



**Romspen Mortgage Investment Fund**  
(CAD)

<b>RMIF Portfolio Size</b>	<b>\$3.2 Billion</b>
<b># of Mortgages in RMIF</b>	<b>155</b>
<b>RMIF Yield (TTM)<sup>1</sup></b>	<b>6.0%</b>
<b>Net Asset Value Per Unit</b>	<b>\$9.81</b>

<sup>1</sup>Trailing Twelve Months based on a \$10.00/unit price

**About Romspen**

With its origins in the mid-60's, Romspen is one of the largest non-bank commercial/industrial mortgage managers in Canada. The Romspen Mortgage Investment Fund has a portfolio of \$3.2 billion, and invests primarily in short-term commercial mortgages throughout North America. 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>	Investment trust
<b>FundSERV Symbol</b>	RIC100
<b>Minimum Investment</b>	\$50,000 (Dealer); \$150,000 (Direct)
<b>Purchases</b>	Temporarily closed
<b>Distributions</b>	Monthly on the 15th of the month <sup>2</sup>
<b>Redemption</b>	Temporarily deferred <sup>3</sup>
<b>Registered Plans</b>	100% eligible
<b>Eligibility</b>	Accredited Investors
<b>Fees</b>	1%
<b>Early Redemption Fee</b>	2% within the first year, no fee thereafter
<b>Fund Administrator</b>	Romspen Investment Corporation
<b>Fund Auditor</b>	KPMG LLP
<b>Legal Counsel</b>	Gardiner Roberts LLP

<sup>2</sup>First business day after the 15th, if the 15th occurs on a weekend or holiday

<sup>3</sup>Subject to redemption provisions outlined in the offering memorandum

**Performance Overview**

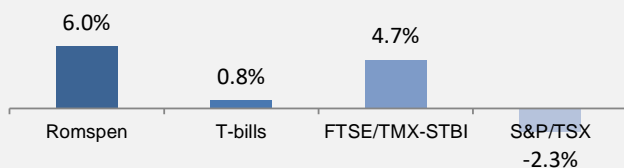
**Net Distribution %<sup>4</sup>**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annualized Compounded Net Returns
2020	0.6	0.6	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.5			6.0 <sup>5</sup>
2019	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.6	0.6	0.6	7.5
2018	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.7	7.5
2017	0.6	0.6	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	7.9
2016	0.6	0.7	0.6	0.6	0.7	0.6	0.7	0.6	0.6	0.6	0.7	0.7	8.0
2015	0.7	0.7	0.6	0.7	0.6	0.6	0.7	0.7	0.7	0.6	0.7	0.6	8.2
2014	0.6	0.6	0.6	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.7	7.8
2013	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	7.4
2012	0.7	0.6	0.6	0.6	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.6	7.7
2011	0.7	0.6	0.7	0.7	0.6	0.7	0.7	0.6	0.7	0.6	0.6	0.7	8.2
2010	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	8.7
2009	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	8.7
2008	0.8	0.8	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.7	0.7	9.9
2007	0.8	0.8	0.9	0.8	0.8	0.9	0.8	0.8	0.9	0.8	0.8	0.9	10.5
2006	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.9	0.8	0.8	0.8	1.0	10.3

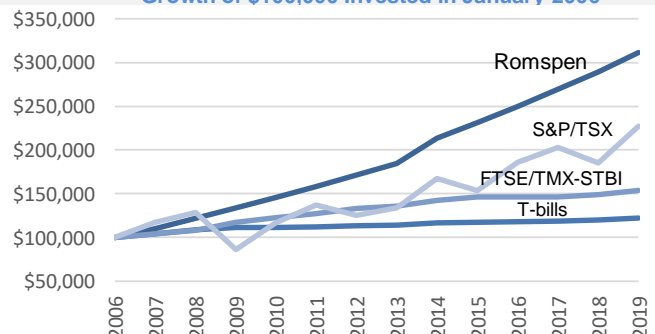
<sup>4</sup>Net distribution % is based on a \$10.00/unit price, assuming monthly distribution reinvestment

