# Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 8962768

ITEM 1 - REPORT TYPE	ITEM 1 - REPORT TYPE							
☐ New report								
Amended report If amended, provide filing date of report that is being amended 2019 11 08 (YYYY-MM-DD)								
ITEM 2 - PARTY CERTIFYING THE REPORT								
Indicate the party certifying the report (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 1.1 of National								
Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106.  Investment fund issuer								
✓ Issuer (other than an invest								
☐ Underwriter	,							
ITEM 3 - ISSUER NAME AND OTH	IED IDENTIFIEDS							
Provide the following information about the		vestment fund, about the fund						
_								
Full legal name RESCO Mortgage Investment Corporation  Previous full legal name								
-								
Website	If the issuer's name changed in the last 12 months, provide most recent previous legal name.							
		(if applicab						
If the issuer has a legal entity identifier. pro Legal entity identifier	viae below. Refer to Part B of t	ne instructions for the definition	of "legal entity laentifier".					
	equity provide the full legal p	ama(c) of the so issuar(c) other t	han the issuer named above					
If two or more issuers distributed a single se Full legal name(s) of co-issuer(s)	ecurity, provide the fall legal no	(if applicab						
Tall logal Hamo(o) of oo loodor(o)		(п аррпсав						
ITEM 4 - UNDERWRITER INFORM	ATION							
If an underwriter is completing the report, p	provide the underwriter's full le	gal name and firm NRD number	5.					
Full legal name								
Firm NRD number		(if applicable)						
If the underwriter does not have a firm NRE	number, provide the head off	ice contact information of the u	nderwriter.					
Street address								
Municipality		Province/State						
Country		Postal code/Zip code						
Telephone number		Website		(if applicable)				

ITEM 5 - ISSUER INFORMATION								
If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6.								
a) Primary industry								
Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity.								
NAICS industry code 5 2 6 9 1 3								
If the issuer is in the <b>mining industry</b> , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations.								
Exploration Development Production								
Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply.								
✓ Mortgages ☐ Real estate ☐ Commercial/business debt ☐ Consumer debt ☐ Private companies								
☐ Cryptoassets								
b) Number of employees								
Number of employees: ✓ 0 - 49								
c) SEDAR profile number								
Does the issuer have a SEDAR profile?								
✓ No								
If the issuer does not have SEDAR profile complete item 5(d) - (h).								
d) Head office address								
Street address 28-360 Highway 7 E Province/State Ontario								
Municipality Richmond Hill Postal code/Zip code L4B 3Y7								
Country Canada Telephone number 9058868786								
e) Date of formation and financial year-end								
Date of formation 2013 11 21 Financial year-end 10 31  YYYY MM DD MM DD								
f) Reporting issuer status								
Is the issuer a reporting issuer in any jurisdication of Canada? No Ves								
If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer.								
☐ AII ☐ AB ☑ BC ☐ MB ☐ NB ☐ NL ☐ NT								
□ NS □ NU ☑ ON □ PE □ QC □ SK □ YT								
g) Public listing status								
If the issuer has a CUSIP number, provide below (first 6 digits only)  CUSIP number								
If the issuer is publicly listed, provide the name of the exchange on which the issuer's equity securities primarily trade. Provide only the name of an exchange and not a trading facility such as, for example, an automated trading system.								
Exchange name								
h) Size of issuer's assets								

Select the size of the issuer's assets based on its most recently available annual financial statements (Canadian \$). If the issuer has not prepared annual financial statements for its first financial year, provide the size of the issuer's assets at the distribution end date.

□ \$0 to under \$5M	☐ \$5M to under \$25M	✓ \$25M to under \$100M
☐ \$100M to under \$500M	\$500M to under \$1B	\$1B or over

