

Financial Statements // Expressed in Canadian dollars

Romspen Mortgage Investment Fund

Nine months ended September 30, 2025



Drift Hotel Palm Springs - USA



Romspen Mortgage Investment Fund (RMIF) has a long-term track record of mortgage investing and oversees \$2.7 billion of assets, specializing in strategic short-term commercial mortgages in Canada and US.

The Fund's investment mandate is capital preservation, strong absolute returns, and performance consistency. It strives to deliver positive returns to unitholders regardless of the geopolitical or economic climate, or the performance of equity or fixed-income markets and other major asset classes.

The Fund primarily invests in short-term, first mortgage loans secured by a diversified pool of real estate assets across North America. Our mortgages are typically unconventional, complex, and illiquid by nature, yet they achieve long-term, generally uncorrelated performance while maintaining capital stability. The Fund's balance sheet is managed conservatively, avoiding structural leverage to enhance returns. The merits of our approach to mortgage investing, bolstered by strict adherence to risk management, long-term thinking, quality service, and superior execution, are evidenced by the Fund's unbroken positive track record since inception.

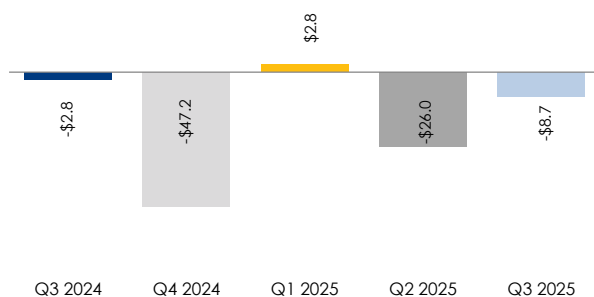
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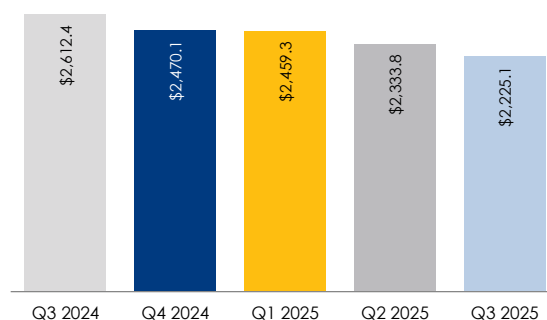
ROMSPEN MORTGAGE INVESTMENT FUND - 2025 HIGHLIGHTS

Key Metrics

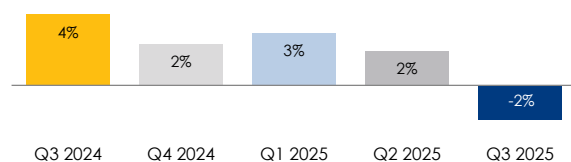
Net Earnings (Loss) (\$millions)



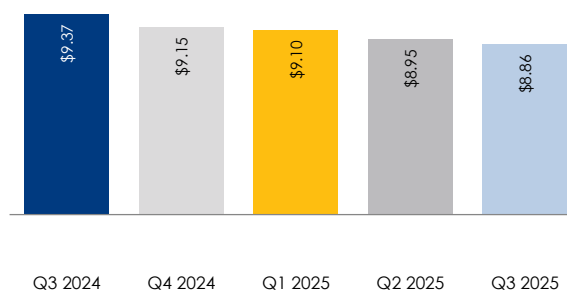
Net Investment Portfolio (\$millions)



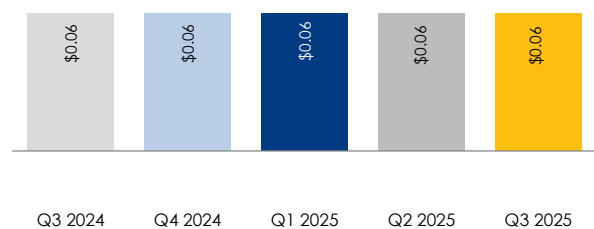
Net Leverage (% of net investment portfolio)



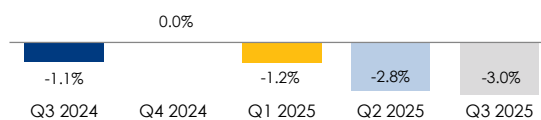
Net Asset Value (\$/unit)



Unitholder Distributions (\$/unit)



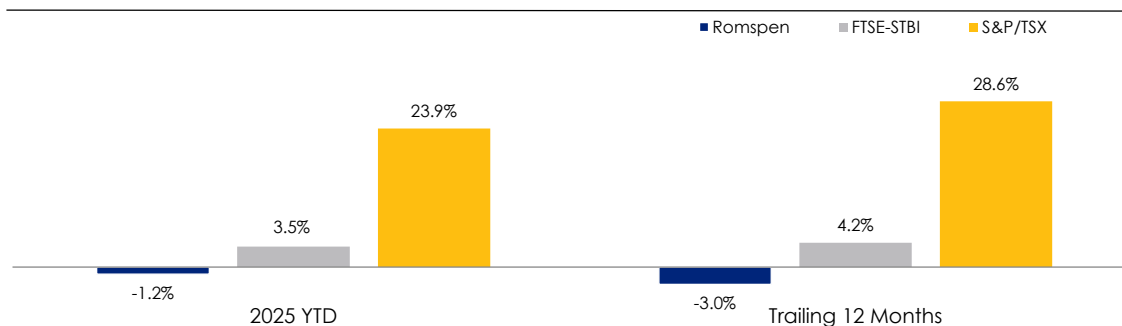
Unitholder Return ¹



¹ The indicated are historical trailing 12 month compounded net 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.

Comparative Performance

Annual % Return¹

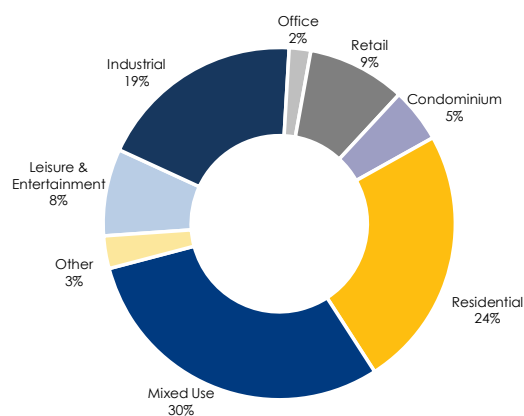


¹ The indicated rates of return are historical annual compounded returns, after deducting management fees and expenses payable by the Fund, and include changes in unit value and assume the reinvestment of all distributions. They do not take into account any applicable sales, redemption, or distribution charges, or income taxes payable by any unitholder, that would have reduced returns.

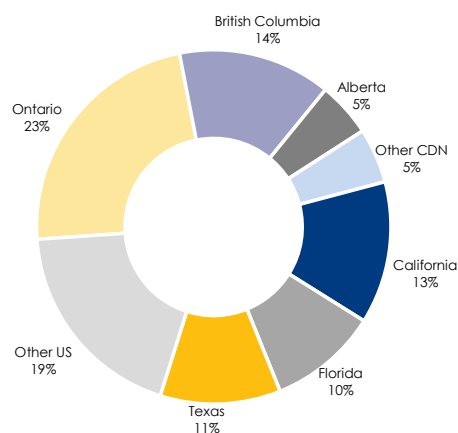
Romspen returns are net¹; comparative benchmarks are gross returns.

Investment Portfolio Profile

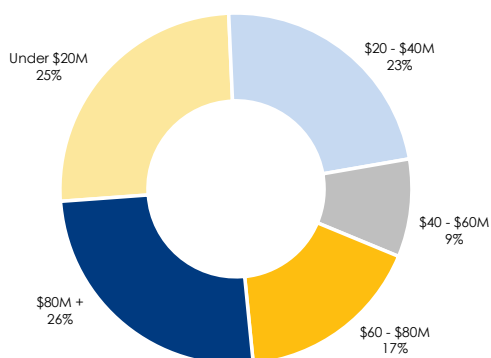
By Type



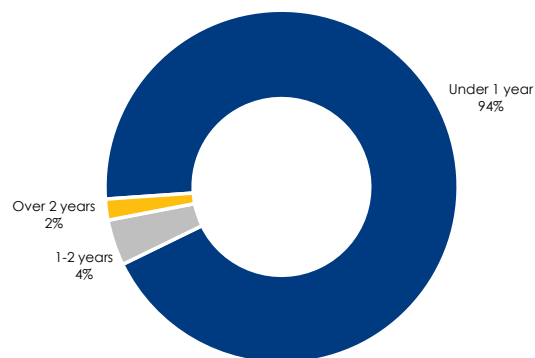
By Geography



By Amount



By Maturity



Trustees' Letter

Dear Fellow Unitholders:

The Fund's financial performance for the third quarter of 2025 reflects our ongoing efforts to tackle challenging market conditions. Unitholder distributions for the quarter were consistent with a year ago, but continue to be lower than the Fund's historical norms.

Comparative Performance

The compounded net returns for the first nine months of 2025 was -1.2% versus compounded net return of 1.9% a year ago. In comparison, the FTSE Canada Short-Term Overall Bond Index™ ("FTSE-STBI"), and the S&P/TSX Composite Index ("S&P/TSX") returned 3.5% and 23.9% respectively on a year-to-date basis. For the 12-month period ended September 30, 2025, the Fund's compounded net return to unitholders was -3.0%, whereas FTSE-STBI and the S&P/TSX returned 4.2% and 28.6% respectively.

Financial Highlights

For the third quarter of 2025, the Fund reported a net loss of \$8.7 million (\$0.03 per unit), compared to \$2.8 million (\$0.01 per unit) in the prior year. Lower earnings were primarily due to reduced interest revenue and increase in loss provisions. Distributions totaled \$17.1 million (\$0.06 per unit), with a compounded net return of -0.3% for the third quarter, compared to \$17.1 million (\$0.06 per unit) and -0.1% a year ago. The Fund held a net cash position (cash less term credit facility) of \$50.2 million compared to a net debt position (term credit facility less cash) of \$107.9 million last year.

At September 30, 2025, the net portfolio was \$2.2 billion (97 mortgages and investments), a decrease of 14.8% compared to the third quarter of 2024. Unitholders' capital totalled \$2.5 billion, compared to \$2.7 billion last year. The Fund's portfolio and earnings remain diversified by property type, geography, size and currency. Canadian mortgages represented 47% of the Fund, a slight increase from 44% last year, with the majority concentrated in Ontario (23%) and British Columbia (14%). US mortgages represented 53% of the Fund, comprised of 53 US mortgages across 19 states with the highest concentrations in California (13%), Texas (11%), and Florida (10%).

The weighted average interest rate of the portfolio was 8.9% as of September 30, 2025, compared to 9.2% a year ago. The weighted average interest rate on performing loans was 11.9%, down from 12.3% last year.

As a percentage of the overall portfolio, loans under review were higher than the Fund's typical historical range at 55% compared to

39% a year ago, and reflect the continued slowdown and price uncertainty in real estate markets. The total loss provision at quarter end increased to \$375.1 million (\$1.31 per unit), up from \$252.0 million (\$0.89 per unit) a year ago, with \$145.9 million specifically attributed to accrued interest receivables. As we emphasize, loans under review are a feature of the financing niche in which the Fund operates, and may not necessarily result in a loss of principal beyond the provision for losses. Reducing the number of loans under review remains a key priority. Owned assets make up 18% of the portfolio, an increase from 15% a year ago.

Net Asset Value ("NAV") at September 30, 2025, was \$8.86 per unit, compared to \$9.37 per unit a year ago. At quarter end, approximately 69% (2024 – 66%) of the Fund's US dollar exposure is hedged by forward contracts.

Financial Presentation

In accordance with International Financial Reporting Standards, the Fund's financial statements are unconsolidated, which provides limited insight into the actual performance of the mortgage loan portfolio. To provide useful, transparent and comparable information, a set of combined financial statements has been included in the Management's Discussion and Analysis ("MD&A", pp. 8-15). We suggest that these financial statements in the MD&A be used as the primary reference point.