<sup>5</sup>Trailing Twelve Months based on a \$10.00/unit price

**Trailing 12 Month Performance**  
(October 31, 2020)



**Growth of \$100,000 Invested in January 2006**



## Recent Developments: Bode Hotel, S. Indian Canyon Drive, Palm Springs, CA

**Loan Amount: 15.6 million USD**

**Term: 24 Months**

**Interest Rate: 11.5%**

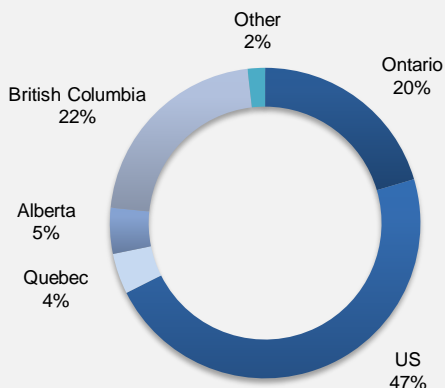
**Interest Payment: Monthly**

Romspen originally provided a construction loan for the new BODE Palm Springs, a luxury-class private boutique hotel located at the heart of the city of Palm Springs in the Coachella Valley. The 84-room hotel sits on a 2.1 acre site, and is expected to be the first and only residential-style hospitality development focused on individual and group travelers in the Coachella Valley, a destination for over 13 million visitors annually. Due to COVID, construction activity for this site was paused while the borrower started site work with equity. We continue to work with the borrower to revise the terms of the loan to accommodate the evolving realities of the current economic environment.

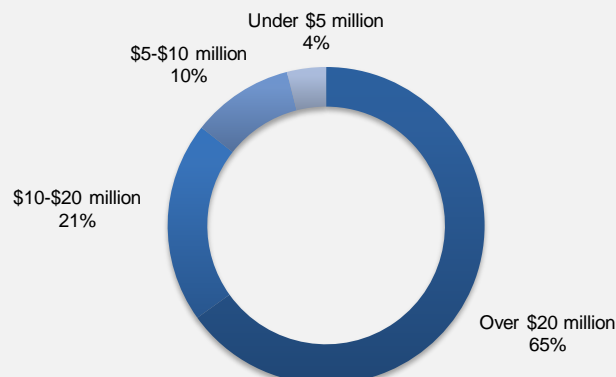


## RMIF Portfolio Allocation - As of October 31, 2020

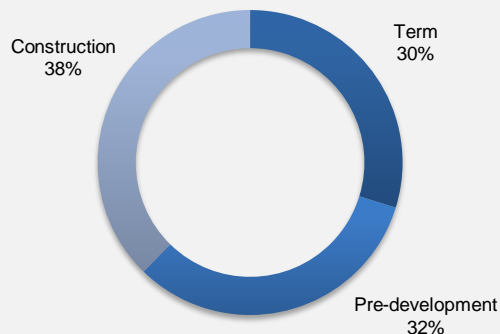
### By Geography



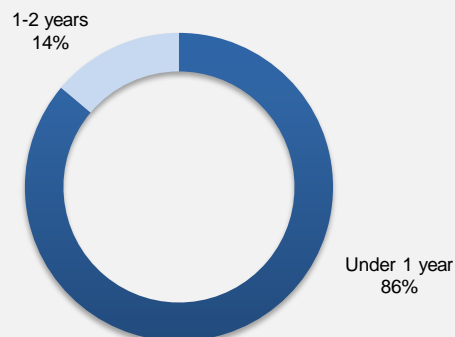
### By Amount



### By Type



### By Maturity



## Contact Information:

Investor Relations

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T: 416-928-5100

### Notes:

Results shown are for Romspen Mortgage Investment Fund (the "Fund"), an Ontario trust, and are best efforts estimates, subject to confirmation at quarter end. Calculations of compound returns are net of Fund fees and expenses, and assume monthly reinvestment of distributions.

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 FTSE/TMX-STBI Short-Term Bond Index (STBI) is a market capitalized weighted index of a diversified range of federal, provincial, municipal, and corporate bonds with terms to maturity of between one and five years; T-bills refers to the 1 year average yield of Canadian 3 month Treasury Bills and seeks to track the investment results of liquid securities; and the S&P/TSX Composite Total Return Index is a market-capitalization-weighted index of approximately 250 of the largest publicly-traded companies in Canada by market value. These are unmanaged, broadly based indices which differ in numerous respects from the anticipated portfolio composition of the Fund, do not reflect any management fees and assume reinvestment of income.

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