

Romspen US Mortgage Investment Fund



ABOUT ROMSPEN

Founded in the mid-1960's, Romspen Investment Corporation extends its leadership as one of Canada's foremost private commercial mortgage managers. Attracting a diverse investor base, including high-net-worth individuals, family offices, foundations, endowments and pension plans, Romspen Investment Corporation oversees \$3.1 billion CAD in assets under management, epitomizing over 25 years of adept fund management, resulting in an 8.5% net return.¹

Commencing operations on June 15, 2018, the Romspen US Mortgage Investment Fund (RUSMIF) exclusively focuses on the Master Fund, strategically navigating a substantial US mortgage portfolio totaling \$582 million USD.

¹As of September 30, 2023.

FUND OBJECTIVE

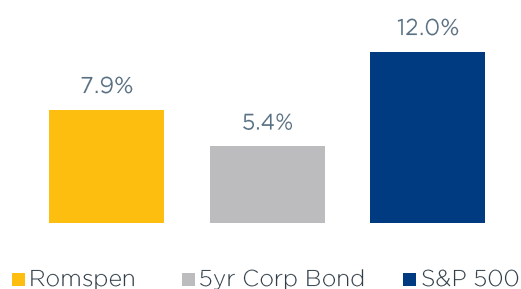
Romspen's investment mandate is capital preservation, strong absolute returns and performance consistency.

ANNUAL NET RETURNS¹

| | 2018 | 2019 | 2020 | 2021 | 2022 | TTM ² |
|--|-------------------|------|------|------|------|------------------|
| | 8.3% ³ | 8.8% | 8.3% | 8.9% | 9.4% | 7.9% |

| | |
|-------------------------------|--------------------------------|
| Master Fund Portfolio Size | \$582 million USD |
| # of Mortgages in Master Fund | 46 |
| Mortgage Rank | 100% 1 st Mortgages |
| Net Asset Value per Unit | \$10.00 USD |

COMPARISON PERFORMANCE OVERVIEW⁴



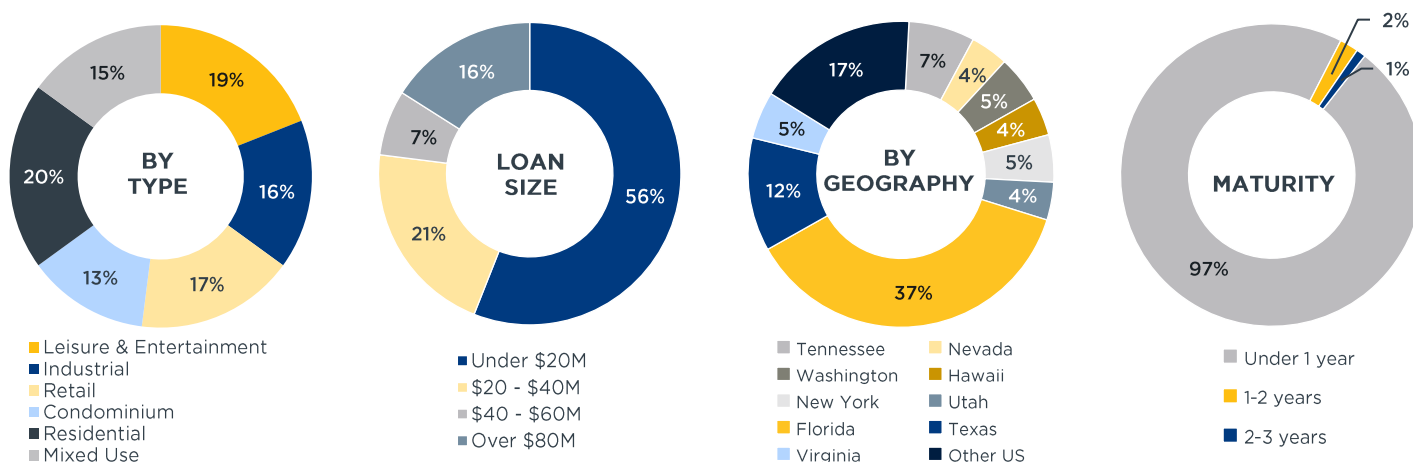
⁴Trailing 12-month performance as of November 30, 2023

ROMSPEN US MORTGAGE INVESTMENT FUND NET DISTRIBUTIONS %

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annualized Compounded Net Return |
|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------------|
| 2023 | 0.72 | 0.66 | 0.57 | 0.62 | 0.65 | 0.63 | 0.62 | 0.64 | 0.61 | 0.62 | 0.62 | | 7.9% ² |
| 2022 | 0.73 | 0.75 | 0.75 | 0.76 | 0.74 | 0.85 | 0.71 | 0.74 | 0.73 | 0.74 | 0.81 | 0.70 | 9.4% |
| 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 | 0.69 | 0.70 | 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% ³ |

¹Assuming distribution reinvestment ²Trailing 12-month compounded net return as of November 30, 2023 ³Annualized over a stub period of 7 months

RUSMIF PORTFOLIO ALLOCATION - AS OF NOVEMBER 30, 2023



Romspen US Mortgage Investment Fund



FUND DETAILS – AS OF NOVEMBER 30, 2023

| | | | |
|---------------------------|--|--------------------------------|---|
| Fund Manager | Romspen Investment Corporation | Registered Plans | Not Eligible |
| Structure | Limited Partnership | Eligibility | Accredited investors or other applicable exemptions |
| Fundserv Symbol | RIC200 | Fees | 1.25% |
| Minimum Investment | USD 50,000 (Dealer), USD 150,000 (Direct) | Early Redemption Charge | 4% within the first year, no charge thereafter |
| Purchases | Monthly on the 1 st business day of the month | Administrator | SS&C Technologies Inc. |
| Distributions | Monthly on the 20 th day of the month ⁵ | Auditor | KPMG LLP |
| Redemption | Monthly on the 20 th with 30 days notice ⁶ | Legal Counsel | Gardiner Roberts LLP |

⁵First business day after the 20th, if the 20th occurs on a weekend or holiday ⁶Subject to redemption provisions outlined in the offering memorandum

CONTACT INFORMATION

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Notes:

Results shown are for the Romspen 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 return to be lower than those of the Master Fund. Calculations of compound net return are net of Fund fees and expenses, assume monthly reinvestment of distributions, and accounted for NAV fluctuations.

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 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 Master Fund’s return against the performance of other major U.S. 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 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. Returns 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 in the Fund 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. These materials are not to be redistributed without the written consent of Romspen.