

RESCO Mortgage Investment Corporation

As of Jun 30, 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

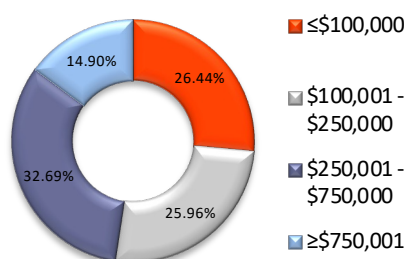
ISSUER	RESCO Mortgage Investment Corporation	UNIT PRICE	\$10.00 per share
SECURITIES	Class B Preferred Shares	ASSET UNDER MANAGEMENT	\$82,898,478.34
INCEPTION DATE	March 31st, 2014	CURRENT YIELD	8.00% per annum
FUND MANAGER	Radiance Mortgage Brokerage Inc. (Licence 12430)	DISTRIBUTIONS	Monthly on the 15th of each month
MORTGAGE ADMINISTRATOR	5C Capital Inc. (Licence 12431)	MINIMUM INVESTMENT	\$10,000
AUDITOR	RMR Rosenswig McRae Rosso LLP	SUBSEQUENT INVESTMENT	\$5,000
SECURITIES LAWYER	Gowling WLG (Canada) LLP	INVESTMENT PLANS	RRSP and TFSA Eligible
TRUSTEE	Olympia Trust / Western Pacific Trust	DRIP (DIVIDENDS REINVESTMENT PLAN)	Available
MANAGEMENT FEE	1.00% per annum	LINE OF CREDIT USED	\$16,164,911.67

WHAT DOES THE CORPORATION INVEST IN?

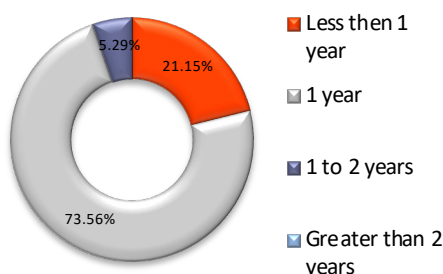
The Corporation invests primarily in first and second mortgages secured by residential properties located in major urban centers in Canada. Mortgage terms are typically 6 to 24 months which minimizes real estate price fluctuation risk, interest rate risk and duration risk.

The Corporation currently holds 208 mortgages, with a total principal outstanding of \$82,898,478.34, which comprise of 76 first mortgages, 129 second mortgages, and 3 third mortgages. The Corporation's mortgages are all secured by properties in Ontario and Manitoba. 100% of the portfolio is in residential mortgages.

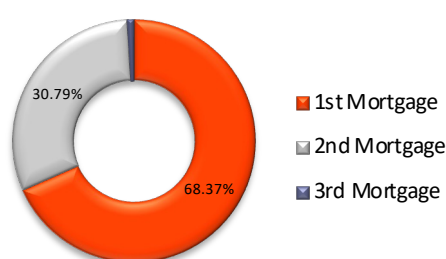
Mortgage Size



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 Jun 30, 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%	\$339,790.04

	Mortgage Amount	Weighted Average Interest Rate	Loan-to-Value
Ontario	\$82,783,534.66	10.16%	64.17%
Manitoba	\$114,943.68	13.69%	54.39%
TOTAL	\$82,898,478.34	10.17%	64.16%

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

MARKET OVERVIEW

Bank of Canada Rate Cuts Fail to Revitalize Housing Market

In June, the Canadian real estate market continued to show signs of sluggishness. Home sales declined by 16.4% compared to the previous year, with many potential buyers remaining hesitant. The average selling price in the GTA dropped by 1.6% year-over-year, despite a 12.3% increase in new listings over the same period.

Even after the Bank of Canada cut interest rates in April, the housing market has seen an increase in listings rather than sales. June's sales data indicates that multiple rate cuts might be necessary to encourage homebuyers to re-enter the market.

At RESCO, we maintain a conservative underwriting approach to minimize risk and prioritize protecting our investors' capital.

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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