

RESCO Mortgage Investment Corporation

As of Jul 31, 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

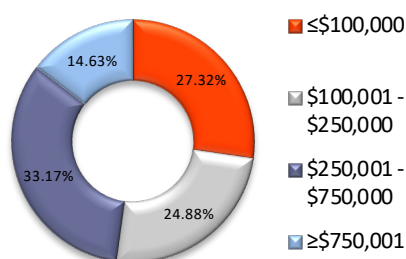
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|------------------------|--|------------------------------------|-----------------------------------|
| ISSUER | RESCO Mortgage Investment Corporation | UNIT PRICE | \$10.00 per share |
| SECURITIES | Class B Preferred Shares | ASSET UNDER MANAGEMENT | \$80,423,228.34 |
| 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 | \$14,120,450.70 |

WHAT DOES THE CORPORATION INVEST IN?

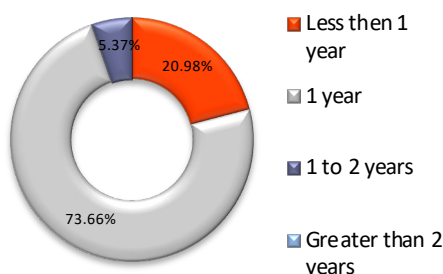
The Corporation invests primarily in first and second mortgages secured by residential properties located in major urban centers in Canada. Mortgage terms are typically 6 to 24 months which minimizes real estate price fluctuation risk, interest rate risk and duration risk.

The Corporation currently holds 205 mortgages, with a total principal outstanding of \$80,423,228.34, which comprise of 75 first mortgages, 127 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.

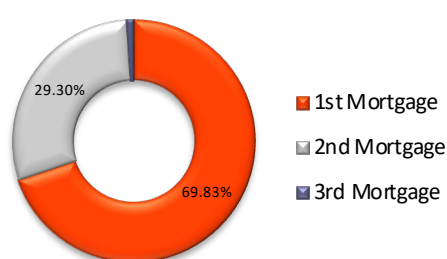
Mortgage Size



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 Jul 31, 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% | \$342,055.30 |

| | Mortgage Amount | Weighted Average Interest Rate | Loan-to-Value |
|----------|-----------------|--------------------------------|---------------|
| Ontario | \$80,308,284.66 | 10.10% | 64.85% |
| Manitoba | \$114,943.68 | 13.69% | 54.39% |
| TOTAL | \$80,423,228.34 | 10.11% | 64.84% |

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

MARKET OVERVIEW

Another Bank of Canada Rate Cut – But Hold Your Breath for Market Rebound

The Bank of Canada announced another cut to its key interest rate in July, as widely expected by the markets. The overnight rate was reduced by 25 basis points to 4.5%, returning to the levels seen in January 2023. While the cut will impact borrowing costs, it is not expected to spur an immediate rebound in Canada's economy. It will likely take 12 to 18 months for the full effects to be reflected in the residential real estate market.

Meanwhile, the U.S. Federal Reserve recently hinted at a possible rate cut in September. Canada's fixed-mortgage leading five-year bond yield is on track for eight straight closing lows. These developments suggest that we may be entering an interest rate easing cycle, which is welcoming news for borrowers and the mortgage industry.

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

This information sheet is for information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in RESCO Mortgage Investment Corporation. The rate of returns and other information disclosed here have not been independently verified and have been prepared by Management. This communication contains certain statements that may be forward-looking statements. Although RESCO MIC believes the expectations expressed in such forward-looking statements are based upon reasonable assumptions, such statements are not guarantees of future performance and actual results may differ materially from those in the forward-looking statements. Factors that could cause the actual results to differ materially from those in forward looking statements include: failure to successfully negotiate or subsequently close transactions adverse results from mortgage investments and general economic, market or business conditions. Investors are cautioned that any such statements are not guarantees of future performance and actual results may differ materially from those projected in the forward-looking statements. Forward looking statements are based on the beliefs, estimates and opinions of RESCO MIC's management on the date that statements are made. RESCO MIC undertakes no obligation to update these forward-looking statements in the event that management's beliefs, estimates or opinions, or other factors, change.

Investing in RESCO Mortgage Investment Corporation involves significant risks. There is currently no secondary market through which the MIC preferred shares can be sold and there can be no assurance that any such market will develop. A return on an investment in RESCO MIC preferred shares is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions.

Past performance is not a guarantee of future returns. The price of the security mentioned here and the income it produces may fluctuate and/or be adversely affected by market factors, and investors may realize losses on investments in such security, including the loss of investment principal. Investment in this Corporation is not CDIC insured. Prospective investors should thoroughly review the offering memorandum dated June 4, 2024 and are advised to consult with their own legal and tax advisors concerning this investment.

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