Outlook

Macroeconomic uncertainty remains front and centre in real estate and real estate credit markets in North America, driven by continued trade and tariff woes and higher prices, a weak employment situation, declining consumer confidence and spending (though greater in the US than in Canada), and sluggish and slowing growth. It remains to be seen whether the just-announced central bank rate cuts in both the US and Canada will ameliorate these conditions, as the bond market seems to be sending mixed signals as to whether lower overnight rates will spur some relief for real estate borrowers and investors at the longer end of the yield curve.

That being said, in the US, market participants may be entering the fourth quarter of 2025 with more confidence and a better sense of values – overall commercial real estate transaction volume was up 19% year over year in the third quarter. Canada is not as bright a story, with overall volume in the first half of 2025 declining 24% year over year. Interestingly, slowing economic growth may actually benefit those asset classes responding to longer-term secular trends, such as data centres, warehouses, senior housing and medical uses. Limited new supply and rising home ownership costs should drive

residential rent growth in the multi-family space, although slowing immigration may temper this. Many observers predict an improvement in multi-res cap rates over the next 18 months. Slight headwinds are being felt in the middle- and affordable-single-family new housing market, with homebuilders predicting less than stellar sales volumes into the middle of 2026, though lower land costs have helped homebuilder margins.

The Fund's capital resources remain adequate, enabling it to pursue its objectives of improving yields by originating a modest number of new loans, honouring existing loan commitments, and preparing real estate assets for eventual disposition. We continue to work very hard to generate liquidity solutions for unitholders, and our new advisory committee has been a welcome addition to our efforts to navigate a path forward.

Thank you for your continued support.

Sheldon	Mark	Arthur	Wesley	Paras
Esbin	Hilson	Resnick	Roitman	Dharamshi

Trustees of the Fund, November 12, 2025

Management's Discussion & Analysis

Responsibility of Management

This Management's Discussion and Analysis ("MD&A") for Romspen Mortgage Investment Fund (the "Fund") should be read in conjunction with the unaudited financial statements and notes thereto for the quarter ended September 30, 2025, included herein and the audited financial statements and MD&A for the year ended December 31, 2024. Investment in the Fund is subject to certain risks and uncertainties described in the Fund's Offering Memorandum, which should be read in conjunction with this MD&A. These documents are available on the Fund's website at: www.romspen.com.

Management is responsible for the information disclosed in this MD&A. The Fund has in place appropriate procedures, systems and controls to ensure such information is materially complete and reliable. In addition, the Fund's trustees have reviewed and approved the MD&A and the financial statements for the quarter ended September 30, 2025.

This MD&A contains certain forward-looking statements and non-IFRS financial measures; see "Forward-Looking Statements" and "Non-IFRS Financial Measures".

Forward-Looking Statements

From time to time, the Fund makes written and verbal forward-looking statements. These are included in its quarterly and annual MD&A, Fund presentations and other Fund communications.

Forward-looking statements include, but are not limited to, business objectives and targets, strategies, operations, anticipated financial results, and the outlook for the Fund, its industry and the Canadian economy. These statements regarding future performance are "financial outlooks" within the meaning of National Instrument 52-102. Forward-looking statements are typically identified by words such as "believe", "expect", "anticipate", "estimate", "plan", "may" and "could" or other similar expressions. By their very nature, these statements require management to make assumptions and are subject to inherent risks and uncertainties, general and specific, which may cause actual results to differ materially from the expectations expressed in the forward-looking statements. These risks and uncertainties include, but are not limited to, global capital markets activity, changes in government monetary and economic policies, changes in interest rates, changes in foreign exchange rates, inflation levels and general economic conditions, legislative and regulatory developments, disruptions resulting from the outbreak of pandemics, competition and technological change.

The preceding list of possible factors is not exhaustive. These and other factors should be considered carefully, and readers are cautioned not to place undue reliance on these forward-looking statements. The Fund does not undertake to update any forward-looking statements, whether written or verbal, that may be made from time to time by it or on its behalf except as required by securities laws.

Non-IFRS Financial Measures

This MD&A contains certain non-IFRS financial measures. A non-IFRS financial measure is defined as a numerical measure of the Fund's historical or future financial performance, financial position or cash flows that excludes amounts, or is subject to adjustments that have the effect of excluding amounts, that are included in the most directly comparable measure calculated and presented in accordance with IFRS in the financial statements or includes amounts, or is subject to adjustments that have the effect of including amounts, that are excluded from the most directly comparable measure so calculated and presented. Non-IFRS financial measures disclosed herein are meant to provide additional information and insight regarding the historical operating results and financial position of the Fund. These measures are not in accordance with, or a substitute for, IFRS and may be different from, or inconsistent with, non-IFRS financial measures used by others.

Introduction

The Fund is an unincorporated closed-end investment trust established under the laws of the Province of Ontario pursuant to a trust indenture dated May 20, 2005. The Fund is a non-bank lender providing and investing primarily in short-term and medium-term commercial mortgages. The Fund is the sole limited partner in Romspen Mortgage Limited Partnership (the "Partnership") and conducts its lending activities primarily through the Partnership. The objective of the Fund is to provide stable and secure cash distributions of income while preserving equity.

Romspen Investment Corporation ("Romspen") is the Fund Manager and acts as the primary loan originator, underwriter and syndicator for the Partnership. Romspen also acts as administrator of the Fund's affairs. Romspen and its principals, through predecessor companies, have been in the business of mortgage origination, servicing and syndication since 1966.

The Fund commenced operations on January 16, 2006, and raised \$158.9 million pursuant to the Exchange Offering, whereby Romspen's investors exchanged their syndicated mortgage interests for units of the Fund, and \$15.3 million pursuant to the Unit

Offering described in its Offering Memorandum dated March 15, 2005.

On June 22, 2007, federal legislation came into force that altered the tax regime for specified investment flow-through trusts or partnerships ("SIFT") (the "SIFT Rules"). Under the SIFT Rules, certain distributions from a SIFT are no longer deductible in computing a SIFT's taxable income and a SIFT is subject to tax on such distributions at a rate that is substantially equivalent to the general corporate tax rate. Distributions paid by a SIFT as returns of capital are not subject to the tax. As its units are not listed on a stock exchange or other public market, the Fund is not subject to the SIFT tax regime.

The Offering Memorandum, financial statements and additional information on the Fund are available and updated regularly on the Fund's website at: www.romspen.com. Unitholders who would like further information may also contact the Investor Relations department of the Fund at: 416-966-1100.

Portfolio

As of September 30, 2025, the Fund's mortgage and investment portfolio (the "Portfolio"), net of fair value provisions, was \$2.3 billion, compared to \$2.6 billion a year ago. The Portfolio included 97 mortgages and investments, compared to 113 at the same time last year.

Approximately 94% of the Portfolio was invested in first mortgages on September 30, 2025 (2024 - 96%). The weighted average interest rate of the mortgage loans in the Portfolio was 8.9%, compared to 9.2% a year ago. The weighted average interest rate on performing loans was 11.9% (2024 - 12.3%).

The Portfolio continues to consist mainly of short-term mortgages to third parties and mortgages to the Fund's subsidiaries. Approximately 94% of the Portfolio's investments mature within one year (2024 - 97%) and 98% mature within two years (2024 - 100%). In addition, all our mortgages are open for repayment prior to maturity.

As of September 30, 2025, approximately 23% of the Fund's investments were in Ontario (2024 - 24%). Approximately 19% of the Portfolio was invested in Western Canada (2024 - 16%), 5% in other provinces (2024 - 4%) and 53% in the US (2024 - 56%). The Fund Manager believes this broad level of North American diversification brings greater stability to the Fund's performance by reducing dependency on the economic activity and cycles in any given geographic region.

Total fair value provisions as of September 30, 2025, were \$375.1 million, of which \$145.9 million was provided against the Accrued Interest Receivables. The remaining fair value provisions of \$229.2 million represent 12.1% of the original cost of the Fund's investment in mortgages and subsidiaries. Total fair value provisions represent \$1.31 per unit outstanding as of September 30, 2025. During the nine months of 2025, the Fund realized \$5.2 million of losses in the Portfolio. The establishment of the fair value provision is based on facts and interpretation of circumstances relating to the Fund's portfolio. Thus, it is a complex and dynamic process influenced by many factors. The provision relies on the judgment and opinions of individuals regarding historical trends, prevailing legal, economic and regulatory trends, and expectations of future developments. The process of determining the provision involves a risk that the actual outcome will deviate, perhaps substantially, from the best estimates made. The fair value provision will continue to be reviewed by the Fund Manager and the Fund's trustees on a regular basis and, if appropriate, will be adjusted.

Financial Presentation

In an effort to continue to provide valuable, transparent and comparable information, a set of non-IFRS combined financial statements is provided in the following pages, consistent with past reporting practices. It is highly recommended that the following unaudited financial statements in the MD&A continue to be used as the primary reference point.

Non-IFRS financial information

Combined Balance Sheet

September 30, 2025, with comparative information for 2024

Below is the combined balance sheet of the Fund and its wholly owned subsidiary, Romspen Mortgage Limited Partnership:

(In thousands of dollars, unless otherwise noted)			
	September 30, 2025	December 31, 2024	September 30, 2024
Assets			
Cash and cash equivalents	\$ 212,098	\$ 161,517	\$ 117,066
Accrued interest receivable	177,877	173,193	164,229
Mortgage investments	1,253,722	1,398,249	1,611,307
Investment in subsidiaries	408,939	436,359	380,279
Investment in TIG Romspen US Master Mortgage LP	610,885	688,135	617,593
Other assets	47,390	38,459	55,425
	\$ 2,710,911	\$ 2,895,912	\$ 2,945,899
Liabilities and Unitholder's Equity			
Term credit facility	\$ 157,355	\$ 215,391	\$ 225,000
Mortgage investment syndications	-	-	39,241
Account payable and accrued liabilities	5,577	6,119	7,383
Foreign exchange forward contracts	15,610	61,782	1,333
Distributions payable	5,804	5,770	5,747
	184,346	289,062	278,704
Unit submitted for redemption	692,264	670,572	614,443
Unitholder's equity	1,834,301	1,936,278	2,052,752
	\$ 2,710,911	\$ 2,895,912	\$ 2,945,899

Non-IFRS financial information

Combined Statement of Earnings

Nine months ended September 30, 2025, with comparative information for 2024

Below is the combined statement of earnings of the Fund and its wholly owned subsidiary, Romspen Mortgage Limited Partnership:

(In thousands of dollars, except per unit amounts, unless otherwise noted)	3 months ended Sep 30, 2025	3 months ended Sep 30, 2024	9 months ended Sep 30, 2025	9 months ended Sep 30, 2024
Revenue				
Mortgage interest and income from subsidiaries	\$ 8,515	\$ 21,356	\$ 41,066	\$ 74,485
Income from Investment in TIG Romspen US Master Mortgage LP	7,273	7,978	23,709	28,542
Interest income from loan to TIG Romspen US Master Mortgage LP	1,410	1,630	4,415	4,747
Other	3,320	3,527	7,080	4,910
Gain (loss) on foreign exchange	3,068	(9,826)	(34,601)	2,789
	23,586	24,665	41,669	115,473
Expenses				
Management fees	4,779	5,513	14,795	16,511
Financing costs	6,667	9,282	20,653	22,899
Change in fair value of accrued interest receivable, mortgage investments and investments in subsidiaries	19,798	9,891	29,279	10,068
Realized (gain) loss on mortgage investments	(177)	1,882	5,182	13,398
Other losses	456	(103)	1,112	442
Audit fees	243	179	724	618
Legal fees	24	51	247	76
Other	473	819	1,471	2,265
	32,263	27,514	73,463	66,277
Net (loss) earnings	\$ (8,677)	\$ (2,849)	\$ (31,794)	\$ 49,196
Net (loss) earnings per unit	\$ (0.03)	\$ (0.01)	\$ (0.11)	\$ 0.17
Weighted average number of units issued and outstanding	285,201,133	284,450,638	285,296,387	284,016,537

