



RESCO Mortgage Investment Corporation

As of December 31, 2025

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

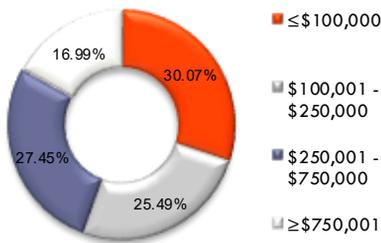
ISSUER	RESCO Mortgage Investment Corporation	ASSET UNDER MANAGEMENT	\$62,014,870.10
FUND TYPE	Mortgage Investment Entity	CURRENT YEAR YIELD	7.20% per annum
SECURITIES	Preferred Shares	DISTRIBUTIONS	Monthly on the 15th of each month
INCEPTION DATE	March 2014	MINIMUM INVESTMENT	\$10,000
FUND MANAGER	Radiance Mortgage Brokerage Inc. (Licence 12430)	SUBSEQUENT INVESTMENT	\$5,000
MORTGAGE ADMINISTRATOR	5C Capital Inc. (Licence 12431)	INVESTMENT PLANS	RRSP and TFSA Eligible
AUDITOR	RMR Rosenswig McRae Rosso LLP	DRIP (DIVIDENDS REINVESTMENT PLAN)	Available
TRUSTEE	Olympia Trust / Western Pacific Trust	LINE OF CREDIT USED	\$0.00
MANAGEMENT FEE	0.75% per annum	RESIDENTIAL MORTGAGES (\$)	98.10%
UNIT PRICE	\$10.00 per share	OTHER MORTGAGES (\$)	1.90%

WHAT DOES THE CORPORATION INVEST IN?

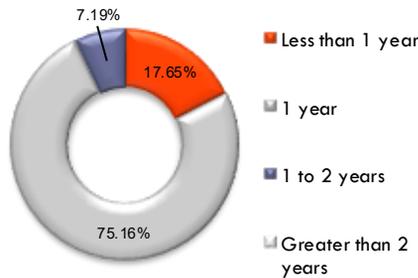
The Corporation primarily invests in first and second mortgages secured by residential and commercial properties located in major urban centers across Canada. Mortgage terms typically range from 6 to 24 months, minimizing exposure to real estate price volatility, interest rate risk, and duration risk.

The Corporation currently holds 153 mortgages, with a total principal outstanding of \$62,014,870.10, which comprise of 56 first mortgages, 95 second mortgages, and 2 third mortgages. The Corporation's mortgages are all secured by properties in Ontario. 98.10% of the portfolio is in residential mortgages.

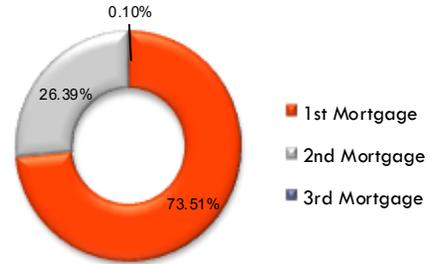
Mortgage Size



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.

Like most other investments such as stocks and mutual funds, this investment is not guaranteed by CDIC (Canada Deposit Insurance Corporation).

See our Offering Memorandum for more details.

REGISTERED FUNDS ELIGIBLE

Investments in RESCO Mortgage Investment Corporation are qualified investments under Registered Plans such as a registered retirement savings plan (RRSP), a registered retirement income fund (RRIF), a registered education savings plan (RESP), or a tax-free savings account (TFSA).

See our Offering Memorandum for more details.

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WHY INVEST?

Secured by Canadian real estate
 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 December 31, 2025

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					
2020	2021	2022	2023	2024	Since Inception (\$)
8%	8%	8%	8%	8%	\$381,946.20

	Mortgage Amount	Weighted Average Interest Rate	Loan-to-Value
Ontario	\$62,014,870.10	9.81%	70.73%
Manitoba	\$0.00	0.00%	0.00%
TOTAL	\$62,014,870.10	9.81%	70.73%

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

MARKET OVERVIEW

More Listings, Lower Prices: How 2025 Reshaped GTA Housing Affordability

The Toronto Regional Real Estate Board's (TRREB) December 2025 Market Watch report showed that the GTA finished the year with home sales down 11.2% from 2024. Despite the decline, December reported 1.8% year-over-year increase in new listings. Listing inventory throughout the year remained elevated, which allowed selling prices to be negotiated downward and help improve affordability.

The overall summary for 2025 is that the GTA housing market has become more affordable as selling prices and mortgage rates trended lower. In 2025, the average sales price in the GTA declined 5.1% to \$1,006,735 and active listings were 17.5% higher.

The Bank of Canada has kept its benchmark ready steady at 2.25% and inflation is expected to remain around 2% through the year. In addition, continued US trade policies and geopolitical risks continues to provide uncertainty on the Canadian economy. Despite those factors, major banks such as RBC and TD are expecting the housing market to be modestly positive for 2026.

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 February 25, 2025 and are advised to consult with their own legal and tax advisors concerning this investment.

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