ITEM 6 - INVESTMENT FUND ISSUER INFORMATION								
If the issuer is an inves	tment fund, provide the following information.							
a) Investment fund manager information								
Full legal name								
Firm NRD number	(if applicable)							
If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager.								
Street address								
Municipality	Province/State							
Country	Postal code/Zip code							
Telephone number	Website (if applicable)							
b) Type of investment	fund							
Type of investment fund tha	nt most accurately identifies the issuer (select only one) .							
Money market	☐ Equity ☐ Fixed income ☐ Balanced							
Alternative strateg	gies Cryptoasset Other (describe)							
Indicate whether one or bot	h of the following apply to the investment fund .							
Invests primarily in	n other investment fund issuers							
☐ Is a UCITs Fund¹								
<sup>1</sup> Undertaking for the Collec (EU) directives that allow c	tive Investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union collective investment schemes to operate throughout the EU on a passport basis on authorization from one member state.							
c) Date of formation a	and financial year-end of the investment fund							
Date of formation								
d) Reporting issuer st	atus of the investment fund							
Is the investment fund a rep	orting issuer in any jurisdication of Canada? No Yes							
If yes, select the jurisdictions	s of Canada in which the investment fund is a reporting issuer.							
☐ AII ☐	AB BC MB NB NL NT							
□ NS □	NU ON PE QC SK YT							
e) Public listing status	s of the investment fund							
If the investment fund has a	CUSIP number, provide below (first 6 digits only)							
CUSIP number								
If the investment fund is publicly listed, provide the name of the exchange on which the investment fund's securities primarily trade. Provide only the								
-	name of an exchange and not a trading facility such as, for example, an automated trading system.  Exchange name							
f) Net asset value (NAV) of the investment fund								
Select the NAV range of the investment fund as of the date of the most recent NAV calculation (Canadian \$).								
\$0 to under \$5M	\$5M to under \$25M \$25M to under \$100M							
\$100M to under \$500	DM \$500M to under \$1B \$1B or over Date of NAV calculation:  YYYY MM DD							

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION
If an issuer located outside of Canada completes a distribution in a juris

If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees in connection with the distribution, which must be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report.

a) Currency
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Select the currency or currencies in which the distribution was made. All dollar amounts provided in the report must be in Canadian dollars.

✓ Canadian dollar US dollar □ Euro □ Other (describe)

## b) Distribution date(s)

State the distribution start and end dates. If the report is being filed for securities distributed on only one distribution date, provide the distribution date as both the start and end dates. If the report is being filed for securities distributed on a continuous basis, include the start and end dates for the distribution period covered by the report.

Start date 2019 10 31

End date 2019 10 31

YYYY MM DD

#### c) Detailed purchaser information

Complete Schedule 1 of this form for each purchaser and attach the schedule to the completed report.

# d) Types of securities distributed

Provide the following information for all distributions reported on a per security basis. Refer to Part A(12) of the Instructions for how to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being distributed.

					Canadian \$	
Security code	CUSIP number (if applicable)	Description of security	Number of securities	Single or lowest price	Highest price	Total amount
P R S			14,526.00	10.0000	10.0000	145,260.00

#### e) Details of rights and convertible/exchangeable securities

If any rights (e.g. warrants, options) were distributed, provide the exercise price and expiry date for each right. If any convertible/exchangeable securities were distributed, provide the conversion ratio and describe any other terms for each convertible/exchangeable security.

Convertible / exchangeable security code		geable Underlying		le Underlying Exercise price (Canadian \$)		Expiry date (YYYY- MM-DD)	Conversion ratio	Describe other items (if applicable)			
							Lowest	Highest			

## f) Summary of the distribution by jurisdiction and exemption

State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only.

This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction.

For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Exemption relied on	Number of unique <sup>28</sup> purchasers	Total amount (Canadian \$)
British Columbia	100,000.00		
British Columbia	NI 45-106 2.9(1) [Offering memorandum] (BC, NL)	1	20,260.00
Alberta	NI 45-106 2.3 [Accredited investor]	25,000.00	
	145,260.00		

<sup>&</sup>lt;sup>2a</sup> In calculating the number of unique purchasers per row, count each purchaser only once. Joint purchasers may be counted as one purchaser.

<sup>&</sup>lt;sup>2b</sup> In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

#### g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides. If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Net proceeds (Canadian \$)
Total net proceeds to the investment fund	

<sup>&</sup>lt;sup>3</sup>"Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

## h) Offering materials - This section applies only in Saskatchewan, Ontario, Québec, New Brunswick and Nova Scotia.

If a distribution has occurred in Saskatchewan, Ontario, Québec, New Brunswick or Nova Scotia, complete the table below by listing the offering materials that are required under the prospectus exemption relied on to be filed with or delivered to the securities regulatory authority or regulator in those jurisdictions.

In Ontario, if the offering materials listed in the table are required to be filed with or delivered to the Ontario Securities Commission (OSC), attach an electronic version of the offering materials that have not been previously filed with or delivered to the OSC.

