



RESCO First Mortgage Fund LP Fund Profile

As of May 31, 2025

This document contains key information you should know about RESCO First Mortgage Fund LP (the "RESCO LP"). You can find more details about this in our Offering Memorandum. Ask your Exempt Market Dealer Representative for a copy or contact RESCO First Mortgage Fund LP at 1-866-737-2611 or email info@rescogroup.ca

FUND SUMMARY

| | |
|------------------------|--|
| 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% 2024: Class A: 6.00% Class B: 6.50% (as of April 24, 2025) |

Past performance is not indicative of future returns and this investment is not guaranteed by CDIC (Canada Deposit Insurance Corporation)

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

| | |
|------------------------------------|---|
| DRIP (DIVIDENDS REINVESTMENT PLAN) | Not available |
| FUND MANAGER | Radiance Mortgage Brokerage Inc. (Licence 12430) |
| MANAGEMENT FEE | 0.25% per annum of mortgages under administration |
| FUND ADMINISTRATOR | 5C Capital Inc. (Licence 12431) |
| ADMINISTRATION FEE | 0.25% per annum of mortgages under administration |
| AUDITOR | RMR Rosenswig McRae Rosso LLP |
| LAWYER | WeirFoulds LLP |

FUND FACTS

| | |
|---------------------------------------|-----------------|
| MORTGAGES UNDER ADMINISTRATION | \$4,560,137.00 |
| WEIGHTED AVERAGE INTEREST RATE | 9.65% |
| AVERAGE LOAN-TO-VALUE | 60.28% |
| 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 | \$57,352,869.50 |
| BAD DEBTS SINCE INCEPTION | \$0 |

FOR MORE INFORMATION ABOUT RESCO FIRST MORTGAGE FUND LP

ONTARIO | 905-886-8786

360 HIGHWAY 7 EAST, UNIT 28

RICHMOND HILL, ON. L4B 3Y7

BRITISH COLUMBIA | 604-249-0376

5811 COONEY ROAD, SUITE 305 (SOUTH TOWER)

RICHMOND, BC. V6X 3M1

EMAIL: [INFO@RESCOGROUP.CA](mailto:info@rescogroup.ca)

WEBSITE: WWW.RESCOMIC.CA



It's Time To Consider **THE ALTERNATIVES**

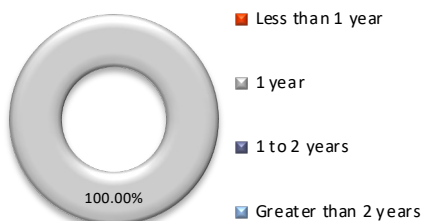


WHAT DOES THE LIMITED PARTNERSHIP INVEST IN?

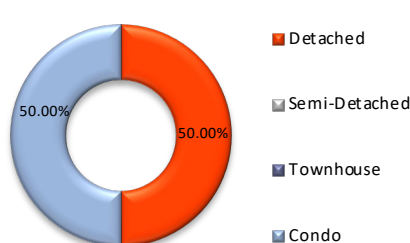
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

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.

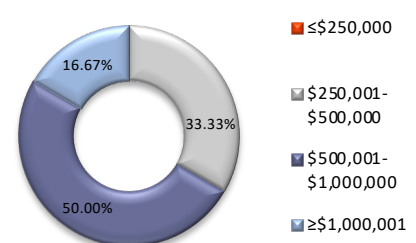
Mortgage Term



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

Toronto Housing Market Shows Early Signs of Stability

Toronto's housing market is showing early signs of stabilization following a sharp spring decline, largely triggered by economic uncertainty. In May, home resales rose 8.4% month-over-month (seasonally adjusted), marking the second consecutive monthly gain.

However, inventory levels have climbed to multi-decade highs, shifting the advantage firmly to buyers and intensifying downward pressure on prices. The MLS Home Price Index is down 4.5% year-over-year, despite a slight monthly uptick.

The recent boost in activity reflects easing fears around worst-case economic scenarios, yet the market remains soft due to the current supply-demand imbalance. While anticipated interest rate cuts later in 2025 could help bolster confidence and support a more meaningful recovery, prices are expected to remain subdued in the near term.

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 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, 2025 and are advised to consult with their own legal and tax advisors concerning this investment.

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