Non-IFRS financial information

Combined Statement of Changes in Unitholders' Equity

Nine months ended September 30, 2025, with comparative information for 2024

Below is the combined statement of changes in unitholders' equity of the Fund and its wholly owned subsidiary, Romspen Mortgage Limited Partnership:

(In thousands of dollars, except per unit amounts, unless otherwise noted)	September 30, 2025	December 31, 2024	September 30, 2024
Unit capital			
Balance, beginning of year	\$ 2,189,799	\$ 2,334,363	\$ 2,334,363
Issuance of units	9,998	16,101	12,240
Redemption of units	(7,137)	-	-
Increase in units submitted for redemption	(21,692)	(160,665)	(104,536)
Balance, end of period	\$ 2,170,968	\$ 2,189,799	\$ 2,242,067
Cumulative earnings			
Balance, beginning of year	\$ 1,664,022	\$ 1,661,940	\$ 1,661,940
Net (loss) earnings	(31,794)	2,082	49,196
Balance, end of period	\$ 1,632,228	\$ 1,664,022	\$ 1,711,136
Cumulative distributions to unitholders			
Balance, beginning of year	\$ (1,917,543)	\$ (1,849,328)	\$ (1,849,328)
Distributions to unitholders	(51,352)	(68,215)	(51,123)
Balance, end of period	\$ (1,968,895)	\$ (1,917,543)	\$ (1,900,451)
Unitholders' equity	\$ 1,834,301	\$ 1,936,278	\$ 2,052,752
Units issued and outstanding, excluding units submitted for redemption	206,891,562	211,549,309	218,913,600

Non-IFRS financial information

Combined Statement of Cash Flows

Nine months ended September 30, 2025, with comparative information for 2024

Below is the combined statement of cash flows of the Fund and its wholly owned subsidiary, Romspen Mortgage Limited Partnership:

(In thousands of dollars, unless otherwise noted)	3 months ended Sep 30, 2025	3 months ended Sep 30, 2024	9 months ended Sep 30, 2025	9 months ended Sep 30, 2024
Cash provided by (used in):				
Operations				
Net (loss) earnings	\$ (8,677)	\$ (2,849)	\$ (31,794)	\$ 49,196
Receipt of Interest previously capitalized	-	-	-	-
Items not affecting cash:				
Amortization of financing costs	1,277	947	3,297	2,074
Change in fair value of accrued interest receivable, mortgage investments and investment in subsidiaries	19,798	9,891	29,279	10,068
Income from investment in TIG Romspen US Master Mortgage LP	286	325	4,017	1,005
Realized (gain) loss on mortgage investments and investment in subsidiaries	(177)	1,882	5,182	13,398
Unrealized (gain) loss on foreign exchange	(10,382)	7,249	15,757	(9,094)
Other losses	456	(103)	1,112	442
Interest capitalized to mortgage investments	-	-	(1,119)	-
Change in non-cash operating items:				
Accrued interest receivable	599	(5,861)	(10,287)	(25,275)
Other assets	68	31,218	45	(22,058)
Accounts payable and accrued liabilities	692	(48,321)	(536)	(44,690)
	3,940	(5,622)	14,953	(24,934)
Funding of mortgage investments	(27,703)	(115,515)	(145,500)	(193,880)
Discharge of mortgage investments	122,014	178,043	242,618	283,933
Net discharge of investment in subsidiaries	(4,356)	(2,183)	(1,099)	15,659
Net funding of investment in TIG Romspen US Master Mortgage LP	22,244	(5,767)	49,950	(21,882)
	116,139	48,956	160,922	58,896
Financing				
Proceeds from issuance of units	-	16	-	172
Distributions paid to unitholders	(14,378)	(13,088)	(41,320)	(39,000)
Redemption of units	(137)	-	(137)	-
Redemption of Run-Off Pool units	-	-	(7,000)	-
Change in revolving loan facility	-	-	-	(153,300)
Change in term credit facility	(3,282)	-	(59,845)	225,000
Financing costs paid	(196)	-	(2,039)	-
	(17,993)	(13,072)	(110,341)	32,872
Increase in cash	98,146	35,884	50,581	91,768
Cash, beginning of period	113,952	81,182	161,517	25,298
Cash, end of period	\$ 212,098	\$ 117,066	\$ 212,098	\$ 117,066

Investment in Subsidiaries

The controlled subsidiaries acquire control of properties in order to complete development and dispose of the property with the goal of maximizing return to investors, which may involve, but not specifically require, the advancement of additional funds. These subsidiaries are not consolidated by the Fund and are summarized as follows:

(In thousands of dollars)

Name	Ownership	Description	Location	September 30, 2025
Guild	100%	Office complex	CA	\$ 29,118
Aspen Lakes	100%	Residential development	CA	2,916
Almonte	50%	Retail plaza	CA	6,076
Liberty Ridge	100%	Residential subdivision	CA	69,761
Planetwide	100%	Land for residential development	CA	4,808
Royal Oaks	100%	Residential subdivision	CA	18,183
Haldimand	100%	Landfill	CA	30,920
High Street	100%	Commercial/Residential	CA	19,344
Egreen	100%	Land for industrial development	CA	3,917
Big Nob	100%	Land for residential development	CA	3,207
Midland	100%	Land for residential development	CA	5,782
Langford Lake	100%	Land for residential development	CA	44,186
Ponderosa	80%	Land for residential development	CA	34,259
Drought	100%	Land for residential development	CA	11,701
Northern Premier	100%	Land for industrial development	CA	10,313
Southpoint Landing	100%	Residential	CA	1,266
RIC Hampton Inc.	100%	Commercial	CA	9,280
Environmaster	100%	Environment and recycling	CA	24,903
Kawartha Downs	100%	Leisure and entertainment	CA	31,132
Nisku	100%	Industrial predevelopment	CA	19,210
St Catherine	100%	Vacant Land	CA	21,892
St Joseph Blvd	100%	Condo development	CA	47,155
				\$ 449,329
		Fair value adjustment		(40,390)
				\$ 408,939

Controlled subsidiaries that are owned by the General Partner of the Fund and not directly by the Partnership are classified as related party mortgage investments. Similar to investments in subsidiaries, these related party subsidiaries acquire control of properties in order to complete development and dispose of the property with the goal of maximising the return to investors, which may involve, but not specifically require, the advancement of additional funds from the Fund. As at September 30, 2025, there are sixteen (2024 – sixteen)

mortgage investments to related party subsidiaries with a fair value of \$392,883 (2024 – 495,961). Further details regarding related party mortgage investments can be found in Note 8 of the financial statements.

Income Statement Highlights

Total revenues for the quarter ended September 30, 2025 were \$23.6 million compared to \$24.7 million in the previous year.

The Fund reported a net loss of \$8.7 million for the quarter, compared to \$2.8 million in the same period last year. The basic weighted average income per unit for the quarter were -\$0.03 per unit compared to -\$0.01 last year.

For the quarter ended September 30, 2025, the Fund declared distributions of \$17.1 million or \$0.06 per unit, the same as last year. The simple and compounded net returns to unitholders for the quarter ended September 30, 2025, was -0.34% and -0.34% respectively.

Fair value adjustments on the portfolio increased expenses by \$19.8 million during the third quarter. Realized losses totaled \$0.2 million, down from \$1.9 million in the same period last year. Management and other fees payable to the Fund Manager and other general and administrative expenses of the Fund were \$5.5 million for the quarter ended September 30, 2025, compared to \$6.6 million in the prior year.

Balance Sheet Highlights

Total assets as of September 30, 2025 were \$2.7 billion, compared to \$2.9 billion last year. In accordance with IFRS, mortgages that are provided to owned subsidiary companies holding foreclosed properties have been reclassified from mortgage investments to investment in subsidiaries. Total assets are comprised primarily of mortgages recorded at fair market value, investment in subsidiaries and accrued interest receivable. The Fund also held \$212.1 million in cash at quarter end.

Total liabilities excluding units submitted for redemption as of September 30, 2025 were \$184.3 million compared to \$278.7 million a year earlier. Liabilities at the end of the quarter were comprised mainly of \$157.4 million term credit facility. Borrowings from the term credit facility, together with loan repayments, are used to fund additions to the Portfolio. The Fund held a net cash position of

\$50.2 million (unrestricted cash less term credit facility), representing 2.2% of the net book value of the portfolio, compared to net debt of \$107.9 million (4.1% of the net portfolio) a year ago.

Unitholders' equity plus units submitted for redemption as of September 30, 2025 totalled \$2.5 billion, compared to \$2.7 billion last year. There was a total of 285,294,842 units outstanding on September 30, 2025 compared to 284,591,537 on September 30, 2024. There are no options or other commitments to issue additional units.

Liquidity and Capital Resources

Pursuant to the trust indenture, 100% of the Fund's net taxable earnings are intended to be distributed to unitholders. This means that growth in the Portfolio can only be achieved by raising additional unitholder equity and utilizing available borrowing capacity. Pursuant to the Fund's investment policies, the Fund may borrow up to 35% of the book value of mortgages held by the Fund. As of September 30, 2025, borrowings totaled approximately 7.1% of the book value of investments held by the Fund, compared to 8.6% as of September 30, 2024.

During the nine months ended September 30, 2025, the Fund's proceeds of issuance of units, net of \$7.1 million redemption of units, of which, \$7.0 million related to Run-Off Pool, was \$2.9 million, compared to \$12.2 million same period in 2024.

Related Party Transactions

Romspen acts as the mortgage manager for the Partnership and administrator for the Fund. The trustees of the Fund are directors of Romspen. In return for its mortgage origination and capital raising services, Romspen receives a fee equal to 1% per annum, calculated daily and paid monthly, of the total of all mortgage investments plus the fair value of any non-mortgage investments.

Romspen also receives all lender, broker, origination, commitment, renewal, extension, discharge, participation, and other administrative fees charged to borrowers.

In addition, the Partnership has granted to Romspen the option to purchase any mortgage investment held by the Partnership for a purchase price equal to the principal amount of such mortgage plus any accrued interest.

From time to time, the Partnership may invest in mortgage loans made to borrowers who are related to Romspen or the trustees of the Fund. The Partnership may also invest in mortgages that are

syndicated among Romspen, the Fund's trustees, or related parties. These related party transactions are further discussed in the notes to the accompanying financial statements.

Risk Management

The Fund is exposed to various risks related to its financial instruments in the normal course of business. The Fund Manager and trustees have put in place various procedures and safeguards to mitigate these risks in order to ensure the preservation of capital as well as the achievement of acceptable and consistent rates of return.

Outlook

As the Trustees of the Fund note in their letter, macroeconomic conditions continue to engender uncertainty in real estate markets. There are, however, early but encouraging signs of recovery, including cap rate stabilization and more value certainty, which could provide a solid foundation for investors, borrowers and lenders as we head into 2026.

The Fund continued to have acceptable liquidity at quarter end and anticipates using such resources to provide required capital to real estate assets, make committed advances on staged construction and development loans, provide liquidity to unitholders when able, and selectively originate a moderate number of high-quality new loans in order to bolster the Fund's income.

Financial Statements

ROMSPEN MORTGAGE INVESTMENT FUND

Nine months ended September 30, 2025 (Unaudited)

Interim Unconsolidated Statement Of Financial Position (Unaudited)

September 30, 2025, with comparative information for 2024

(In thousands of dollars, except per unit amounts, unless otherwise noted)

	September 30, 2025	December 31, 2024
Assets		
Cash	\$ 176	\$ 128
Investment in Romspen Mortgage Limited Partnership at fair value through profit or loss (note 3)	2,532,709	2,612,963
Other assets	24	-
	\$ 2,532,909	\$ 2,613,091
Liabilities and Net Assets Attributable to Unitholders		
Liabilities:		
Accounts payable and accrued liabilities	540	471
Unitholders' distributions payable	5,804	5,770
	6,344	6,241
Net assets attributable to unitholders	2,526,565	2,606,850
	\$ 2,532,909	\$ 2,613,091
Net assets attributable to unitholders represented by:		
Fund unitholders (note 4)	\$ 2,170,968	\$ 2,189,799
Fund units submitted for redemption (note 4)	588,409	554,841
Run-Off Pool unitholders (note 4)	103,855	115,731
Cumulative earnings	1,632,228	1,664,022
Cumulative distributions	(1,968,895)	(1,917,543)
	\$ 2,526,565	\$ 2,606,850
Net asset value per Fund unit (note 5)	\$ 8.87	\$ 9.15
Net asset value per Run-Off Pool unit (note 5)	\$ 8.63	\$ 9.02
Commitments and contingent liabilities (note 9)		

See accompanying notes to financial statements.

