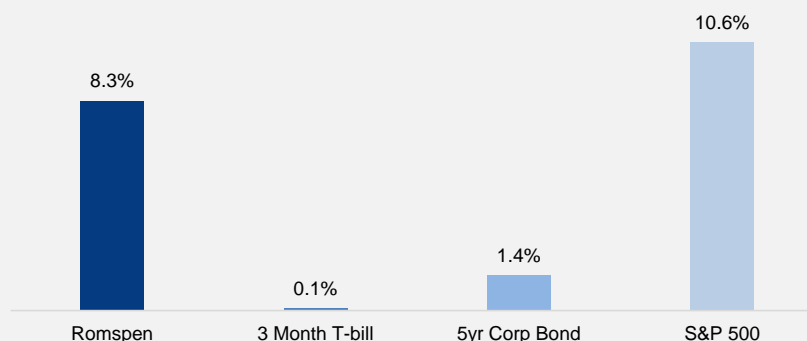
#### Net Distribution %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year-end Annual Net Returns
2020	0.77	0.77	0.40	0.41	0.61								8.3% <sup>3</sup>
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% <sup>4</sup>

<sup>3</sup>Trailing 12 Month Compounded Net Return

<sup>4</sup>Annualized Compounded Net Return

### Trailing 12 Month Performance as of May 31, 2020



## Recent Developments: Canyon Estates, American Canyon, California

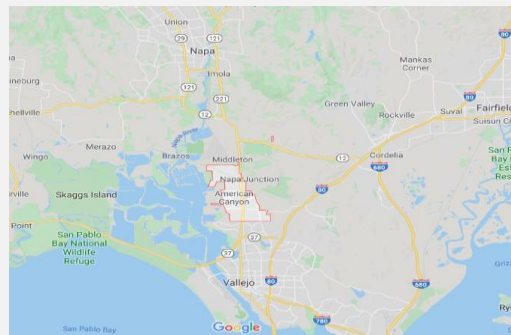
**Loan Amount:** USD \$8.7 million

**Term:** 24 Months

**Interest Rate:** 12.25%

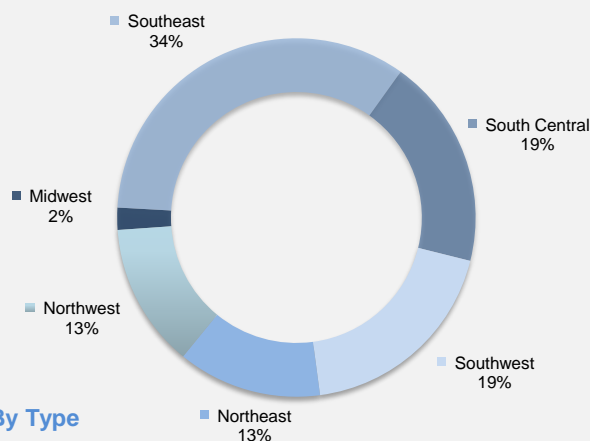
**Interest Payment:** Monthly

Romspen provided construction financing to develop 35 estate lots destined for custom single-family homes within the 112 acre Canyon Estates master planned community in the city of American Canyon, California. The city is pro-growth and well located within Napa County in an area of growing business and industrial uses and is well linked to the job market of the San Francisco Bay area. The fully entitled property benefits from a total lack of supply of a comparable product due to the arduous entitlement process in the county. The incorporation of American Canyon provides autonomy relative to growth and positions the city to capture the demand for housing and services generated in south Napa County which tends to favour the preservation of agricultural land over development activity. The borrower pledged the property free and clear, along with considerable cash investment. Our loan proceeds goes toward building out the land and adding value.

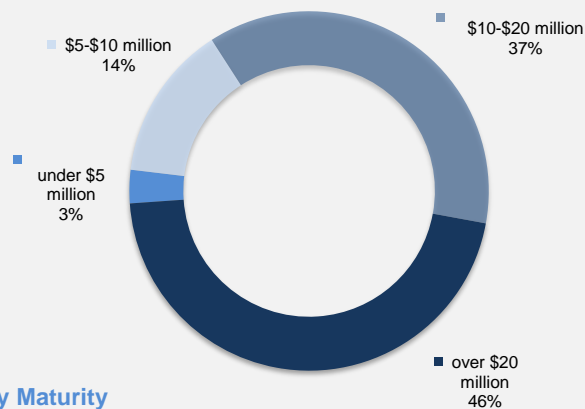


## Master Fund Portfolio Allocation - as of May 31, 2020

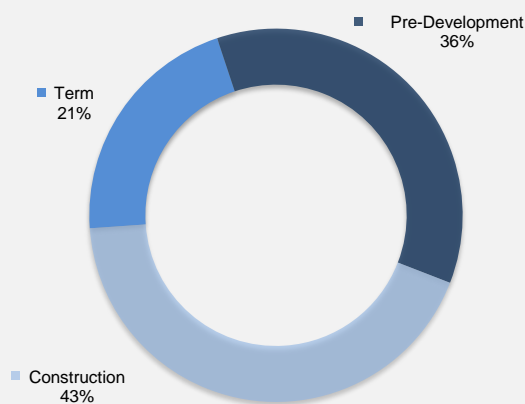
### By Geography



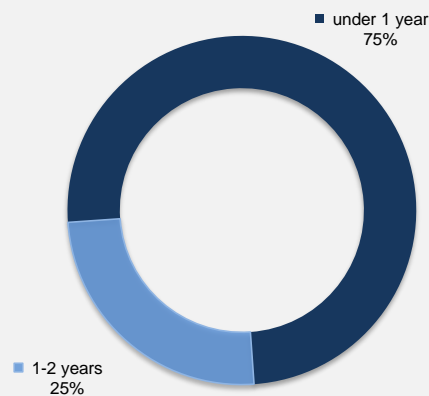
### By Amount



### By Type



### By Maturity



## Contact Information:

### Investor Relations

Romspen Investment Corporation

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## 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.