

Romspen Mortgage Investment Fund

FUND OBJECTIVE

The Fund's investment mandate is capital preservation, strong absolute returns and performance consistency. Over the past 25 years, annual net returns have ranged from 3.7% to 11.1%, with consistent positive monthly performance evidencing its successful long-term track record.

ABOUT ROMSPEN

With its origins in the mid-60's, Romspen is one of the largest non-bank commercial mortgage managers in Canada. The Romspen Mortgage Investment Fund has a portfolio of \$3.0 billion, and invests primarily in short-term commercial mortgages throughout North America. Its investors include high net worth individuals, family offices, foundations, endowments and pension plans.

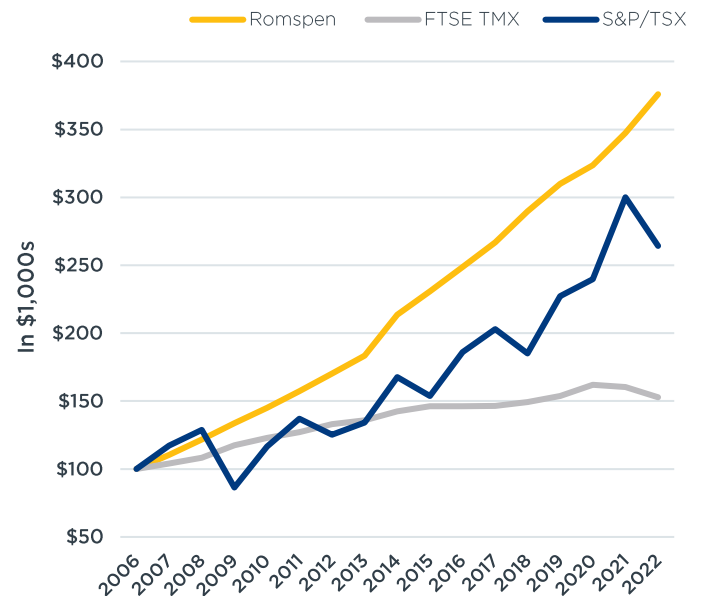
ROMSPEN FUND CUMULATIVE RETURN COMPARISON TO DECEMBER 31, 2021

	1 YR	3 YR	5 YR	10 YR	25 YR
Romspen	7%	20%	40%	104%	723%
FTSE TMX Short-Term Bond Index	-1%	8%	10%	22%	136%
S&P/TSX Composite Index	25%	62%	61%	140%	563%

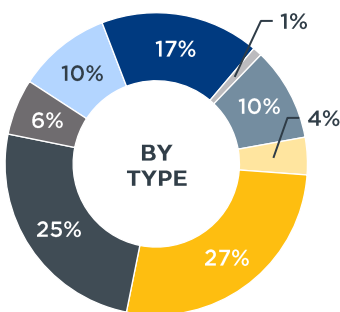
Portfolio Size	\$3.0 Billion
# of Mortgages	144
Mortgage Rank	96% 1 st Mortgages
Asset Value per Unit	\$9.80

PERFORMANCE OVERVIEW

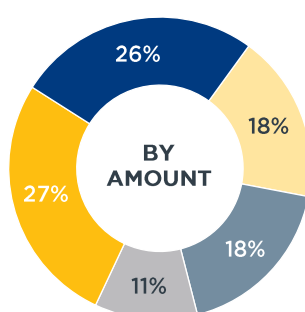
Growth of \$100,000 invested in January 2006.



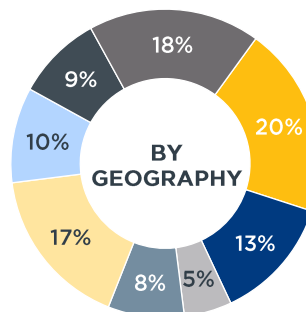
RMIF PORTFOLIO ALLOCATION - AS OF SEPTEMBER 30, 2022



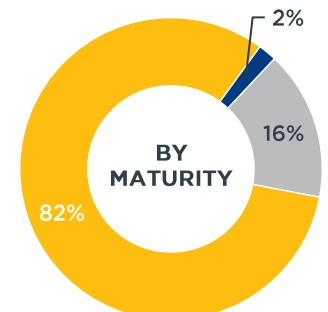
- Leisure & Entertainment
- Industrial
- Office
- Retail
- Condominium
- Residential
- Mixed Use
- Other



- \$80M +
- \$60 - \$80M
- \$40 - \$60M
- \$20 - \$40M
- Under \$20M



- Ontario
- British Columbia
- Alberta
- Other CDN
- California
- Florida
- Texas
- Other US