Approved by the Trustees:

"Wesley Roitman" Trustee

"Mark Hilson" Trustee

Interim Unconsolidated Statement Of Net Income And Comprehensive Income (Unaudited)

Nine months ended September 30, 2025, with comparative information for 2024

	3 months ended September 30, 2025	3 months ended September 30, 2024	9 months ended September 30, 2025	9 months ended September 30, 2024
(In thousands of dollars, except per unit amounts, unless otherwise noted)				
Income from investment in Romspen Mortgage Limited Partnership:				
Distributions from Romspen Mortgage Limited Partnership	\$ 16,396	\$ 13,116	\$ 47,799	\$ 39,055
Change in net assets of Romspen Mortgage Limited Partnership (note 3)	(23,010)	(13,612)	(73,117)	17,282
Fund income:				
Other income	8	-	8	-
	(6,606)	(496)	(25,310)	56,337
Expenses:				
Management fees (note 8 (a))	1,577	1,820	4,882	5,449
Audit fees	212	179	713	618
Legal fees and other	282	354	889	1,074
	2,071	2,353	6,484	7,141
Net (loss) income and comprehensive (loss) income	\$ (8,677)	\$ (2,849)	\$ (31,794)	\$ 49,196
Net (loss) income and comprehensive (loss) income per Fund unit (note 5)	\$ (0.03)	\$ (0.01)	\$ (0.11)	\$ 0.18
Net (loss) income and comprehensive (loss) income per Run-Off Pool unit (note 5)	(0.04)	(0.04)	(0.21)	0.11
Weighted average number of Fund units issued and outstanding (note 5)	273,164,774	271,616,137	272,818,565	271,182,036
Weighted average number of Run-Off Pool units issued and outstanding (note 5)	12,036,359	12,834,502	12,477,823	12,834,502

See accompanying notes to financial statements.

Interim Unconsolidated Statement Of Changes In Net Assets Attributable To Unitholders (Unaudited)

Nine months Year ended September 30, 2025, with comparative information for 2024

(In thousands of dollars, except per unit amounts, unless otherwise noted)		September 30, 2025	September 30, 2024
Fund unit capital:			
Balance, beginning of year	\$	2,189,799	\$ 2,334,363
Issuance of units (note 4)		9,998	12,240
Redemption of units		(137)	-
Increase in units submitted for redemption		(28,692)	(104,536)
Balance, end of period	\$	2,170,968	\$ 2,242,067
Fund units submitted for redemption, end of period	\$	588,409	\$ 495,513
Run-Off Pool unit capital:			
Balance, beginning of year	\$	115,731	\$ 119,873
Fair market value adjustment (note 4(i))		(4,876)	(943)
Redemption of Run-Off Pool units		(7,000)	-
Balance, end of period	\$	103,855	\$ 118,930
Cumulative earnings to all unitholders:			
Balance, beginning of year	\$	1,664,022	\$ 1,661,940
Net (loss) income and comprehensive (loss) income		(31,794)	49,196
Balance, end of period	\$	1,632,228	\$ 1,711,136
Cumulative distributions to all unitholders:			
Balance, beginning of year	\$	(1,917,543)	\$ (1,849,328)
Distributions to unitholders (note 6) ¹		(51,352)	(51,123)
Balance, end of period	\$	(1,968,895)	\$ (1,900,451)
Net assets attributable to unitholders	\$	2,526,565	\$ 2,667,195
Units issued and outstanding:			
Fund units		206,891,562	218,913,600
Fund units submitted for redemption		66,366,921	52,843,435
Run-Off Pool units		12,036,359	12,834,502
Total units issued and outstanding		285,294,842	284,591,537

See accompanying notes to financial statements.

¹Included in total distributions is amount for Run-Off Pool unitholders of \$2,246 (2024 - \$2,310).

Interim Unconsolidated Statement Of Cash Flows (Unaudited)

Nine months ended September 30, 2025, with comparative information for 2024

(In thousands of dollars)	3 Months ended September 30, 2025	3 months ended September 30, 2024	9 Months ended September 30, 2025	9 months ended September 30, 2024
Cash provided by (used in):				
Operations:				
Net (loss) income and comprehensive (loss) income	\$ (8,677)	\$ (2,849)	\$ (31,794)	\$ 49,196
Items not affecting cash:				
Change in net assets of Romspen Mortgage Limited Partnership (note 3)	23,010	15,859	73,117	(10,353)
Change in non-cash operating items:				
Other assets	(24)	-	(24)	-
Accounts payable and accrued liabilities	201	90	69	33
	14,510	13,100	41,368	38,876
Financing:				
Proceeds from issuance of Fund units (note 4)	-	16	-	172
Redemption of units (note 4)	(137)	-	(7,137)	-
Distributions paid to unitholders (note 6)	(14,378)	(13,088)	(41,320)	(39,000)
	(14,515)	(13,072)	(48,457)	(38,828)
Investments:				
Return of capital investment in the Partnership	137	-	7,137	-
	137	-	7,137	-
Increase in cash	132	28	48	48
Cash, beginning of year	44	131	128	111
Cash, end of period	\$ 176	\$ 159	\$ 176	\$ 159

See accompanying notes to financial statements.

Romspen Mortgage Investment Fund (the "Fund") is an unincorporated closed-end investment trust established under the laws of the Province of Ontario, pursuant to a trust indenture dated as at May 20, 2005. The Fund is the sole limited partner in the Romspen Mortgage Limited Partnership (the "Partnership") and conducts its lending activities primarily through the Partnership. The Partnership's investments include mortgage investments, investment in subsidiaries and investment in TIG Romspen US Master Mortgage LP ("USMLP"). The objective of the Fund is to provide stable and secure cash distributions of income, while preserving net assets attributable to unitholders. The Fund's registered office is 162 Cumberland Street, Suite 300, Toronto, ON M5R 3N5.

As of September 30, 2025, the Partnership indirectly owns 80.22% (2024 – 77.73%) of USMLP. Romspen Investment Corporation ("Romspen") is the Fund's mortgage manager and acts as the primary loan originator, underwriter and syndicator for the Partnership.

The Fund commenced operations on January 16, 2006.

These financial statements and accompanying notes have been authorized for issue by the trustees of the Fund (the "Trustees") on November 7 2025.

1. Basis of presentation

These financial statements have been prepared in accordance with IFRS Accounting Standards.

The financial statements are measured and presented in Canadian dollars ("CAD"); amounts are rounded to the nearest thousand, unless otherwise stated. The financial statements have been prepared on a historical cost basis, except for financial assets and financial liabilities at fair value through profit or loss ("FVTPL") which are presented at fair value.

The Fund accounts for its investment in the Partnership at FVTPL. The results of operations and the financial position of the Partnership is disclosed separately in supplemental information.

2. Material accounting policies

A) Use of estimates

In preparing these financial statements management has made judgments, estimates, and assumptions that affect the application

of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

Information about assumptions and estimation uncertainties at September 30, 2025 that have a significant risk of resulting in a material adjustment to the carrying amount of assets and liabilities is disclosed separately in supplemental information.

B) Judgment

Judgment has been made in determining the accounting for the Fund's investment in the Partnership. Although the Fund owns 99.99% of the Partnership, management has determined that the Fund has no control over the Partnership, as there is no strong linkage between the power that the Fund has over the Partnership and the Fund's variability in returns from the Partnership. The Fund accounts for its investment in the Partnership at fair value.

C) Net income and comprehensive income per unit

Net income (loss) and comprehensive income (loss) per unit are computed by dividing net income and comprehensive income for the period earned by unit types described in note 5 by the respective weighted average number of units issued and outstanding during the year.

D) Prepaid unit capital

Prepaid unit capital consists of subscription amounts received in advance of the unit issuance date.

E) Units

Under IAS 32, Financial Instruments - Presentation ("IAS 32"), puttable instruments, such as the units, are generally classified as financial liabilities unless the exemption criteria are met for equity classification. In 2021, the fund units met the exemption criteria under IAS 32 for equity classification.

In 2022, the Fund introduced Run-off Pool units described in note 4(d), which results in the Fund not meeting the exemption criteria under IAS 32. Therefore, all classes of fund units are classified as financial liabilities and presented as net assets attributable to unitholders. This presentation does not alter the underlying

economic interest of the unitholders in the net assets and net operating results attributable to unitholders.

F) Financial assets and financial liabilities

Financial assets and financial liabilities at FVTPL are initially measured at fair value, with transaction costs recognized in profit or loss. Financial assets and financial liabilities not at FVTPL are initially measured at fair value plus transaction costs that are directly attributable to their acquisition or issue. Other financial assets and financial liabilities are recognized on the date on which they are originated.

Financial assets are derecognized when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership are transferred or in which the Partnership neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset. A liability is derecognized when its contractual obligations are discharged, cancelled, or expired.

4. Net assets attributable to unitholders

i) The following table represents total units (Fund units and Run-Off Pool units) that are issued and outstanding:

September 30, 2025		September 30, 2024	
Units	Amount	Units	Amount
Balance, beginning of year	285,003,255	283,293,999	\$ 2,844,270
New fund units issued	-	34,356	172
New fund units issued under distribution reinvestment plan	1,105,006	1,263,182	12,068
Units redeemed	(813,419)	-	-
Net issuance of Fund units	291,587	1,297,538	12,240
Balance, end of period	285,294,842	284,591,537	\$ 2,856,510

Total units of 285,294,842 include 66,366,921 Fund units submitted for redemption and 12,036,359 Run-Off Pool units as reconciled below:

September 30, 2025		September 30, 2024	
Units	Amount	Units	Amount
Balance, beginning of year	60,619,444	41,579,849	\$ 390,034
Units redeemed	(15,276)	-	-
Net change in requests submitted for redemption	5,762,753	11,263,586	105,479
Balance in units submitted for redemption, end of period	66,366,921	52,843,435	495,513
Balance in Run-Off Pool units, beginning of year	12,834,502	12,834,502	119,873
Transfer to Run-Off Pool units	-	-	-
Units redeemed for Run-Off Pool	(798,143)	-	-
Decrease in fair value allocated to Run-Off Pool	-	-	(943)
Balance in Run-Off Pool units, end of period	12,036,359	12,834,502	\$ 118,930

Financial assets and liabilities	Classification
Cash	Amortized cost
Investment in Romspen Mortgage Limited Partnership	FVTPL
Accounts payable and accrued liabilities	Amortized cost
Unitholders' distributions payable	Amortized cost

3. Fund's investment in Partnership at FVTPL

The Fund owns 99.99% of the Partnership's non-voting units and accounts for its investment in the Partnership at fair value. The Partnership is not consolidated by the Fund.

Schedule of the Fund's investment in the Partnership:

	September 30, 2025	September 30, 2024
Investment balance, beginning of year	\$ 2,612,963	\$ 2,663,234
Return of capital investment in the Partnership	(7,137)	-
Change in net assets of the Partnership	(73,117)	10,353
Investment balance, end of period	\$ 2,532,709	\$ 2,673,587

During the normal course of business, the Fund receives unit issuance and redemption requests from the investors. In the period ended September 30, 2025, the Fund received requests for redemption of 5,762,753 units (2024 – 11,263,586) and redeemed 813,419 Fund units (2024 – nil), which included 798,143 Run-Off Pool units (2024 – nil) in accordance with its policies.

