



RESCO First Mortgage Fund LP Fund Profile

As of August 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 Weir Foulds LLP

FUND FACTS

MORTGAGES UNDER ADMINISTRATION	\$4,307,337.00
WEIGHTED AVERAGE INTEREST RATE	8.96%
AVERAGE LOAN-TO-VALUE	65.71%
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	\$58,530,069.50
BAD DEBTS SINCE INCEPTION	\$0

FOR MORE INFORMATION ABOUT RESCO FIRST MORTGAGE FUND LP

ONTARIO | 905-886-8786

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RICHMOND, BC. V6X 3M1

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

WEBSITE: WWW.RESCOMIC.CA

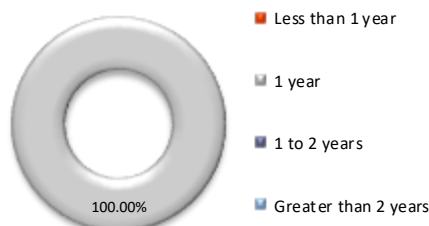


WHAT DOES THE LIMITED PARTNERSHIP INVEST IN?

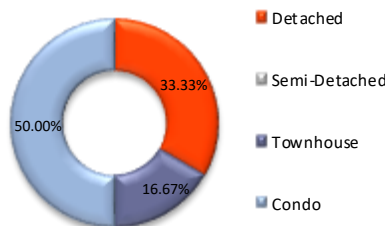
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

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.

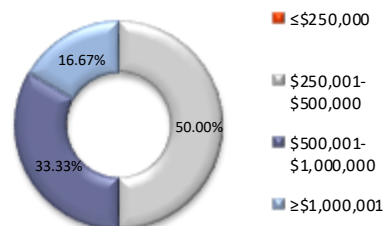
Mortgage Term



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

Housing Market Gains Altitude: August Sales Hit Four-Year High

Canada's housing market showed renewed momentum in August 2025, with home sales rising for the fifth consecutive month to approximately 43,276 units on a seasonally adjusted basis — the strongest August performance since 2021. Year-over-year, sales were up about 1.9%, while new listings and total inventory climbed by 8.8% compared to a year earlier. Despite the increased supply, prices held firm, with the national average home price reaching \$664,078, up nearly 1.8% from August 2024.

This pickup in activity reflects improving market sentiment and growing buyer confidence after nearly two years of stagnation. Looking ahead, the Bank of Canada is widely expected to begin cutting its key policy rate at its September meeting, with the potential for additional rate cuts into Spring 2026. This anticipated easing cycle should help lower borrowing costs, improve affordability, and further stimulate housing demand.

For RESCO, stronger market liquidity combined with a lower-rate environment could support mortgage growth opportunities. While rising listings and cautious price gains may continue to pressure margins in the near term, the shift toward rate relief is a positive signal for both borrowers and real estate investors heading into 2026.

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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