Description	Date of document or other material (YYYY-MM-DD)	Previously filed with or delivered to regulator? (Y/N)	Date previously filed or delivered (YYYY-MM-DD)
Offering memorandum Filed pursuant to Section 2.9 of NI 45-106	2019-02-01	Υ	

ITEM 8 - COMPENSATION I	NFORMATIO	V						
Provide information for each person (as defined in NI 45-106) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. Complete additional copies of this page if more than one person was, or will be, compensated.								
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.								
No ✓ Yes If yes, indicate number of persons compensated.								
a) Name of person compens	ated and regist	ration status						
Indicate whether the person compe	nsated is a registr	ant.	☐ No	✓	Yes			
If the person compensated is an individual, provide the name of the individual.								
Full legal name of individu	al							
Family name First given name Secondary given names								
If the person compensated is not an	individual, provid	le the following info	rmation.					
Full legal name of r	on-individual	Windstar Equities	Ltd					
Firm	NRD number	3 9 3	0		(if ap	plicable)		
Indicate whether the person compe	nsated facilitated	the distribution thro	ugh a funding po	rtal or an i	internet-based	portal.	✓ No ☐ Yes	
b) Business contact informa	ion							
If a firm NRD number is not provide	ed in Item 8 (a), pr	ovide the business o	ontact informatio	n of the pe	erson being co	mpensated.		
Street address								
Municipality				Pro	ovince/State			
Country Postal code/Zip code								
Email address				Teleph	one number			
c) Relationship to issuer or i	nvestment fund	manager						
Indicate the person's relationship w the Instructions and the meaning o							nnected" in Part B(2) of	
Connect with the issuer of	r investment fund	manager		Insider of	f the issuer (o	ther than an i	nvestment fund)	
Director or officer of the in	nvestment fund o	investment fund m	anager	Employe	e of the issue	r or investme	nt fund manager	
✓ None of the above								
d) Compensation details								
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.								
Cash commissions paid	91 	1.70		S	ecurity code 1	Security cod	de 2 Security code 3	
Value of all securities distributed as compensation <sup>4</sup>			Security codes					
Describe term	s of warrants, opt	ions or other rights						
Other compensation <sup>5</sup>		Describe						
Total compensation paid								
Check box if the person will or may receive any deferred compensation (describe the terms below)								
<sup>4</sup> Provide the aggregate value of all additional securities of the issuer. rights exercisable to acquire additi <sup>5</sup> Do not include deferred compens	Indicate the secul onal securities of	rity codes for all sec	ion, <u>excluding</u> opt curities distributed	tions, warr d as compe	rants or other i ensation, <u>inclu</u>	rights exercis <u>Iding</u> options,	able to acquire warrants or other	

not include deferred compensation

a) Name of person compensa	ated and registration	n status									
Indicate whether the person compensated is a registrant.  No Ves											
If the person compensated is an individual, provide the name of the individual.											
Full legal name of individua	I										
Family name					First given name Secondary given names					es .	
If the person compensated is not an	individual, provide the	following info	rmation.								
Full legal name of non-individual  Axcess Capital Advisors Inc.											
Firm NRD number 3 4 0 4 0 (if applicable)											
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal.  V No Yes											
b) Business contact informati	on										
If a firm NRD number is not provided	l in Item 8 (a), provide	the business o	contact infor	mation	of the p	person b	eing cor	mpensated.			
Street address											
Municipality					Р	rovince	e/State				
Country			1	Po	ostal c	ode/Zip	o code				
Email address	Telephone number										
c) Relationship to issuer or in	vestment fund man	ager	_								
Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section.											
Connect with the issuer or			,		-	-		her than an	invest	ment fund	d)
Director or officer of the inv	vestment fund or inve	stment fund m	anager		Employ	ee of the	e issuer	or investm	ent fun	d manage	er
✓ None of the above											
d) Compensation details											
, .	aid, or to be paid, to th	ne person iden	tified in Iten	8(a) in	connec	ction wit	th the di	stribution. F	Provide	all amoui	nts in
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services											
incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.											
Cash commissions paid	ns paid 1,000.00 Security code 1 Security code 2 Security code 3										
Value of all securities	;			Security codes				- Cooding o		Cooding	
distributed as compensation <sup>4</sup>			Security co	ues							
Describe terms of warrants, options or other rights											
Other compensation <sup>5</sup>		Describe									
Total compensation paid											
Check box if the person will or may receive any deferred compensation (describe the terms below)											
<sup>4</sup> Provide the aggregate value of all additional securities of the issuer. In rights exercisable to acquire additions Do not include deferred compensations.	ndicate the security co nal securities of the is	des for all sec									