The Fund continues to issue new units and receive redemption requests, which will be processed in accordance with the policies mentioned below.

II) Distribution reinvestment plan and direct unit purchase plan

The Fund has a distribution reinvestment plan and direct unit purchase plan for its unitholders, which allows participants to reinvest their monthly cash distributions in additional units at a unit price equivalent to the net asset value ("NAV") per unit.

The beneficial interests in the Fund are represented by the Fund's regular class of units, which are unlimited in number ("Fund units"), and Run-off Pool units described in note 4(d). Each Fund unit carries a single vote at any meeting of unitholders and carries the right to participate pro-rata in any distributions. Unitholders have a limited right to redeem their units, on a monthly basis, upon a minimum of 30 days' notice. Partial or complete redemption of units is limited on a monthly basis to 1% of the aggregate fair market value of units outstanding on the valuation date immediately preceding the said redemption date. Redemption notices on any given redemption date shall maintain their order of priority until the unit redemption price for such units has been paid in full.

The Trustees have the right in their absolute and unfettered discretion to extend the time for payment of the unitholder redemption price for tendered units if such payment would be materially prejudicial to the interests of the remaining unitholders in the Fund. On November 8, 2022, the Trustees exercised this discretion and extended the payment of unit redemption prices. On September 30, 2025, the payment of unit redemption prices remains extended.

In the extraordinary circumstance where the number of units properly tendered for redemption ("Tendered Units") by unitholders ("Tendering Unitholders") on any given redemption date exceeds 3% of the total number of units outstanding on such redemption date, the Trustees are entitled in their sole discretion to modify or

suspend unitholder redemption rights. Specifically, if the extraordinary circumstance referenced above occurs, the Trustees are entitled, in their sole discretion, to implement one of the following measures:

A) Discounted redemption

The Trustees shall give notice to Tendering Unitholders that their Tendered Units shall be redeemed on the next redemption date at a redemption price discounted by a discount factor to be determined by the Trustees in their sole discretion, acting reasonably. In determining the discount factor, the Trustees may consider such factors as market prices for similar investments that are traded on a stock exchange in Canada, the variation inherent in any estimates used in the calculation of the fair market value of the Tendered Units to be redeemed, the liquidity reasonably available to the Fund and general economic conditions in Canada. Unitholders may choose to retract their redemption request upon receiving notice from the Trustees of a discounted redemption; however, unitholders who retract will be prohibited from redeeming the Tendered Units to which their retraction applies for a period of up to 12 months following the date the discounted redemptions are processed.

B) Temporary suspension of redemptions

The Trustees shall give notice to all unitholders that normal course redemption rights are suspended for a period of up to six months. Issuance of a suspension notice by Trustees will have the effect of cancelling all pending redemption requests. At the end of the suspension period, the Trustees may call a special meeting of unitholders to approve an extension of the suspension period, failing which normal course redemptions will resume.

C) Units submitted for redemption

As of September 30, 2025, unitholders representing approximately 66,366,921 (2024 – 52,843,435) units have requested redemptions of their units, the redemption of which is subject to the above restrictions. These units, however, continue to have the same rights and no priority over the remaining units. Units submitted for redemption are redeemed at NAV.

On September 30, 2025, the unit redemptions remain suspended.

D) Run-Off Pool redemption

On September 26, 2022, the Trustees, pursuant to Section 5.25(h)(ii) of the Fund's declaration of trust, elected to redeem units tendered for redemption by way of an in-kind distribution of a special class of units ("Run-Off Pool Units"), and provided notice to tendering unitholders that all or some their tendered units would, subject to confirmation by the unitholder, be so redeemed. The Run-Off Pool Units represent a proportionate share of each asset and liability from which the Fund's net asset value is derived. As the assets attributable to the Run-Off Pool Units are converted to cash (e.g. from mortgage loan repayments, mortgage loan sales, or other proceeds of realization from underlying mortgage collateral), such proceeds, net of attributable liabilities and net of reasonable reserves, to the extent they are made available to the Fund, will be paid to holders of Run-Off Pool Units as a redemption of Run-Off Pool Units, on a quarterly basis. Assets attributable to the Run-Off Pool Units may periodically be purchased for the benefit of the main Fund at fair market value to the extent surplus capital is available. Holders of Run-Off Pool Units will be entitled to distributions of interest and any other income generated by the assets attributable to the Run-Off Pool Units in the same manner as unitholders are entitled to such distributions generated on the balance of the Fund's assets. Additionally, if the net asset value of the Run-Off Pool Units in the aggregate is determined to be less than \$100 million, the Trustees have the right to redeem all outstanding Run-Off Pool Units in cash, at a redemption discount of up to 12% of the net asset value of the Run-Off Pool Units.

On June 17, 2025, 798,143 Run-Off Pool units were redeemed for \$7,000.

5. NAV per unit and net income and comprehensive income per unit

As at September 30, 2025, NAV per Fund unit is calculated as total assets less total liabilities, including units submitted for redemption, allocable to outstanding Fund units of 272,258,483 (2024 – 271,757,035). NAV per Run-off Pool unit is calculated total assets less total liabilities, allocable to outstanding Run-off Pool units of 12,036,359 (2024 – 12,834,502).

For the nine-month period ending September 30, 2025, net income (loss) and comprehensive income (loss) per Fund unit have been computed using the weighted average number of Fund units issued and outstanding of 272,818,565 (2024 – 271,182,036).

For the nine-month period ending September 30, 2025, net income (loss) and comprehensive income (loss) per Run-Off Pool unit have been computed using the weighted average number of Run-Off Pool units issued and outstanding of 12,477,823 (2024 – 12,834,502).

6. Distributions

The Fund makes distributions to the unitholders (Fund units and Run-off Pool units) monthly on or about the 15th day of each month. The Fund's trust indenture indicates that the Fund intends to distribute 100% of the net earnings of the Fund, determined in accordance with the Income Tax Act (Canada), to the unitholders.

For the nine-month period ending September 30, 2025, the Fund declared distributions of \$0.18 (2024 – \$0.18) per unit and a total of \$51,352 (2024 – \$51,123) was distributed to all the unitholders.

7. Income taxes

The Fund is taxed as a mutual fund trust for income tax purposes. Pursuant to the trust indenture, the Fund intends to distribute 100% of its income for income tax purposes each year to such an extent that it will not be liable for income tax under the Income Tax Act (Canada). Therefore, no provision for income taxes is required on earnings of the Fund.

On June 22, 2007, legislation relating to the federal income taxation of a specified investment flow-through trust or partnership ("SIFT") received royal assent (the "SIFT Rules").

Under the SIFT Rules, certain distributions from a SIFT will no longer be deductible in computing a SIFT's taxable income and a SIFT will be subject to income taxes on such distributions at a rate that is substantially equivalent to the general tax rate applicable to a Canadian corporation. Distributions paid by a SIFT as returns of capital will not be subject to income taxes.

The Fund is not subject to the SIFT tax regime as its units are not listed or traded on a stock exchange or other public market. Accordingly, the Fund has not recorded a provision for income taxes or future income tax assets or liabilities in respect of the SIFT Rules.

8. Related party transactions and balances

Transactions with related parties are in the normal course of business and are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties and which represents fair market value.

Other than the transactions disclosed elsewhere in these financial statements, the Fund and the Partnership had the following significant related party transactions:

A) Two of the trustees of the Fund are indirect owners of Romspen. Under the Mortgage Origination and Capital Raising Agreement, Romspen provides capital raising services to the Fund. Romspen receives fees totalling 0.33% per annum, calculated daily and payable monthly, of the principal balance of all mortgage investments and the fair market value of all other non-mortgage investments of the Partnership. For the nine months ended September 30, 2025, the total amount was \$4,882 (2024 – \$5,449).

B) Under the Mortgage Origination and Capital Raising Agreement, Romspen provides mortgage origination services to the Partnership. Romspen receives fees totalling 0.67% per annum, calculated daily and payable monthly, of the principal balance of all mortgage investments and the fair market value of all other non-mortgage investments of the Partnership. For the nine months ended September 30, 2025, this amount was \$9,913 (2024 – \$11,062).

C) Under the Mortgage Origination and Capital Raising Agreement, Romspen provides mortgage origination services to USMLP. Romspen receives fees totalling 1% per annum, calculated daily and payable monthly, of the principal balance of all mortgage investments and the fair market value of all other non-mortgage investments of USMLP. For the nine months ended September 30, 2025, this amount was \$5,451 (2024 – \$5,941).

D) Romspen and related entities also receive certain fees directly from the borrower, generated from the Partnership's mortgage investments as follows: all lender, broker, origination, commitment, renewal, extension, discharge, participation, insufficient funds and administration fees generated on the mortgages. For the nine months ended September 30, 2025, this amount was \$9,523 (2024 – \$14,766).

E) Employees and directors of Romspen, along with related parties, are permitted to invest in the Fund and Partnership's investments. The Partnership's mortgages may be syndicated with other investors, which may include Romspen, members of management of Romspen and officers or Trustees of the Fund. The Partnership will rank equally with, or in priority to, such other investors or participants as to receipt of principal and income. In certain mortgage enforcements, subsidiaries of the Partnership take ownership of real properties, and such subsidiaries then enter into co-ownership arrangements with third parties and may also include Romspen and its affiliates and indirect owners, and Trustees of the Fund or entities owned by them.

F) As at September 30, 2025, the Partnership had one (2024 – one) investment outstanding with an original cost of \$58,695 (2024 – \$42,814), including accrued interest of \$19,789 (2024 – \$3,907) and fair value of \$58,695 (2024 – \$42,814) due from mortgagors and investments in which members of management of Romspen own non-controlling equity interests.

G) Included in the Fund and the Partnership's accounts payable and accrued liabilities is an amount of \$44 payable to Romspen (2024 – \$20).

H) As at September 30, 2025, the Partnership has sixteen (2024 – sixteen) mortgage investments with entities that are owned by a subsidiary of Romspen ("Romspen Subsidiary") following the completion of the enforcement foreclosure on behalf of the Partnership. The weighted average rate for these mortgages is 5.7% (2024 – 4.9%).

During the nine months period ended September 30, 2025, Romspen Subsidiary foreclosed and assumed one mortgage (2024 – two) on behalf of the Partnership.

As at September 30, 2025, the cost of the mortgage investments with Romspen Subsidiary is \$598,506 (2024 – \$661,101), and the fair value is \$392,883 (2024 – \$495,961). For the nine months period ended September 30, 2025, the Partnership recognized interest income of \$1,120 (2024 – \$1,197) from these investments.

9. Commitments and contingent liabilities

In the event that management agreements are terminated, the various management agreements between the Fund, the Partnership and Romspen contain provisions for the payment of termination fees of an amount equal to 2% of the fair market value of the Partnership's assets under management on the date on which the termination notice is received, in addition to any other amounts owing by the Partnership or the Fund. These amounts will be satisfied by the payment of cash, interests in mortgages or in such combination thereof as determined by the mortgage manager. These agreements continue in force until terminated in accordance with their provisions.

10. Fair values of financial instruments

IFRS 13 - Fair Value Measurement, establishes enhanced disclosure requirement for fair value measurements of financial instruments and liquidity risks. A three-level valuation hierarchy is used for disclosure of financial instruments measured at fair value based upon the degree to which the inputs used to value an asset or liability as of the measurement date are observable:

- Level 1 – quoted (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – inputs other than quoted prices in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Fund's investment in the Partnership has been classified in Level 2 of the hierarchy.

The fair value of the investment in the Partnership is the amount of net assets attributable to unitholders of the Partnership. The Fund routinely redeems and issues the redeemable Partnership units at the amount equal to the proportionate share of net assets of the Partnership at the time of redemption. Accordingly, the carrying amount of net assets attributable to unitholders of the Partnership approximates their fair value.

The fair values of cash, other assets, accounts payable and accrued liabilities, units submitted for redemption, unitholders' distributions payable and prepaid unit capital approximate their carrying values due to their short-term maturities.

