ROMSPEN

Romspen Mortgage Investment Fund

Monthly Report | October 31, 2026 RIC100 on Fundserv

Portfolio Size RMIF	$2.5 Billion CAD
# of Mortgages	92
Mortgage Rank	95% 1st Mortgages
NAV per Unit (Class A)	$8.11
NAV per Unit (Run Off Pool)	$7.79

ABOUT ROMSPEN

Founded in the mid-1960s, Romspen Investment Corporation extends its leadership as one of Canada's foremost private commercial mortgage managers. Attracting a diverse investor base, including high-net-worth individuals, family offices, foundations, endowments, and pension plans, Romspen Investment Corporation oversees $2.6 billion[1] CAD in assets, and has managed its flagship fund for over 20 years, generating an annualized 6.2%[1] net return since inception.

FUND AND FUND OBJECTIVE

Romspen Mortgage Investment Fund (RMIF) oversees a $2.5 billion CAD portfolio, specializing in strategic short-term commercial mortgages in US and Canada. The Fund's investment mandate is capital preservation, strong absolute returns and performance consistency.

CUMULATIVE RETURN

To October 31, 2026

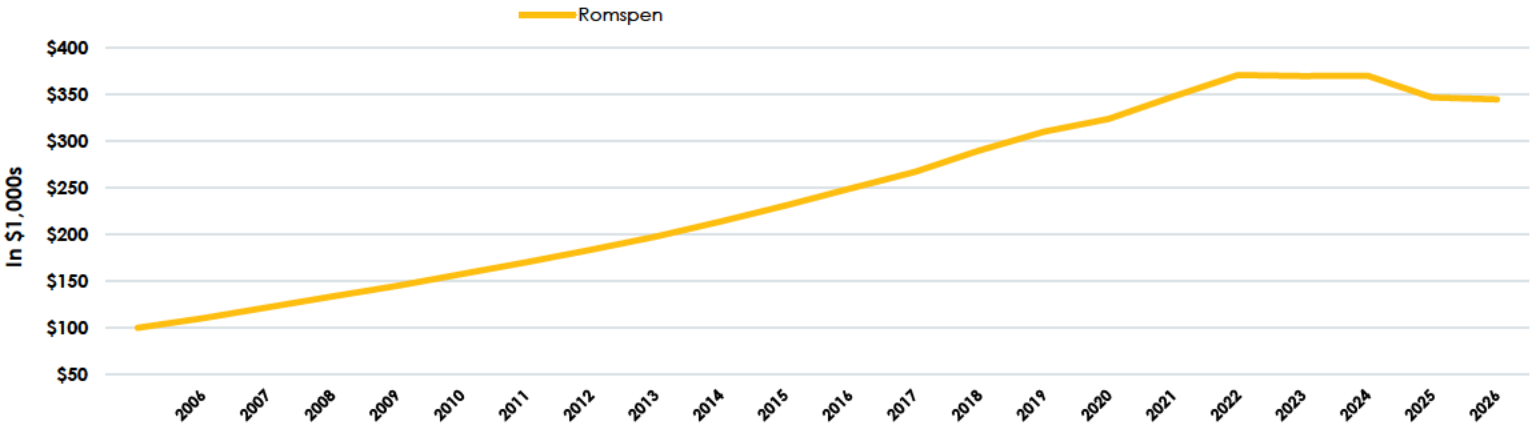
	1 YR	3 YR	5 YR	10 YR	Since Inception[2]
Romspen	-5.7%	-10%	1%	40%	245%

ANNUAL RETURNS

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026[3]
7.2%	8.6%	7.0%	4.4%	7.4%	6.6%	-0.3%	0.0%	-6.2%	-5.7%

