



RESCO First Mortgage Fund LP Fund Profile

As of January 31, 2026

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

ISSUER	RESCO First Mortgage Fund LP
FUND TYPE	Mortgage Investment Entity
SECURITIES	Limited Partnership Units
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
REGISTERED FUNDS	Not applicable
DISTRIBUTIONS	Monthly
CURRENT YEAR YIELD	Class A: 6.00% per annum Class B: 6.50% per annum
PAST INVESTOR YIELD	*2021: Class A: 5.25% Class B: 6.00% 2022: Class A: 5.25% Class B: 6.00% **2023: Class A: 5.88% Class B: 6.42% 2024: Class A: 6.00% Class B: 6.50% 2025: Class A: 6.00% Class B: 6.50%

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

* The Partnership commenced raising funds pursuant to offerings of Class "B" Units in October 2021. The 6.00% Rate of Return of Class "B" Units for the Financial Year ended December 31, 2021 is a pro-rated amount.

** The Partnership increased the Rate of Return to 6.00% and 6.50% for Class "A" and Class "B" Units, respectively, from March 2023. The Rate of Return on Class "A" Units and Class "B" Units for the Financial Year ended December 31, 2023 average 5.88% and 6.42%, respectively.

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

FUND FACTS

ASSET UNDER MANAGEMENT	\$4,104,730.00
WEIGHTED AVERAGE INTEREST RATE	8.09%
AVERAGE LOAN-TO-VALUE	67.33%
MORTGAGES IN ONTARIO	100%
MORTGAGES IN 1 ST POSITION	100%
RESIDENTIAL MORTGAGES	100%
OWNER OCCUPIED	33.62%
AVERAGE CREDIT SCORE OF BORROWERS	721
% OF PORTFOLIO IN FORECLOSURE	0%
LINE OF CREDIT USED	\$0
MORTGAGES ADVANCED SINCE INCEPTION	\$59,565,069.50
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

WEB SITE: WWW.RESCOMIC.CA

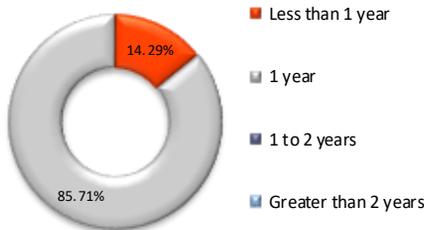


WHAT DOES THE LIMITED PARTNERSHIP INVEST IN?

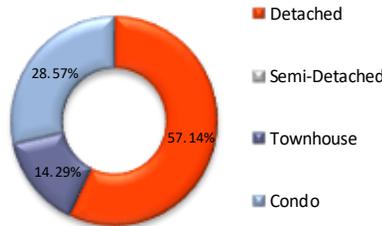
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

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.

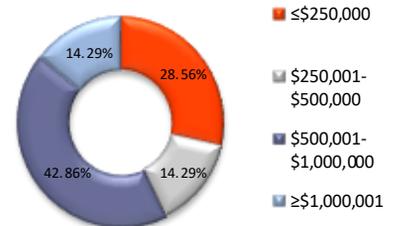
Mortgage Term



Property Type



Mortgage Size



WHY INVEST? THIS INVESTMENT IS FOR INVESTORS WHO:

- 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

- 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

2026 Ontario Real Estate Market Outlook

Ontario's real estate market is showing encouraging signs of stabilization as we move through 2026. After an extended period of adjustment driven by higher interest rates and affordability pressures, market participants are increasingly adapting to the current environment. Expectations of gradual monetary easing, combined with improving economic clarity, are supporting more constructive sentiment across the housing sector.

Strong population growth, sustained immigration, and constrained new housing supply in many low-rise residential segments continue to underpin long-term demand for residential real estate across the province. These structural fundamentals provide an important foundation for price stability over the medium to long term, even as short-term volatility remains.

From a lending perspective, disciplined underwriting and prudent risk management remain essential. RESCO continues to focus on residential mortgages secured by marketable properties in major urban and suburban areas, with an emphasis on conservative loan-to-value ratios, borrower capacity, and property liquidity. This approach is designed to protect capital while generating stable income through varying market cycles.

Overall, Ontario's real estate market is entering a more normalized and sustainable phase, presenting opportunities for income-focused investors supported by sound fundamentals and disciplined lending practices.

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.

The information contained herein: (1) may not be copied or distributed; and (2) is not warranted to be accurate, complete or timely. Neither RESCO LP nor its content providers are responsible for any damages or losses arising from any use of this information.