11. Financial instrument risk management

The Fund is exposed in varying degrees to a variety of risks from its use of financial instruments. The Trustees and Romspen discuss the principal risks of the business on a day-to-day basis. The Trustees set the policy framework for the implementation of systems to manage, monitor and mitigate identifiable risks. The Fund's risk management objective in relation to these instruments is to protect and minimize volatility to net assets and mitigate financial risks, including credit risk, liquidity risk, market risk (including interest rate risk and currency risk) and capital management risk.

Romspen seeks to minimize potential adverse effects of risk by retaining experienced analysts and advisors, monitoring the Partnership's positions, market events and entering into hedge contracts. The types of risks the Fund is exposed to, the source of risk exposure and how each is managed is outlined hereafter:

a) Credit risk

Credit risk is the risk of loss due to a counterparty to a financial instrument failing to discharge their obligations.

The Fund is exposed to credit risk through its investment in the Partnership.

b) Liquidity risk

Liquidity risk is the risk that the Fund or the Partnership will not have sufficient cash to meet its obligations as they become due.

Unitholders in the Fund have the limited right to redeem their units in the Fund, as described in its Offering Memorandum and paragraph 5.25 of the Fund's Declaration of Trust. The Trustees are entitled, in their sole discretion, to extend the time for payment of any unitholder redemption if, in their reasonable opinion, such payment would be materially prejudicial to the interests of the remaining unitholders.

The Fund is obliged to pay management fees to Romspen, which are funded out of interest income earned from the Partnership.

c) Market risk

Market risk is the risk that changes in market prices – such as interest rates, foreign exchange rates, equity prices and credit spreads – will affect income or fair value of financial instruments.

The Fund is exposed to market risk through its investment in the Partnership.

i) Currency risk:

A weakening of the Canadian dollar against the US dollar by 5% would have resulted in an increase in NAV of \$0.13 per unit (2024 – \$0.08 per unit), assuming all other variables, including interest rates, remain constant. A strengthening would have resulted in an equal but opposite effect.

d) Capital risk management

The Fund manages capital to attain its objective of providing stable and secure cash distributions of income while preserving unitholders' equity. The Fund defines capital as being capital raised by issuing Fund units. The Fund intends to distribute its taxable income to unitholders, with the result that growth in the portfolio can only be achieved through the raising of additional equity capital and by utilizing the Partnership's available borrowing capacity.

The Fund raises equity capital on a monthly basis during periods where Romspen projects a greater volume of investment opportunities than the Fund's near-term capital would be sufficient to fund. In the event the Fund may have surplus equity capital, the Trustees of the Fund have the right to redeem units held by unitholders or to declare a return of capital distribution.

e) Other price risk

Other price risk is the risk that the fair value of investments will fluctuate as a result of changes in market prices (other than those arising from currency risk or interest rate risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in a market.

Unexpected volatility or illiquidity could occur due to legal, political, regulatory, economic or other developments, such as public health emergencies, including an epidemic or pandemic, natural disasters, war and related geopolitical risks, and may impair Romspen's ability to carry out the objectives of the Fund or cause the Fund to incur

losses. Neither the duration nor the ultimate effect of any such market conditions, nor the degree to which such conditions may worsen can be predicted.

Romspen adheres to specified investment constraints in relation to asset class and diversification, thus minimizing exposure to other price risk.

Other assets and liabilities are monetary items that are short-term in nature and not subject to other price risk.

12. Comparative information

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current year.

Romspen Mortgage Investment Fund
Supplemental information regarding Partnership at FVTPL

Nine months ended September 30, 2025

(In thousands of dollars, except per unit amounts, unless otherwise noted)



The Partnership's non-consolidated statements of financial position, non-consolidated statement of comprehensive income and non-consolidated statement of cash flows prepared on a fair value basis are provided below:

Non-consolidated statement of financial position on a fair value basis:

	September 30, 2025	December 31, 2024
Assets		
Cash and cash equivalents	\$ 211,922	\$ 161,389
Accrued interest receivable (a)(v)	177,877	173,193
Mortgage investments (b)	1,253,722	1,398,249
Investment in subsidiaries (c)	408,939	436,359
Investment in USMLP (d)	610,885	688,135
Other assets	47,366	38,459
	\$ 2,710,711	\$ 2,895,784
Liabilities and Unitholders' Capital		
Liabilities:		
Term credit facility (f)	157,355	215,391
Accounts payable and accrued liabilities	5,037	5,648
Foreign exchange forward contracts (g)	15,610	61,782
	178,002	282,821
Fair value of net assets attributable to unitholders of the Partnership	2,532,709	2,612,963
	\$ 2,710,711	\$ 2,895,784

Non-consolidated statement of comprehensive income on a fair value basis:

	9 months ended September 30, 2025	9 months ended September 30, 2024
Revenue		
Mortgage interest and income from subsidiaries	\$ 41,066	\$ 74,485
Income from Investment in USMLP (d)	23,709	28,542
Interest income from loan to USMLP(d)	4,415	4,747
Other	7,072	4,910
Foreign exchange (loss) gain (g)	(34,601)	2,789
	41,661	115,473
Expenses		
Management fees paid to Romspen	9,913	11,062
Financing costs	20,653	22,899
Change in fair value of accrued interest receivable, mortgage investments and investment in subsidiaries	29,279	10,068
Realized loss on mortgage investments and investment in subsidiaries	5,182	13,398
Other losses	1,112	442
Legal fees and other	840	1,267
	66,979	59,136
Comprehensive (loss) income	\$ (25,318)	\$ 56,337

Non-consolidated statement of cash flows:

	9 months ended September 30, 2025	9 months ended September 30, 2024
Cash provided by (used in)		
Operating activities		
Net earnings(loss)	\$ (25,318)	\$ 56,337
Receipt of interest capitalized on discharge of mortgage investments	-	11,369
Items not affecting cash:		
Amortization of financing costs	3,297	2,074
Change in fair value of accrued interest receivable, mortgage investments, and investment in subsidiaries	29,279	10,068
Income from investment in USMLP	4,017	1,005
Realized loss on mortgage investment and investment in subsidiaries	5,182	13,398
Unrealized gain on foreign exchange	15,757	(9,094)
Other (gains) losses	1,112	442
Interest capitalized to mortgage	(1,119)	(55)
Change in non-cash operating items:		
Accrued interest receivable	(10,287)	(25,275)
Other assets	69	(13,627)
Accounts payable and accrued liabilities	(605)	(44,723)
	21,384	1,919
Funding of mortgage investments	(145,500)	(193,825)
Discharge of mortgage investments	242,618	272,564
Net discharge (funding) from investment in subsidiaries	(1,099)	15,659
Net discharge (funding) of investment and loan to USMLP	49,950	(21,882)
Net cash from operating activities	167,353	74,435
Financing activities		
Distributions to RMIF	(47,799)	(45,984)
Return of Capital to RMIF	(7,137)	-
Change in revolving loan facility	-	(153,300)
Change in term credit facility	(59,845)	225,000
Financing costs paid	(2,039)	(8,431)
Net cash from financing activities	(116,820)	17,285
Increase in cash and restricted cash	50,533	91,720
Cash and restricted cash, beginning of year	161,389	25,187
Cash and restricted cash, end of period	\$ 211,922	\$ 116,907

a) Basis of presentation and measurement for the Partnership

I) Mortgage investments

All mortgages have been accounted at FVTPL. Change in the fair value of mortgage investments is reflected in the Partnership's non-consolidated statement of comprehensive income.

In determining fair value of individual mortgages, management considers the length of time the mortgage has been in arrears, the overall financial strength of the borrower and the residual value of the security pledged. Any unrealized changes in the fair value of mortgage investments are recorded in the Partnership's non-consolidated statement of comprehensive income as an unrealized fair value adjustment.

II) Investment in subsidiaries

Entities are formed by the Partnership to obtain legal title of the foreclosed underlying security of defaulted mortgage investments.

The assets, liabilities, revenues and expenses of these entities are not reflected in the non-consolidated financial statements of the Partnership, but rather the Partnership chooses to account for such investment in subsidiaries at fair value. Upon foreclosure, the carrying value of the mortgage investment, which comprises principal, accrued interest, enforcement costs and a fair value adjustment that reflects the fair value of the underlying mortgage security, is derecognized from mortgage investments and an investment in subsidiary is recognized at fair value. At each reporting date, the Partnership uses management's best estimates to determine fair value of the subsidiaries (c).

III) Investment in USMLP

The Partnership indirectly own 80.22% of USMLP as at September 30, 2025 (2024 – 77.73%) through Romspen Liberty LP ("Liberty LP"). The Partnership does not consolidate USMLP or Liberty LP and accounts for its investment in USMLP at FVTPL.

The fair value of the Partnership's investment in USMLP is the amount of net assets attributable to the unitholders of USMLP.

IV) Interest income

Interest income, funding and participation fees are recognized separately from the fair value changes. Income is not recognized for interest deemed to be uncollectible.

V) Accrued interest receivable:

Included in change in fair value of accrued interest receivable, mortgage investments, and investments in subsidiaries is a fair value adjustment of \$145,859 (2024 – \$100,293) representing accrued interest that is not expected to be collectible.

VI) Use of estimates

The mortgage investments are recorded in the Partnership's non-consolidated statement of financial position at fair value. The estimates may include: assumptions regarding local real estate market conditions; interest rates and the availability of credit; cost and terms of financing; the impact of present or future legislation or regulation; prior encumbrances and other factors affecting the mortgage and underlying security of the mortgage investments. Actual results may differ from those estimates.

These assumptions are limited by the availability of reliable comparable data, economic uncertainty, ongoing geopolitical concerns and the uncertainty of predictions concerning future events. Credit markets, equity markets and consumer spending are factors in the uncertainty inherent in such estimates and assumptions. Accordingly, by their nature, estimates of fair value are subjective and do not necessarily result in precise determinations. Should the underlying assumptions change, the estimated fair value could change by a material amount.

VII) Foreign currency translation

Foreign exchange gains and losses on the receipts of payments on mortgage investments and all unrealized foreign exchange gains and losses on each item within the non-consolidated statement of financial position are included in foreign exchange gain/loss on the Partnership's non-consolidated statement of comprehensive income.

VIII) Financial assets and financial liabilities

The Partnership's designations are as follows:

- A)** Mortgage investments and accrued interest receivable are designated as FVTPL, categorized into Level 3 of the fair value hierarchy.
- B)** Investment in subsidiaries and USMLP are designated as FVTPL and categorized into Level 3 of the fair value hierarchy.
- C)** Other assets, revolving loan facility, accounts payable and accrued liabilities, prepaid unit capital, unitholders' distributions payable and units submitted for redemption are measured at amortized cost, which approximates fair value.

Financial assets classified as FVTPL are carried at fair value on the non-consolidated statement of financial position. The net realized and unrealized gains and losses from fair value changes and foreign exchange differences are recorded in the Partnership's non-consolidated statement of comprehensive income.

IX) Cash and cash equivalents

Cash consists of cash on hand and unrestricted cash. Cash equivalents consist of highly liquid marketable investments with an original term to maturity of 90 days or less from the date of acquisitions. As at September 30, 2025, the Partnership held no cash equivalents (2024 – nil).

b) Mortgage investments (excluding investment in subsidiaries)

The following is a summary of the mortgages:

		Sep 30, 2025		Sep 30, 2024
	Number of mortgages	Original cost	Fair Value	Fair Value
First mortgages	40	\$ 1,324,368	\$ 1,171,828	\$ 1,558,912
Second mortgages	3	118,158	81,894	52,395
		\$ 1,442,526	\$ 1,253,722	\$ 1,611,307

A reconciliation of the mortgage investments is as follows:

	Sep 30, 2025	Sep 30, 2024
Investments balance, beginning of year	\$ 1,398,249	\$ 1,688,074
Funding of mortgage investments ⁽ⁱ⁾	136,953	193,880
Discharge of mortgage investments ⁽ⁱⁱ⁾	(242,618)	(283,933)
Loss in the value of investments	(10,677)	(2,003)
Realized gain (loss) on investments	439	(1,890)
Foreign currency adjustment on investments	(28,624)	17,179
Investments balance, end of period	\$ 1,253,722	\$ 1,611,307

⁽ⁱ⁾ Includes net funding of \$189, equivalent of \$136 USD (2024 – nil) in mortgages which are syndicated with USMLP

⁽ⁱⁱ⁾ Includes receipt of interest previously capitalized of \$nil, equivalent of net discharge of \$nil USD (2024 – \$11,369, equivalent of net discharge of \$8,424 USD).