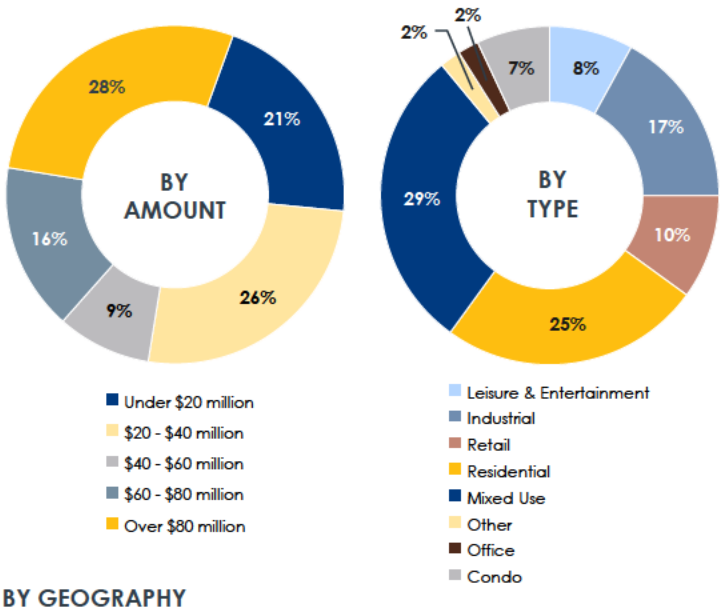
PERFORMANCE GROWTH[4]

Growth Of $100,000 Invested In January 2006

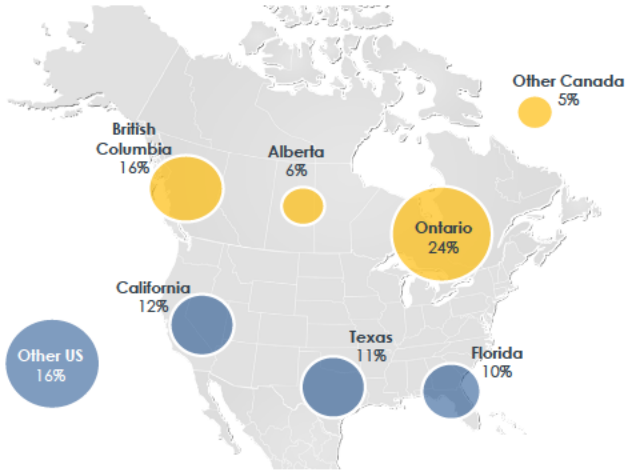


ROMSPEN MORTGAGE INVESTMENT FUND PORTFOLIO ALLOCATION

As of October 31, 2026



BY GEOGRAPHY



Disclaimer:

[1]As of September 30, 2026 [2] January 16, 2006 [3] Trailing 12-month compounded net return as of October 31, 2026 [4] As of October 31, 2026

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FUND DETAILS

Fund Manager	Romspen Investment Corporation	**Registered Plans**	Eligible
Structure	Trust	**Eligibility**	Accredited investors or other applicable exemption
Fundserv Symbol	RIC100	**Fees**	1%
Minimum Investment	$50,000 (Dealer), $150,000 (Direct)	**Early Redemption Charge**	2% within the first year, no charge thereafter
Purchases	Monthly on the 1st business day of the month	**Administrator**	Romspen Investment Corporation/SS&C Technologies Inc.
Distributions	Monthly on the 15th day of the month[5]	**Auditor**	KPMG LLP
Redemption	Monthly on the 15th with 30 days notice[6] Redemptions are currently deferred	**Legal Counsel**	Gardiner Roberts LLP

[5]First business day after the 15th, if the 15th occurs on a weekend or holiday [6]Subject to redemption provisions outlined in the Fund's offering memorandum.

CONTACT INFORMATION

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www.romspen.com
Please consult our website for regular Fund updates.

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

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

This document may contain forward-looking statements about general economic factors which are not guarantees of future performance. Forward-looking statements involve inherent risk and uncertainties, so it is possible that predictions, forecasts, projections and other forward-looking statements will not be achieved. Prospective investors are cautioned not to place undue reliance on these statements as a number of factors could cause actual events or results to differ materially from those expressed or implied in any forward-looking statement. All opinions in forward-looking statements are subject to change without notice and are provided in good faith but without legal responsibility. An investment in the Fund is not guaranteed, its value may change frequently, and past performance may not be repeated. These materials are not to be redistributed without the written consent of Romspen.