



April 30, 2022
(USD)

Master Fund Portfolio Size	\$551 Million
# of Mortgages in Master Fund	39
Yield (TTM) ¹	9.1%
Net Asset Value Per Unit	\$10.00

¹Trailing 12-month compounded net yield

About Romspen

With its origins in the mid-60's, Romspen is one of the largest non-bank commercial/industrial mortgage managers in Canada. Our investors include high net worth individuals, family offices, foundations, endowments and pension plans. Over the past 25 years, annual net yields have ranged from 5.8% to 10.6% (average 8.9%), with consistent positive monthly performance proving Romspen's successful long-term track record.

The 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 \$551 million.

Fund Objective

The Fund's investment mandate is capital preservation, strong absolute returns and performance consistency.

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 of the month
Distributions	Monthly on the 20th of the month ²
Redemption	Monthly on the 20th of the month with 30 days' notice ³
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	Gardiner Roberts LLP

² First business day after the 20th, if the 20th occurs on a weekend or holiday

³ Subject to redemption provisions outlined in the offering memorandum

Fund Performance Overview

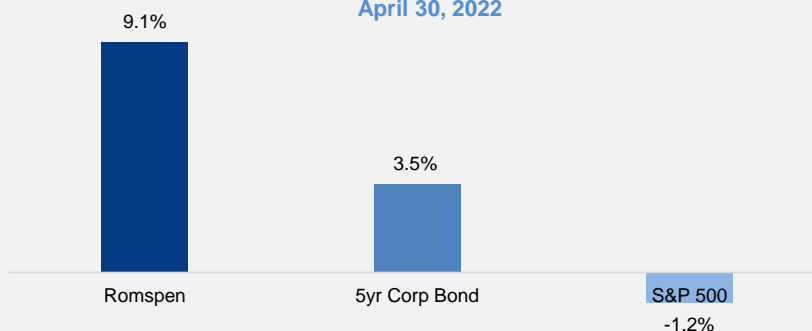
Net Distribution %⁴

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annualized Compounded Net Yield
2022	0.73	0.75	0.75	0.76									9.1% ⁵
2021	0.76	0.65	0.72	0.70	0.69	0.68	0.70	0.73	0.76	0.77	0.68	0.73	8.9%
2020	0.76	0.76	0.39	0.38	0.58	0.57	0.57	0.57	0.57	0.57	0.58	1.67	8.3%
2019	0.72	0.67	0.68	0.67	0.70	0.69	0.70	0.70	0.71	0.72	0.77	0.73	8.8%
2018	-	-	-	-	-	0.33	0.76	0.78	0.71	0.71	0.70	0.66	8.3%

⁴Yield is calculated on a cash-on-cash basis, net of fees, and assumes a monthly reinvestment of distributions. It does not take into account income taxes, changes in unit values, third-party expenses or redemption charges.

⁵Trailing 12-month compounded net yield

Trailing 12-Month Performance as of April 30, 2022



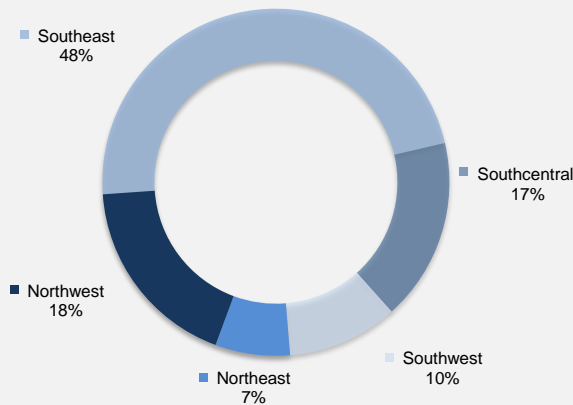
Recent Closing: Escena Master-Planned Community, Palm Springs, California

Loan Amount: US\$ 9.5 million
Type: Residential Land Predevelopment Loan
Location: Palm Springs, California
Term: 24 Months
Interest Rate: 10.00%
Interest Payment: Monthly

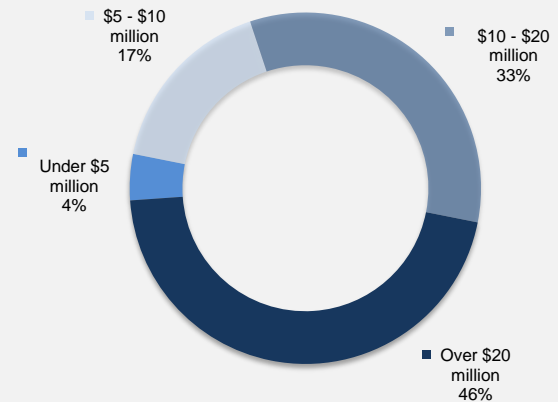


Master Fund Portfolio Allocation - as of April 30, 2022

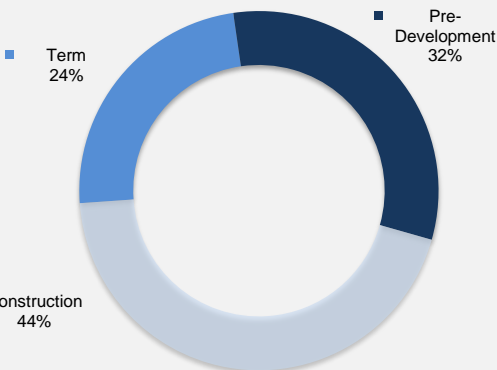
By Geography



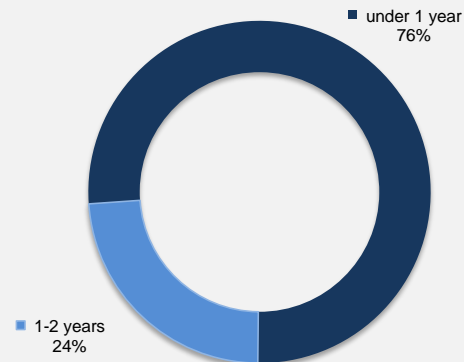
By Amount



By Type



By Maturity



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Please consult our website for regular Fund updates

Notes:

Results shown are for the Romспен US Mortgage Investment Fund (the "Fund"), and are best efforts estimates, subject to confirmation at quarter end. 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 yield to be lower than those of the Master Fund. The trailing 12-month performance is calculated using the last 12 months of yields. All yields are annualized and assume monthly reinvestment of distributions.

The High Quality Market (HQM) 5 Year Corporate Bond Yield Curve is produced by the U.S. Treasury, and represents the spot yield for a market-weighted average of high-quality U.S. corporate bonds (AAA, AA, A) with 5 year maturities. The S&P 500® is a market-capitalization-weighted index of the 500 largest publicly-traded companies in the U.S. by market value, and gauges the return of large-cap U.S. equities. These are unmanaged, broadly based indices and measurements which do not reflect any management fees and (in the case of the S&P500) assume reinvestment of income. 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 indices should not be considered "benchmarks" for the Fund, as they do not track commercial mortgage investments, which is the Master Fund's investment strategy. Whenever the Master Fund's net yield for a given time period is compared to the performance of these indices over the same time period, the purpose is to compare the Master Fund's yield against the performance of other major U.S. asset classes typically included in an investment portfolio.

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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 Romспен.