Credit risk arises from the possibility that mortgagors may be unable to fulfill their obligations. In accordance with the Partnership's policies, the Partnership mitigates this risk by ensuring that its mix of mortgages is diversified and by limited exposure to any one mortgagor or property.

As part of the assessment of fair value, management of the Fund routinely reviews each mortgage for impairment to determine whether or not a mortgage should be recorded at its estimated realizable value.

The mortgage investments portfolio bears interest at a weighted average rate of 9.46% (2024 – 9.67%).

Principal repayments based on contractual maturity dates are as follows:

Overhold	\$ 985,776
2025	206,321
2026	181,460
2027	68,969
	\$ 1,442,526

Included in the overhold category are loans which are past due (considered in default) or on a month-to-month arrangement. Borrowers have the option to repay principal at any time prior to the maturity date.

The Partnership syndicates portions of its mortgage investments to third party investors, each participating in a prescribed manner per agreement and on an investment-by-investment basis. In these investments, the investors assume some risks associated with specific investment transactions as the Fund. The principal balance of mortgage investment syndications at September 30, 2025 totals nil (2024 – \$39,241).

c) Investment in subsidiaries

	September 30, 2025	September 30, 2024
Investment in subsidiaries at cost	\$ 449,329	\$ 412,145
Fair value adjustment	(40,390)	(31,866)
	\$ 408,939	\$ 380,279

The Partnership's investment in subsidiaries is measured at fair value using Level 3 unobservable inputs. As a result, the investment in subsidiaries has been classified in Level 3 of the valuation hierarchy.

A reconciliation of investment in subsidiaries is as follows:

	September 30, 2025	September 30, 2024
Investment balance, beginning of year	\$ 436,359	\$ 424,293
Funding in investments	20,078	10,039
Sale of investments	(18,979)	(25,698)
Net unrealized loss in the fair value of investments	(13,374)	(8,065)
Realized loss on investments	(5,621)	(11,508)
Foreign currency adjustment on investments	(9,524)	(8,782)
Investment balance, end of period	\$ 408,939	\$ 380,279

The fair value of the Partnership's investment in subsidiaries is generally determined using a variety of methodologies, including comparable market property values, market research data, third-party and in-house appraisals, and discounted cash flow analysis, which would include inputs related to discount rates, capitalization rates, future cashflows and liquidity assumptions.

d) The Partnership's Investment in USMLP at FVTPL

USMLP was formed on December 22, 2017 to conduct lending activities in the United States with the sole objective to provide stable and secure cash distributions of income, while preserving partners' equity. USMLP is managed by Romspen Investment LP, a wholly-owned subsidiary of Romspen.

As at September 30, 2025, the Partnership indirectly owns 80.22% (2024 – 77.73%) of USMLP, through Liberty LP.

Schedule of investment in USMLP:

	September 30, 2025	September 30, 2024
Investment balance, beginning of year	\$ 688,135	\$ 584,209
Loan to USMLP	(49,950)	21,882
Partnership's share in USMLP net income	23,709	28,542
Dividend received from USMLP	(27,726)	(29,547)
Foreign currency adjustment on investment	(23,283)	12,507
Investment balance, end of period	\$ 610,885	\$ 617,593

USMLP is not consolidated by the Partnership and its non-consolidated statements of financial position and results of operations at 100% are provided as follows:

Non-consolidated statement of financial position:

	September 30, 2025	December 31, 2024
Assets		
Cash and restricted cash	\$ 6,022	\$ 36,533
Accrued interest	48,702	40,391
Mortgage investments, at fair value	667,321	795,574
Real estate owned, at fair value	129,372	102,329
Other assets	10,869	8,630
	\$ 862,286	\$ 983,457
Liabilities and Unitholders' Capital		
Liabilities:		
Mortgage investment syndication ⁽¹⁾	\$ 107,493	\$ 120,013
Accounts payable and accrued liabilities	5,404	11,839
Due to the Partnership	49,103	103,637
Distributions Payable	2,851	8,130
Redemption Payable	51,234	50,672
	216,085	294,291
Fair value of net assets attributable to unitholders of USMLP	646,201	689,166
	\$ 862,286	\$ 983,457

⁽¹⁾ Of this amount, \$41,475, equivalent to \$29,795 USD (2024 - \$41,042, equivalent to \$30,345 USD) is included in the Partnership's mortgage investments.

Non-consolidated statement of comprehensive income:

	9 months ended September 30, 2025	9 months ended September 30, 2024
Investment Income:		
Mortgage interest	\$ 40,418	\$ 51,313
Other	295	819
	40,713	52,132
Expenses:		
Service fees (note 8(c))	5,451	5,941
Interest	4,418	7,825
Accounting and legal fees	361	606
Other	527	898
	10,757	15,270
	\$ 29,956	\$ 36,862
Loss from investments	(7,427)	(14,144)
Unrealized gain from investments	7,331	14,144
Net investment income	\$ 29,860	\$ 36,862

The Partnership provides funding to assist in USMLP's ability to fund loans. These loans bear an interest rate of US prime plus 1.25%. As of September 30, 2025, a balance of \$49,103 (2024 - \$71,344), equivalent of \$35,275 USD (2024 - \$52,750), is outstanding and included in the investment balance. During the nine months ended September 30, 2025, the Partnership recognized \$4,418, equivalent of \$3,155 USD (2024 - \$4,747, equivalent of \$3,489 USD) towards interest income from these temporary loans.

The Partnership has issued a Letter of Financial Support for USMLP to not demand payment of the indebtedness owing to the Partnership and expressed its willingness to continue its financial support of USMLP so as to maintain USMLP's existence as a going concern for a period of 12 month from the date of USMLP's audited financial statements issuance date of April 16, 2025.

- Fair value of mortgage investments:

The fair value of the mortgage investments portfolio is the amount of consideration that would be agreed upon in an arm's-length transaction between knowledgeable, willing parties under no compulsion to act. As there is no quoted price in an active market for these mortgages, Romspen makes its determination of fair value based on the assessment of the current lending market for investments of same or similar terms. Typically, the fair value of mortgages approximates their carrying values given the mortgage and loan investments consist of short-term loans that are repayable at the option of the

borrower without yield maintenance or penalties. When collection of the principal amount of a mortgage or loan is no longer reasonably assured, the fair value of the investment is adjusted to the fair value of the underlying security.

The fair value of the Partnership's total investments is as follows:

	September 30, 2025	December 31, 2024
Mortgage investments, at cost	\$ 1,442,526	\$ 1,576,375
Investment in subsidiaries, at cost	449,329	463,375
Accrued interest receivable, at cost	323,736	313,824
Investment in USMLP	610,885	688,135
Unrealized fair value adjustment	(375,053)	(345,773)
	\$ 2,451,423	\$ 2,695,936
Mortgage investments	\$ 1,253,722	\$ 1,398,249
Investment in subsidiaries	408,939	436,359
Accrued interest receivable	177,877	173,193
Investment in USMLP	610,885	688,135
	\$ 2,451,423	\$ 2,695,936

The fair values of cash and cash receivables, accrued interest receivable, revolving loan facility, term credit facility and accounts payable and accrued liabilities approximate their carrying values due to their short-term maturities. The fair value of the revolving loan facility and term credit facility approximate their carrying values due to variable interest rate arrangements.

Romspen regularly reviews significant unobservable inputs and valuation adjustments and will use market observable data when available. When third-party appraisals are used to measure fair values of its investment in subsidiaries, the Partnership will assess the assumptions used to support the fair value in these appraisals.

e) Revolving loan facility

The Partnership obtained a revolving loan facility ("Facility") on July 16, 2012. On April 11, 2025, the Partnership amended and restated the credit agreement for its existing revolving loan facility ("Amended Facility") to a maximum amount of \$102,000 (2024 - \$150,000), including borrowing of an equivalent amount denominated in USD. The maximum amount is subject to an additional drawing threshold based on a borrowing base

calculation using eligible mortgage investments determined by the amended loan facility agreement. The Amended Facility is repayable on April 11, 2027. The credit agreement for the Amended Facility contains certain restrictions on the uses of funds drawn down from the Amended Facility. As at September 30, 2025, the outstanding amount was \$nil (2024 – \$nil).

The interest rates are either the Prime interest rate plus 1.75% per annum (2024 – Prime interest rate plus 1.75% per annum) or the CORRA plus 2.75% per annum, or the U.S. Base Rate (as defined in the credit agreement) plus 1.75% per annum (2024 – Banker Acceptance Fee Rate plus 2.75%) or the Secured Overnight Financing Rate plus 2.75% (2024 – Secured Overnight Financing rate plus 2.75%) per annum. The Facility also imposes a Letter of Credit Fee rate of 2.75% (2024 – 2.75%) per annum and a Standby Fee Rate of 0.6875% (2024 – 0.6875%) per annum on the unutilized portion of the credit limit.

The minimum and maximum amounts drawn under the Facility for the nine months ended September 30, 2025 were \$nil and \$nil respectively (2024 – \$nil and \$153,300). The loan is secured by all assets of the Partnership and a pledge of all Partnership units held by the Fund. The Facility matures on April 11, 2027.

The costs associated with the renewal of the Facility is \$1,928 (2024 – \$1,324) and are being amortized over a two-year term. Included in other assets is the unamortized portion of the costs of \$877 (2024 – \$468).

As part of the covenants in the Facility loan agreement that was in place at December 31, 2024, the Partnership's distributions could not exceed taxable income in a given year. For the year ended December 31, 2024 the Partnership made distributions in excess of taxable income. On February 19, 2025 the lender provided a waiver consenting to the distributions being in excess of taxable income for the year ending December 31, 2024. The distribution covenant that was in place at December 31, 2024 was amended in 2025.

f) Term credit facility

On May 16, 2024, the Partnership obtained a \$225,000 term credit facility ("Term Credit Facility"), comprising of Tranche A Term Facility ("Tranche A") with a principal amount of \$50,000 and Tranche B Term Facility ("Tranche B") with a principal amount of \$175,000.

The interest rates are bank prime rate (with a floor of 6.0%) ("Prime Rate") plus 4.60% per annum and Prime Rate plus 4.75% per annum for Tranche A and Tranche B respectively. Tranche A was repayable on May 16, 2025 and was repaid on that date. Tranche B can be repaid in full without penalty on or after November 16, 2026. Tranche B is repayable in full on May 16, 2028. The credit agreement for the Term Credit Facility contains certain restrictions on the uses of funds drawn down from the facility.

The Term Credit Facility is secured by, among other things, all assets of the Partnership and a pledge of all Partnership units held by the Fund.

The costs associated with the Term Credit Facility is \$9,417 (2024 – \$7,107) and are being amortized over a one-year term (Tranche A) and a four-year term (Tranche B). Recorded against the Term Credit Facility is the unamortized portion of the costs of \$nil (2024 – \$921) for Tranche A and \$4,520 (2024 – \$4,952) for Tranche B.

As part of the covenants in the Term Credit Facility loan agreement, the Partnership's distributions could not exceed taxable income in a given year. For the year ended December 31, 2024 the Partnership made distributions in excess of taxable income. On March 31, 2025 the lender provided a waiver consenting to the distributions being in excess of taxable income for the year ending December 31, 2024. The distribution covenant that was in place at December 31, 2024 was amended in 2025.

