



RESCO Mortgage Investment Corporation

As of February 29, 2024

This document contains key information you should know about RESCO Mortgage Investment Corporation (the "Corporation"). You can find more details in our Offering Memorandum. Check out our website www.rescominc.ca or ask your Exempt Market Dealer Representative for a copy, or contact RESCO Mortgage Investment Corporation at 1-866-737-2611 / info@rescominc.ca

QUICK FACTS

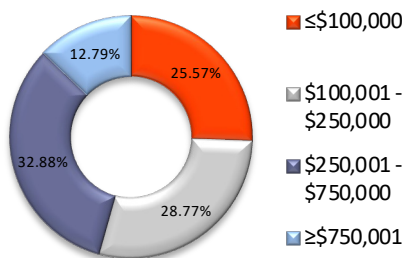
ISSUER	RESCO Mortgage Investment Corporation	MANAGEMENT FEE	1.00% per annum
SECURITIES	Class B Preferred Shares	UNIT PRICE	\$10.00 per share
INCEPTION DATE	March 31st, 2014	ASSET UNDER MANAGEMENT	\$82,004,940.11
FUND MANAGER	Radiance Mortgage Brokerage Inc. (Licence 12430)	CURRENT YIELD	8.00% per annum
MORTGAGE ADMINISTRATOR	5C Capital Inc. (Licence 12431)	DISTRIBUTIONS	Monthly on the 15th of each month
AUDITOR	RMR Rosenswig McRae Rosso LLP	MINIMUM INVESTMENT	\$10,000
SECURITIES LAWYER	Gowling WLG (Canada) LLP	SUBSEQUENT INVESTMENT	\$5,000
TRUSTEE	Olympia Trust / Western Pacific Trust	INVESTMENT PLANS	RRSP and TFSA Eligible

WHAT DOES THE CORPORATION INVEST IN?

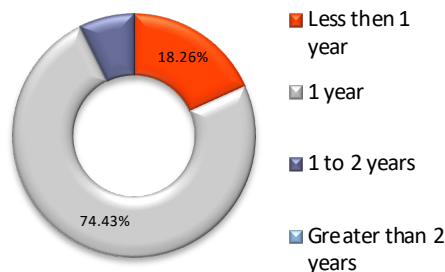
The Corporation invests primarily in first and second mortgages secured by residential properties located in major urban centers in Canada. Mortgage terms are typically 6 to 24 months which minimizes real estate price fluctuation risk, interest rate risk and duration risk.

The Corporation currently holds 219 mortgages, with a total principal outstanding of \$82,004,940.11, which comprise of 80 first mortgages, 135 second mortgages, and 4 third mortgages. The Corporation's mortgages are all secured by properties in Ontario and Manitoba. 100% of the portfolio is in residential mortgages.

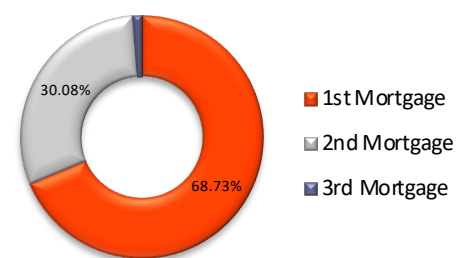
Mortgage Size



Mortgage Term



Mortgage Position (\$)



RISK FACTORS

The value of the investment can go down as well as up. One way to gauge risk is to look at how much an investment's returns change over time which is called "volatility". Investments with higher volatility will have returns that change more over time. Since inception, the Corporation has been generating a steady and consistent return of 8% per annum, paid monthly.

Like most other investments such as stocks and mutual funds, this investment is not guaranteed by CDIC (Canada Deposit Insurance Corporation).

INCOME TAX TREATMENT

You will have to pay income tax on any money you earned from an investment. How much you need to pay depends on the tax rates of where you live and whether or not you hold investment in a registered plan, such as Registered Retirement Savings Plan (RRSP) and Tax-Free Savings Account (TFSA). Keep in mind that if you hold your investment in a non-registered account, distributions are included in your taxable income, whether you choose to receive them in cash or have them reinvested. Distributions are considered as interest income and you will receive a T5 at the end of the year.



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WHY INVEST?

Secured by Canadian real estate
 Consistent yield of 8% per annum since inception
 Low volatility that gives you peace of mind
 Lack of developmental risk - portfolio consists of existing properties
 Annual audit required by CRA under Income Tax Act Section 130.1
 Minimum investment of only \$10,000

THIS INVESTMENT IS FOR INVESTORS WHO:

Seek monthly income from their investment
 Prefer investment secured by Canadian real estate
 Want passive income with potential higher yield
 Diversify their RRSP or TFSA investment portfolio with a fixed-income product
 Plan to hold their investment for medium to long term
 Do not require immediate access to their investment

PORTFOLIO PERFORMANCE as of February 29, 2024

This chart shows the rate of return to holders of the Corporation's Class B Preferred Shares each year since inception.

Performance based on an investment of \$150,000 since March 2014					
2019	2020	2021	2022	2023	Since Inception (\$)
8%	8%	8%	8%	8%	\$330,878.00

* Rate of return is not guaranteed, terms and conditions apply

	Mortgage Amount	Weighted Average Interest Rate	Loan-to-Value
Ontario	\$81,889,996.43	10.14%	66.00%
Manitoba	\$114,943.68	13.69%	59.69%
TOTAL	\$82,004,940.11	10.14%	65.99%

MARKET OVERVIEW

Toronto Home Sales jumped by 18% in February

The recent increase in sales activity can be attributed to buyers adjusting to the changing mortgage rate environment. Over the past two years, a growing number of homebuyers have accepted higher mortgage rates. To mitigate the impact of increased monthly payments, some buyers have likely accumulated a larger down payment, opted for less expensive housing options, or explored different locations within the GTA. Furthermore, the uptick in February is a common seasonal trend, with buyers and sellers traditionally becoming more active in the real estate market as winter weather improves.

There is now anticipation among consumers for impending rate cuts. The spring market's momentum heavily depends on the Bank of Canada's next rate decision. The Bank of Canada is scheduled to announce its interest rate decision on March 6. Economists widely predict that the central bank will maintain its key interest rate at five percent, despite indications of cooling inflation.

ABOUT THE BOARD OF DIRECTORS

The Corporation is led by a group of financial professionals who each bring experience and expertise in their respective fields such as banking, mortgage lending, real estate development, risk management and portfolio management.

FOR MORE INFORMATION ABOUT RESCO MIC

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DISCLAIMERS

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