

FIRM PROFILE

RiverRock is a mortgage investment corporation based in Toronto, Ontario. Our Administrator License is 12514. RiverRock offers investors an opportunity to participate in a diversified portfolio of high yield Canadian residential mortgages. RiverRock is primarily focused on residential real estate in Ontario in both urban and suburban markets. Our principles have decades of experience in mortgage underwriting, risk management and administration.

INVESTMENT STRATEGY

Our investment objective is to identify relatively low risk first and second mortgages with a maximum loan to value of 80%. Traditional lenders are experiencing increased restrictions with respect to mortgage lending, which has created a large market opportunity for RiverRock. Our borrowers are typically self employed individuals, borrowers with poor or limited credit history, or new immigrants to Canada. Through a combination of several high quality mortgages into a diversified pool, we are able to mitigate the risks associated with investing in a single mortgage. RiverRock generates all of its mortgage applications through licensed mortgage agents and brokers. The target yield to our investors is 6.75% per annum effective October 1, 2021.

PORTFOLIO BREAKDOWN

Residential Mortgages - **100%**

All mortgage terms are 1 year

Residential - **100%**

Average Loan To Value (LTV) = **68.88%**

Average Loan Size = **\$328,400**

FUND INFORMATION

Minimum Investment: **\$150,000 (\$25,000 for accredited investors)**

Target Yield*: **6.75% (A Class) per annum paid monthly net of all fees and expenses.**

NAV Purchase Value: **\$10.00**

Redemption Period: **1 year hold, quarterly liquidity thereafter**

Manager: **RiverRock Management Inc.**

FundSERV Codes: **DON901 (Class A)**

PARTNERS

Auditor: **Deloitte LLP**

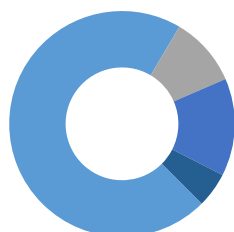
Legal Counsel: **AUM Law Professional Corporation**

Fund Administrator: **SGGG Fund Services Inc.**

Exempt Market Dealer: **Donville Kent Asset Management Inc.**

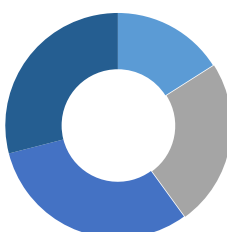
Portfolio Summary – As of October 31, 2021

Property Type



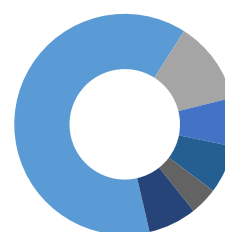
■ Detached-SFD	71%
■ Semi-Detached	10%
■ Townhouse	14%
■ High Rise Condo	5%

Maturity (months)



■ 3 Months	16%
■ 6 Months	24%
■ 9 Months	31%
■ 12 Months	29%

Region



■ GTA	63%
■ Greater Hamilton	11%
■ Greater Niagara	7%
■ KW-Cambridge-Guelph-London	9%
■ Greater Ottawa	2%
■ Greater Barrie	8%

Monthly Returns

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	DRIP**
2021	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.56			5.81%	5.97%
2020	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	7.50%	7.76%
2019	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.625	0.625	0.625	0.625	7.83%	8.12%
2018	0.58	0.58	0.58	0.58	0.58	0.67	0.67	0.67	0.67	0.67	0.67	0.67	7.58%	7.85%
2017	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	7%	7.23%
2016	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	7%	7.23%
2015	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	7%	7.23%
2014								0.58	0.58	0.58	0.58	0.58	2.93%	2.95%

A share – Target yield is 6.75% effective October 1, 2021

**DRIP – Dividend Re-Investment Plan

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Any opinions expressed are subject to change without notice. The RiverRock employees, writers, and other related parties may hold positions in the securities that are discussed in our presentations or on our website.

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