



TIMBERCREEK
FINANCIAL

Q3 2021 Financial Results

November 10, 2021

Forward-Looking Statements

Certain statements in this presentation about Timbercreek Financial Corporation and its respective business, operations, investments and strategies, and financial performance and condition may constitute forward-looking information, future-oriented financial information, or financial outlooks (collectively, “forward-looking statements”). The forward-looking statements are stated as of the date of this presentation and are based on estimates and assumptions made by Timbercreek Capital (“Timbercreek”) in light of its experience and perception of historical trends, current conditions and expected future developments, as well as other factors that Timbercreek believes are appropriate and reasonable in the circumstances. Examples of such forward-looking statements include but are not limited to statements under the heading “Timbercreek Financial”, “Shareholder Benefits”, “Enhanced Capital Market Profile”, “Book Value & EPS Accretion”, “Enhanced Access to Credit”, “Superior Diversified Portfolio and Strong Risk-Adjusted Yield”. There can be no assurance that such forward-looking statements will prove to be accurate, as actual results, performance and future events could differ materially from those anticipated in such statements. Past performance is not an indication of future returns, and there can be no guarantee that targeted returns or yields can be achieved. Timbercreek refers you to the corporation’s public disclosure for information regarding these forward-looking statements, including the assumptions made in preparing forward-looking statements and management’s expectations, and the risk factors that could cause the corporation’s actual results, yields, levels of activity, performance or achievements or future events or developments to differ materially from those expressed or implied by the forward-looking statements. Such public disclosure is available on SEDAR and at the request of Timbercreek. This presentation does not represent an offer or solicitation to sell securities of the corporation.

Numerous risks and uncertainties could cause actual results to differ materially from the estimates, beliefs and assumptions expressed or implied in the forward-looking statements, including, but not limited to: economic and market factors specific to the mortgage industry; general economic and market factors; local real estate and mortgage financing conditions; interest rates; efficiencies and operating costs; tax related matters; the corporation’s future stability and growth prospects; and the corporation’s future profitability and capital needs.

All figures in Canadian dollars unless otherwise specified.

Timbercreek Financial (TSX: TF) - Overview

Canada's leading non-bank
commercial lender



~\$786mm

current market cap

\$1.1B

institutional-quality
mortgage portfolio

7.2%

yield on market value
(at September 30, 2021)



Speakers



Blair Tamblyn



Scott Rowland



Tracy Johnston



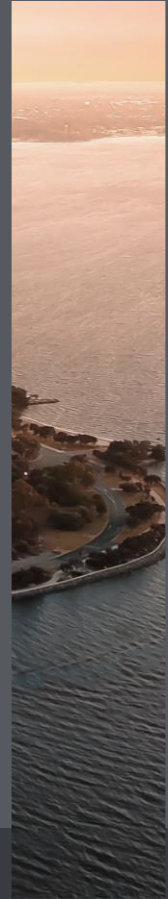
Geoff McTait

Q3 2021 Summary

- Q3 2021 results consistent with company expectations
- Adjusted distributable income of \$0.17 per share; payout ratio of 103.7% for Q3 2021 and 94.9% for YTD period, within target range
- Solid origination activity in Q3; significant capital to deploy against pipeline
- Portfolio continues to demonstrate resilience and solid performance
- Expanded capital base and financial flexibility to achieve steady growth of total portfolio
- Tracy Johnston and Deborah Robinson added to Board of Directors