The Term Loan also restricts that the negative fair value adjustment on derivatives in that it cannot be in excess of \$50,000. At December 31, 2024 the negative fair value adjustment on derivatives was \$61,783. On March 31, 2025, the lender provided a waiver for this condition.

g) Foreign exchange forward contracts

The foreign exchange forward contracts are used to economically hedge the Fund's exposure to loans denominated in USD and are classified at FVTPL. The following table sets out the fair values and the notional amount of foreign exchange forward contract derivative assets and liabilities held by the Partnership as at September 30, 2025 and 2024.

Romspen Mortgage Investment Fund
Supplemental information regarding Partnership at FVTPL

Nine months ended September 30, 2025

(In thousands of dollars, except per unit amounts, unless otherwise noted)



Foreign exchange loss on forward contracts as at September 30 2025:

	Currency received to be delivered in USD (CAD)	Fair value at foreign exchange	Unrealized loss
2025	\$ 1,026,441	\$ 1,042,051	\$ (15,610)
2024	\$ 1,011,148	\$ 1,012,481	\$ (1,333)

The Partnership's foreign exchange gain (loss) in the non-consolidated statement of comprehensive income includes an unrealized foreign exchange loss of \$15,757 (2024 – gain of \$9,094) and a realized foreign exchange loss of \$18,844 (2024 – \$6,305).

The unrealized foreign exchange gains (losses) on forward contracts are included in the Partnership's unrealized foreign exchange loss.

The realized foreign exchange gains (losses) include realized foreign exchange losses of \$26,733 (2024 – \$19,229) on forward contracts, which are offset by gain in assets classified at FVTPL.

h) Commitments and contingent liabilities

(i) The Partnership has granted an irrevocable option to Romspen to purchase, at any time, any or all Partnership mortgages at a purchase price equal to the principal amount of such mortgage plus accrued interest.

(ii) In certain situations, subsidiaries utilize financing from external sources. In such cases the Partnership will extend guarantees to the subsidiaries as support for these debts. As of September 30, 2025, there were \$45,816 of guarantees outstanding (2024 – \$43,060).

(iii) The Partnership has letters of credit and guarantees outstanding at September 30, 2025 of \$18,462 (2024 – \$20,669).

(iv) As of September 30, 2025, the Partnership has provided a guarantee to cover any losses incurred (if any) by a lender in priority position on one of its mortgages investments for a maximum amount of \$87,418, equivalent to \$62,800 USD (2024 - \$nil). This amount has been included in the fair value adjustment on the mortgage investments.

i) Fair values of financial instruments

The partnership's mortgage investments and investment in subsidiaries are classified as Level 3 and investment in USMLP is classified as Level 3 of the hierarchy.

j) Financial instrument risk management

Credit risk:

Credit risk arises from mortgage investments held, from investment in subsidiaries, from investment in USMLP and also from foreign exchange forward contracts. The Partnership's sole activity is investing in mortgages (note 3) and, therefore, its assets are exposed to credit risk. Any instability in the real estate sector and adverse change in economic conditions in Canada and the US could result in declines in the value of real property securing its mortgage investments. Romspen manages credit risk by adhering to the investment and operating policies set out in its Offering Memorandum. This includes the following policies:

- i) no more than 20% of the Fund's capital may be invested in subordinate mortgages; and
- ii) no more than 10% of the Fund's capital may be invested in any single mortgage or to any single borrower.

The Partnership focuses its investments in the commercial mortgage market segments described in its Offering Memorandum, which includes development mortgages, construction mortgages, term financing mortgages and residential mortgages.

These mortgages generally have the following characteristics:

- i) initial terms of 12 to 24 months;
- ii) loan to value ratios of approximately 65% at time of underwriting;
- iii) significant at-risk capital and/or additional collateral of property owner; and
- iv) full recourse to property owners supported by personal guarantees.

The Fund's management meet regularly to review and approve each mortgage investments and to review the overall portfolio to ensure it is adequately diversified.

As at September 30, 2025, there are two mortgage investments issued to a single borrower ("Borrower 1") for \$157,313 (2024 – \$172,358) in principal and \$156,080 (2024 - \$156,567) in accrued interest, for a combined indebtedness of \$313,393 (2024 – \$328,924) at cost. The total mortgage investments and accrued interest with the Borrower 1 is recorded at a fair value of \$210,150 (2024 – \$264,219). Total principal outstanding accounts for

6.2% (2024 – 6.5%) of the Partnership's capital. The principal and accrued interest accounts for 14.7% (2024 – 14.9%) of the Partnership's combined mortgage investment and accrued interest receivable balance at fair value (excluding investment in subsidiaries and investment in USMLP). For the period ending nine months, interest income accrued from Borrower 1 is \$53 (2024 – \$45) and recorded in the Partnership's non-consolidated statement of comprehensive income.

In addition, there is a mortgage investment issued to a single borrower ("Borrower 2") for \$134,177 (2024 – \$240,274) in principal and \$36,381 (2024 – \$22,047) in accrued interest, for a combined indebtedness of \$170,558 (2024 – \$262,322) at cost. The total mortgage investments and accrued interest with the Borrower 2 is recorded at a fair value of \$170,558 (2024 – \$262,322). Total principal outstanding accounts for 5.3% (2024 – 9.0%) of the Partnership's capital. The principal and interest receivable accounts for 11.9% (2024 – 14.8%) of the Partnership's combined mortgage investment and accrued interest receivable balance at fair value (excluding investment in subsidiaries and investment in USMLP). For the period ending nine months, interest income accrued from Borrower 2 is \$13,425 (2024 – \$20,830) and recorded in the Partnership's statement of comprehensive income.

Romspen manages counterparty credit risk on foreign exchange forward contracts by dealing with counterparties with high credit ratings.

Liquidity risk:

Liquidity risk is the risk that the Fund or the Partnership will not have sufficient cash to meet its obligations as they become due.

The Partnership mitigates this risk by monitoring its scheduled mortgage repayments and ensuring that sufficient funds are available in the near term to satisfy all of its obligations. The Partnership's obligations are primarily those which arise under the revolving loan facility, the Mortgage Management Agreement and its Declaration of Trust. In the current economic climate and capital markets, the lenders may continue to tighten their lending standards, which could make it challenging for the Partnership to obtain financing on favourable terms, or to obtain financing at all.

In the current economic climate and credit market conditions, there are no assurances that the revolving loan facility (e) and term

credit facility (f) will be renewed or that it could be replaced with another lender or lenders if not renewed. The Partnership's mortgages are predominantly short-term in nature, and as such, the continual repayment by borrowers of existing mortgage investments creates liquidity for ongoing mortgage investments and funding commitments. In the current economic environment, a large portion of the Partnership's mortgage investments is in overhold (b), which results in an increased liquidity risk for the Partnership.

If the Partnership is unable to continue to have access to its revolving loan facility and term credit facility, the size of the Partnership's investment portfolio will decrease and the income historically generated through holding a larger portfolio by utilizing leverage will not be earned.

There are limitations in the availability of funds under the revolving loan facility and term credit facility (e) and (f).

The Partnership is not obliged to invest in any mortgages originated by Romspen and, therefore, has no future funding obligations in respect of the Romspen's mortgage commitments. The Fund is obliged to pay management fees to Romspen, which are funded out of interest income earned from the Partnership.

Market risk:

Market risk is the risk that changes in market prices – such as interest rates, foreign exchange rates, equity prices and credit spreads – will affect income or fair value of financial instruments.

Market risk arises on the fair value of the collateral securing any of the Partnership's mortgage investments. Romspen monitors real estate market conditions in the regions in which it operates. Real estate market trends are monitored on an ongoing basis and Romspen's lending practices and policies are adjusted when necessary.

I) Interest rate risk: Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Partnership manages this risk by investing primarily in short-term mortgages. The Partnership's investment objective is to obtain an acceptable and consistent absolute rate of return that is not related to any market-based interest rate benchmark.

As a result, the credit characteristics of the mortgages will evolve such that in periods of higher market interest rates, the mortgages will be those with narrower credit spreads, and vice versa in periods of lower market interest rates compared to other benchmark interest rates.

The majority of the Partnership's investments are in fixed rate, short-term mortgages. The Partnership generally holds all of its mortgages to maturity. There is no secondary market for the Partnership's mortgages and in syndication transactions; these mortgages are generally traded at face value without regard to changes in market interest rates.

The Partnership's debt under the revolving loan facility and the term credit facility bears interest at the interest rates indicated in (e) and (f).

As at September 30, 2025, if interest rates on the revolving loan facility had been 100 basis points lower or higher, with all other variables held constant, net earnings for the year would be affected with a total increase or decrease of \$nil (2024 – \$554). Similarly, it would be \$963 (2024 – \$845) for term credit facility. Romspen monitors the financial markets and can adjust the pricing of renewals and new loans when it deems it appropriate.

II) Currency risk: Currency risk is the risk that the fair value or future cash flows of the Partnership's portfolio will fluctuate based on changes in foreign currency exchange rates. Approximately \$1,292,923 (2024 – \$1,533,837), or 53% (2024 – 56%) of the total Partnership's investments at September 30, 2025, are denominated in USD and secured primarily by charges on real estate located in United States; consequently, the Fund is subject to currency fluctuations that may impact its financial position and results. Romspen reduces currency risk on mortgages by having the Partnership enter into foreign exchange forward contracts; by including mortgage contract terms whereby the borrower is responsible for foreign exchange losses; and by funding part of the mortgages with a USD loan facility.

Capital risk management:

The Partnership may borrow up to 35% of the book value of its mortgages. The primary purpose of the borrowing strategy is to ensure that the Fund's unitholders' capital is fully invested. The secondary purpose is to obtain a spread between the interest rates

payable under its mortgage investments and its borrowings. As of September 30, 2025, the Partnership's borrowings totalled 7% (2024 – 9%) of the carrying value of its total investments.

Trustees & Management

Romspen is led by six managing partners, each with extensive finance and real estate experience, supported by over 80 professionals dedicated to all facets of our business. The Trustees and the management team are collectively the largest non-institutional investor in the Fund. This alignment is essential to preserving capital and generating strong consistent returns for the Fund's unitholders.

Romspen Mortgage Investment Fund

Sheldon Esbin

Trustee

Arthur Resnick

Trustee

Wesley Roitman*

Trustee

Mark Hilson*

Trustee

Paras Dharamshi

Trustee

Romspen Investment Corporation

Wesley Roitman

Managing General Partner

Blake Cassidy*

Managing Partner

Mary Gianfriddo

Managing Partner

Derek Jenkin

Managing Partner

Peter Oelbaum

Managing Partner

Richard Weldon

Managing Partner

Joel Mickelson

General Counsel

Brent Forrest

President, Romspen Development Group

Vanessa Ho

Senior Vice President, Finance

Hugo Domingues

Vice President, Finance and Treasury

Doha Heikal

Vice President, Information Technology

*Denotes director of Romspen Investment Corporation

Unitholder Information

Units

The Fund units represent a beneficial ownership interest in the Romspen Mortgage Investment Fund. The Fund is a closed-end investment trust and is the sole limited partner in the Romspen Mortgage Limited Partnership.

Distributions

Distributions on Fund units are payable on or about the 15th day of each month. The Fund intends to distribute its taxable earnings each year to unitholders.

Distribution Reinvestment Plan

The distribution reinvestment plan provides unitholders a means to reinvest cash distributions in additional units of the Fund. To participate, registered unitholders should contact Romspen or their investment dealer.

Marketing Contact

Requests for the Fund's annual report, quarterly reports, or other corporate communications should be directed to:

Lauren Cooper, Director, Marketing & Corporate Communications
laurencoper@romspen.com

Romspen Mortgage Investment Fund
Suite 300, 162 Cumberland Street
Toronto, Ontario M5R 3N5
647-884-0346

Duplicate Communication

Registered holders of Romspen units may receive more than one copy of shareholder mailings. Every effort is made to avoid duplication, but when units are registered under different names and/or addresses, multiple mailings result. Unitholders who receive, but do not require, more than one mailing for the same ownership are requested to contact Investor Relations and arrangements will be made to combine the accounts for mailing purposes.

Auditors

KPMG LLP

Legal Counsel

Gardiner Roberts LLP

Website

www.romspen.com