- Over 2 Years
- 1-2 Years
- Under 1 Year

Romspen Mortgage Investment Fund



RECENT CLOSING: THE LEDGES AT COLUMBIA PALISADES, CAMAS, WA

Loan Amount: US \$35.5 million	Location: Camas, WA	Interest Rate: 10.75%
Type: Construction Financing	Term: 24 months	Interest Payment: Monthly

TOP FIVE LOANS

SIZE	INTEREST RATE	PROVINCE/STATE	TYPE	PRIORITY	% OF PORTFOLIO
\$181 million	10%	Texas	Industrial	1 st	6%
\$144 million	10%	British Columbia	Mixed Use	1 st	5%
\$142 million	9%	Ontario	Mixed Use	1 st	5%
\$138 million	15%	Ontario	Retail	1 st	5%
\$135 million	10%	Florida	Leisure & Entertainment	1 st	5%

FUND DETAILS

Fund Manager	Romspen Investment Corporation	Registered Plans	Eligible
Structure	Trust	Eligibility	Accredited investors or other applicable exemption
Fundserv Symbol	RIC100	Fees	1%
Minimum Investment	\$50,000 (Dealer), \$150,000 (Direct)	Early Redemption Charge	2% within the first year, no charge thereafter
Purchases	Monthly on the 1 st business day of the month	Administrator	Romspen Investment Corporation/SS&C Technologies Inc.
Distributions	Monthly on the 15 th day of the month ¹	Auditor	KPMG LLP
Redemption	Monthly on the 15 th with 30 days notice ²	Legal Counsel	Gardiner Roberts LLP

¹First business day after the 15th, if the 15th occurs on a weekend or holiday ²Subject to redemption provisions outlined in the Fund's offering memorandum

ANNUAL RETURNS

2016	2017	2018	2019	2020	2021	TTM ³
7.8%	7.2%	8.6%	7.0%	4.4%	7.4%	8.3%

³Trailing 12-month compounded net return as of September 30, 2022

CONTACT INFORMATION

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www.romspen.com

Please consult our website for regular Fund updates

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. Romspen figures prior to January 16, 2006 reflect the aggregated pool of individually syndicated mortgages. The indicated rates of return are historical annual compounded returns (or cumulative returns), after deducting management fees and expenses payable by the Fund, and include changes in unit value and assume the reinvestment of all distributions. They do not take into account any applicable sales, redemption, or distribution charges, or income taxes payable by any unitholder, that would have reduced returns. The calculation assumes a fixed historical monthly starting and ending date at the Unit value at such date, and that Unit values are capped at \$10.00. For that reason, they may not reflect an individual investor's actual return for purchases prior to 2018.

The S&P/TSX Composite Index™ is a market capitalization weighted index of approximately 250 of the largest publicly-traded companies in Canada and is the broadest gauge of the performance of publicly-listed Canadian equities. The FTSE Canada Short-Term Overall Bond Index™ ("FTSE Canada-STOBI") is a market capitalized weighted index composed of a diversified range of semi-annual pay, fixed-rate investment grade Canadian government and corporate bonds, with terms to maturity of between 1 and 5 years. These are unmanaged, broadly based indices and measurements that do not reflect any management fees and assume reinvestment of income. They should not be considered "benchmarks" for the Fund, as they do not track commercial mortgage investments, which is the Fund's investment strategy. Whenever the Fund's return for a given time period is compared to the performance of these indices over the same time period, the purpose is to compare the fund's return against the performance of other major Canadian asset classes typically included in an investment portfolio.

This document is for informational purposes and is not an offer to sell or a solicitation to buy units of the Fund, nor does it constitute investment, financial or other advice. Prospective investors should contact their own investment advisor. Information pertaining to the Fund is not to be construed as a public offering of securities in any jurisdiction of Canada. Information provided herein by third parties or publicly-available sites is believed to be reliable, but has not been independently verified. Romspen Investment Corporation ("Romspen") does not guarantee its accuracy or completeness and assumes no responsibility for any errors or omissions. The offering of units of the Fund is made on a private placement basis pursuant to the Fund's offering memorandum, only to those investors in certain jurisdictions of Canada who meet certain eligibility requirements under applicable securities legislation. Important information about the Fund, including statement of the Fund's investment objectives and important risk factors, is contained in the offering memorandum, a copy of which may be obtained from Romspen. Please read the offering memorandum carefully before investing. In the event of an inconsistency between this document and the offering memorandum, the provisions of the offering memorandum will prevail. The indicated yields are historical for the periods indicated, are not necessarily indicative of future performance, and do not take income taxes into account. Actual results may vary, and will fluctuate from time to time. There is no guarantee that the full amount of the original investment will be returned.

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. An investment in the Fund is not guaranteed, its value may change frequently and past performance may not be repeated. These materials are not to be redistributed without the written consent of Romspen.