a) Name of person compensated and registration status										
Indicate whether the person compensated is a registrant.  No  Ves										
If the person compensated is an individual, provide the name of the individual.										
Full legal name of individual										
Family name				First	given n	ame		Secondary	given names	
If the person compensated is not an individual, provide the following information.										
Full legal name of non-individual TKA Capital Ltd.										
Firm NRD number 6 3 8 9 0 (if applicable)										
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal.  V No Yes										
b) Business contact info	rmation									
If a firm NRD number is not pr	ovided in Item 8 (a),	provide the business	contact info	rmation	of the p	person b	eing cor	npensated.		
Street address										
Municipality					Р	rovince	/State			
Country				Po	ostal c	ode/Zip	o code			
Email address										
c) Relationship to issuer										
	Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of									
the Instructions and the meani	-		6 for the pur		-	-				
Connect with the issu	uer or investment für	nd manager		Ш "	nsider	of the is	suer (oti	her than an inves	tment funa)	
Director or officer of	the investment fund	or investment fund	manager		Employ	ee of the	e issuer	or investment fu	nd manager	
✓ None of the above										
d) Compensation details	3									
Provide details of all compensa										
Canadian dollars. Include cash incidental to the distribution, su										
allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.										
Cash commissions pa	said 4,500.00 Security code 1 Security code 2 Security code 3					Security coo	le 3			
Value of all securities		Security codes								
distributed as compensation <sup>4</sup> Describe terms of warrants, options or other rights										
Other compensation <sup>5</sup> Describe										
Total compensation pa										
Check box if the person will or may receive any deferred compensation (describe the terms below)										
<sup>4</sup> Provide the aggregate value additional securities of the iss										r
rights exercisable to acquire a 5Do not include deferred comp	additional securities o				,					

#### ITEM 9 - DIRECTORS, EXECUTIVE OFFICERS AND PROMOTERS OF THE ISSUER If the issuer is an investment fund, do not complete Item 9. Procced to Item 10. Indicate whether the issuer is any of the following (select the one that applies - if more than one applies, select only one). Reporting issuer in any jurisdiction of Canada Foreign public issuer Wholly owned subsidiary of a reporting issuer in any jurisdiction of Canada<sup>6</sup> Provide name of reporting issuer Wholly owned subsidiary of a foreign public issuer<sup>6</sup> Provide name of foreign public issuer Issuer distributing only eligible foreign securities and the distribution is to permitted clients only If the issuer is at least one of the above, do not complete Item 9(a) - (c). Proceed to Item 10. <sup>6</sup>An issuer is a wholly owned subsidiary of a reporting issuer or a foreign public issuer if all of the issuer's outstanding voting securities, other than securities that are required by law to be owned by its directors, are beneficially owned by the reporting issuer or the foreign public issuer, respectively. <sup>7</sup>Check this box if it applies to the current distribution even if the issuer made previous distributions of other types of securities to non-permitted clients. Refer to the definitions of "eligible foreign security" and "permitted client" in Part B(1) of the Instructions. ✓ If the issuer is none of the above, check this box and complete Item 9(a) - (c). Directors, executive officers and promoters of the issuer a) Provide the following information for each director, executive officer and promoter of the issuer. For locations within Canada, state the province or territory; otherwise state the country. For "Relationship to issuer", "D" - Director, "O" - Executive Officer, "P" - Promoter. Business location of non-individual or Relationship to issuer residentail Secondary given (select all that apply) jurisdiction of Organization or company name Family name First given name names individual Province or country D 0 Ρ ✓ / / Но David Ontario Will ✓ Sung Ontario ✓ ✓ ✓ Cheng Chris Ontario Tse Franky Ontario Lam Phoebe Ontario Promoter information If the promoter listed above is not an individual, provide the following information for each director and executive officer of the promoter. For locations within Canada, state the province or territory; otherwise state the country. For "Relationship to promoter", "D" - Director, "O" - Executive Officer. Residential Relationship to promoter jurisdiction of Secondary given (select one or both if applicable) individual Family name First given name Organization or company name names Province or D 0 country

#### c) Residential address of each individual

Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and attach to the completed report. Schedule 2 also requires information to be provided about control persons.

# **ITEM 10 - CERTIFICATION**

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions to file a completed report of exemt distribution.

By completing the information below, I certify, on behalf of the issuer/underwriter/investment fund manager, to the securities regulatory authority or regulator, as applicable, that I have reviewed this report and to my knowledge, having exercised reasonable diligence, the information provided in this report is true and, to the extent required, complete.

Name of issuer/underwriter/ investment fund manager/agent	RESCO Mortgage Investment Corporation								
Full legal name	Cheng								
	Family name	First given name	Secondary given names						
Title	Chief Operating Officer								
Telephone number	9058868786	Email address	chris.cheng@rescomic.ca						
Signature	chris.cheng@rescomic.ca	Date	2019 11 15						
			YYYY MM DD						

ITEM 11- CONTACT PERSON								
	•	r the individual that the secu the individual certifying the	9 )	regulator m	ay contact with any questions			
Same as individua	al certifying the report							
Full legal name				Title				
	Family name	First given name	Secondary given names					
Name of company								
Telephone number		En	mail address					

## Notice - Collection and use of personal information

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation.

If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

The attached Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information pertaining to the individual as set out in Schedules 1 or 2, that this information is being collected by the securities regulatory authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.