

As of March 31, 2025

A collage of financial and business-related images. It includes a line graph with multiple data series, a black pen, a calculator, a computer keyboard, a pile of coins (including US quarters), and a pie chart. The images are arranged in a layered, overlapping fashion with a white diagonal line separating the top-left section from the bottom-right section.

FUND TYPE	Mortgage Investment Entity
BUSINESS STRUCTURE	Limited Partnership
FUND INCEPTION DATE	March 2020
LOAN ASSET CLASS	Residential first mortgages only in major CMA (Census Metropolitan Areas)
UNIT PRICE	\$10.00 per Class A Unit \$10.00 per Class B Unit
MINIMUM INVESTMENT	\$25,000
INCOME TAX TREATMENT	Distributions are considered interest income and you will receive a T5013 annually
REGISTERED FUNDS	Not applicable
DISTRIBUTIONS	Monthly
CURRENT INVESTOR YIELD	Class A: 6.00% per annum Class B: 6.50% per annum
PAST INVESTOR YIELD	2020: Class A: 5.25% Class B: N/A 2021: Class A: 5.25% Class B: 6.00% 2022: Class A: 5.25% Class B: 6.00% 2023: Class A: 5.25% Class B: 6.00% (as of February 28, 2023)

REDEMPTION RIGHTS	Class A: Redeemable after 1 year
	Class B: Redeemable after 3 years
	2% discount applies between 12 and 24 months
	1% discount applies between 24 and 36 months

NUMBER OF MORTGAGES	6
MORTGAGES UNDER ADMINISTRATION	\$4,354,137.00
WEIGHTED AVERAGE INTEREST RATE	9.63%
AVERAGE LOAN-TO-VALUE	63.48%
MORTGAGES IN ONTARIO	100%
MORTGAGES IN 1 ST POSITION	100%
RESIDENTIAL MORTGAGES	100%
OWNER OCCUPIED	81.71%
AVERAGE CREDIT SCORE OF BORROWERS	721
% OF PORTFOLIO IN FORECLOSURE	0%
LINE OF CREDIT USED	\$0
MORTGAGES ADVANCED SINCE INCEPTION	\$57,146,869.50
BAD DEBTS SINCE INCEPTION	\$0

WEBSITE: WWW.RESCOMIC.CA

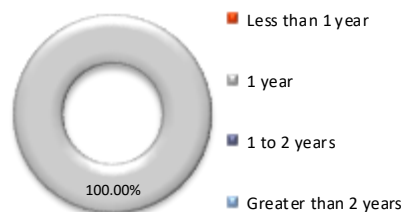


WHAT DOES THE LIMITED PARTNERSHIP INVEST IN?

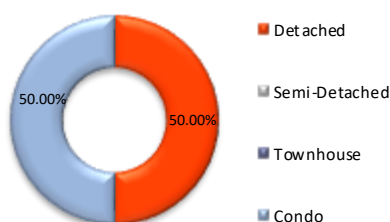
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

The Limited Partnership invests only in first mortgages secured by marketable residential properties located in major CMA (Census Metropolitan Areas), primarily in Ontario. Mortgage terms are typically 6 to 24 months which minimizes real estate price fluctuation risk, interest rate risk and duration risk.

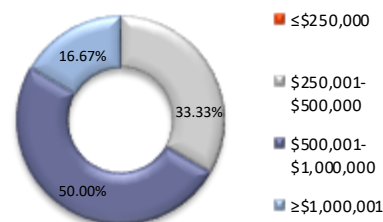
Mortgage Term



Property Type



Mortgage Size



WHY INVEST?

Secured by Canadian real estate
 Consistent yield since inception
 Low volatility with no correlation to the stock markets
 Audited annually
 Minimum investment of only \$25,000

THIS INVESTMENT IS FOR INVESTORS WHO:

Seek monthly income from their investment
 Prefer investment secured by Canadian real estate
 Want passive income with consistent yield
 Diversify their investment portfolio with a fixed-income product
 Plan to hold their investment for short to medium term

MARKET OVERVIEW

Greater Toronto home sales drop in March

Home sales in the Greater Toronto Area dropped 23.1% in March, driven by growing supply and lingering trade uncertainty. This added pressure to home prices, which continue to trend lower year-over-year. TD Economics now forecasts a 3.2% national price decline in 2025, with Ontario expecting a sharper 6.4% drop due to weakening demand and a shift in market balance toward buyers. The softening condo market in the GTA is a key contributor. January's U.S. tariff announcements and harsh winter weather triggered the largest monthly sales decline in nearly three years. While market activity remains subdued, TD anticipates a potential rebound by 2026—projecting a 4.8% rise in prices and over 10% growth in sales, provided trade tensions ease and interest rates fall further. Still, affordability challenges—especially in Ontario—may cap the extent of the recovery.

With a federal election on the horizon, potential policy shifts could also impact housing affordability and market sentiment. For now, buyers retain the advantage, and staying informed will be essential in navigating the evolving landscape.

DISCLAIMERS

This information sheet is for information purposes only and is not, under no circumstances, to be construed as, an invitation to make an investment in RESCO FIRST MORTGAGE FUND LP. 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 LP 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 LP's management on the date that statements are made. RESCO LP 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 First Mortgage Fund LP involves significant risks. There is currently no secondary market through which the LP units can be sold and there can be no assurance that any such market will develop. A return on an investment in RESCO LP units 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 Limited Partnership is not CDIC insured. Prospective investors should thoroughly review the offering memorandum dated April 24, 2024 and are advised to consult with their own legal and tax advisors concerning this investment.

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