Portfolio Review



Portfolio Strategy: Stable & Secure Returns



87.1%

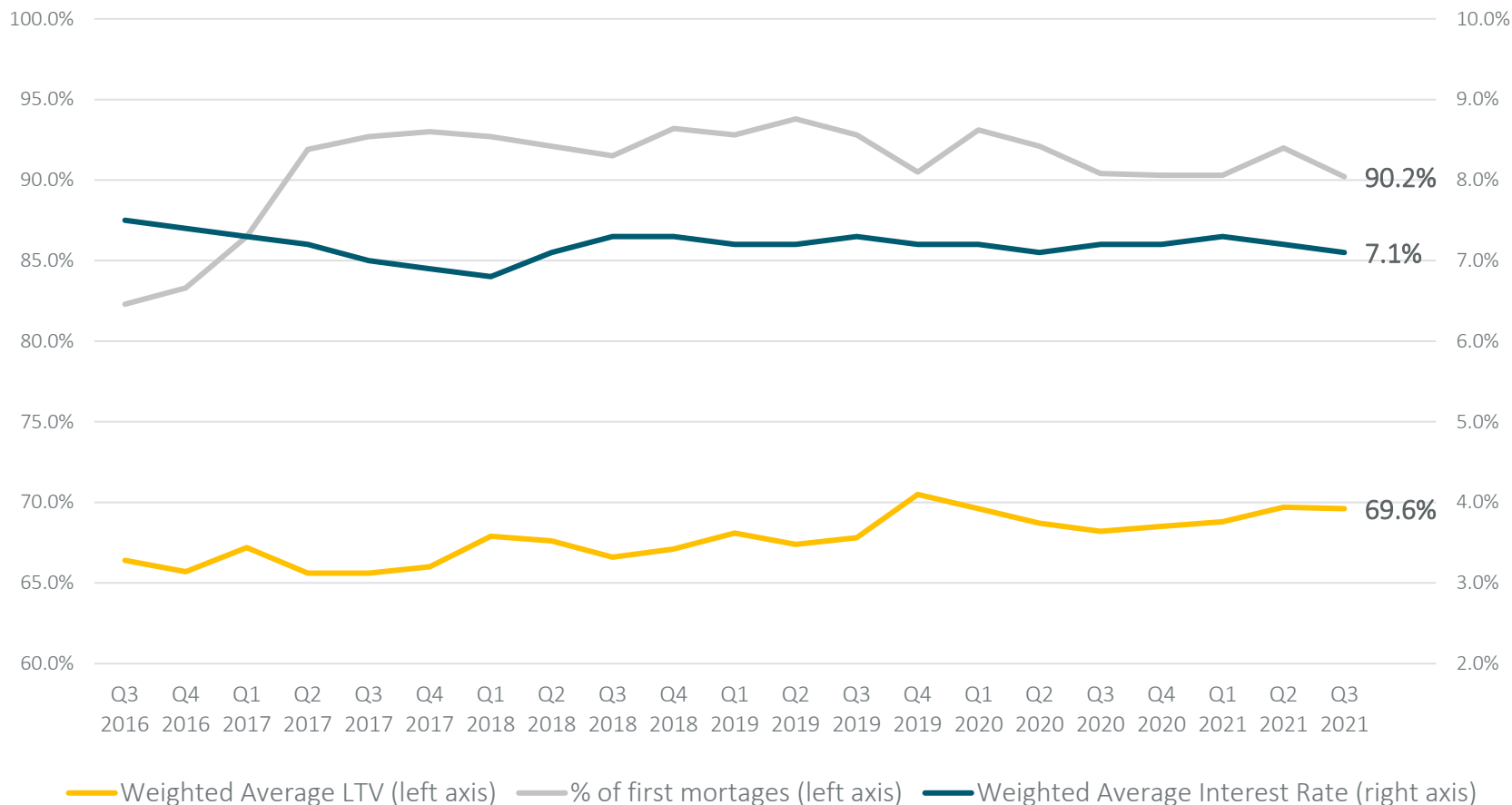
income-producing
properties

49.4%

multi-residential
assets

Total loan portfolio is ~97% invested in urban markets

Portfolio Strategy: Conservative Positioning

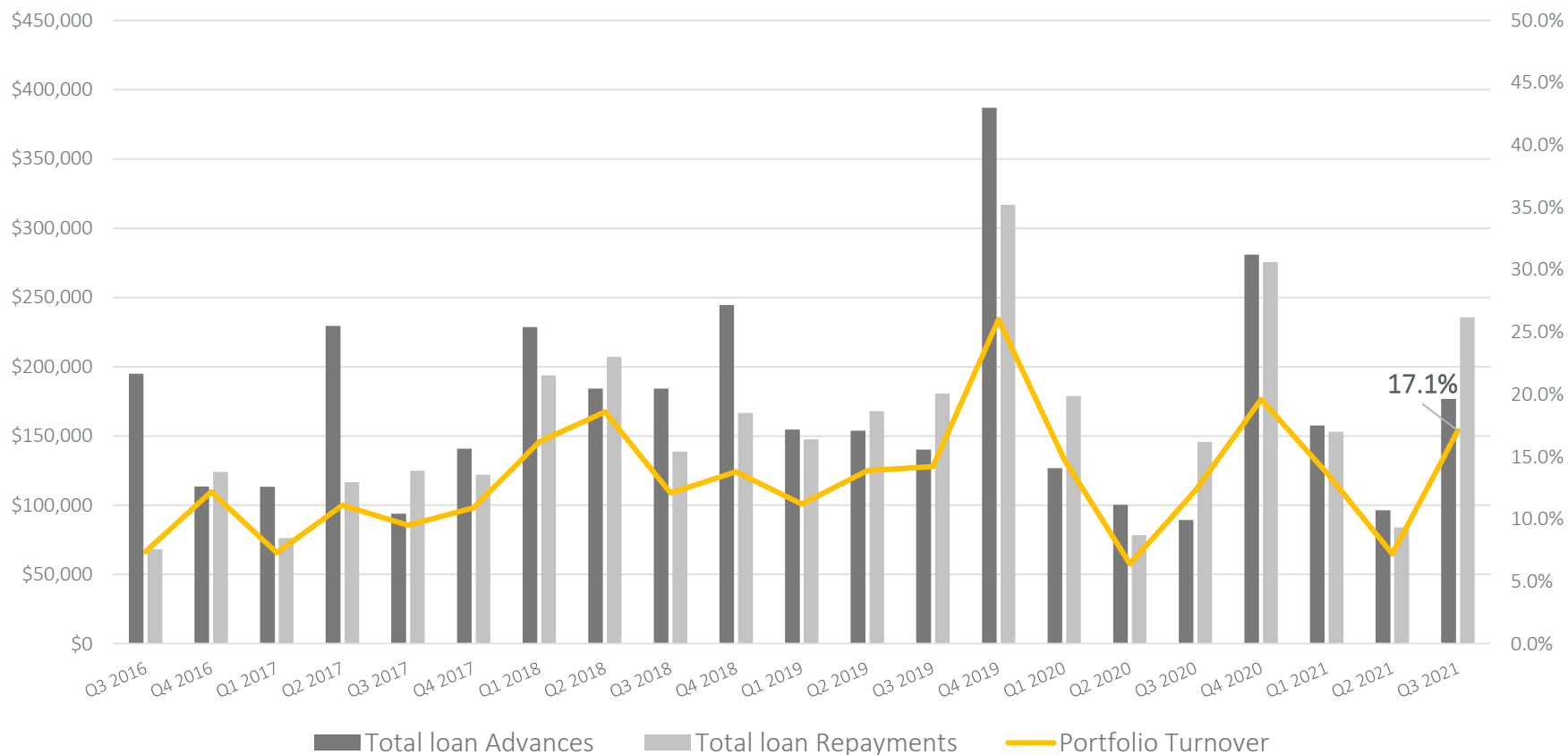


WAIR well protected – floating rate loans with rate floors ~83% of portfolio



Portfolio Activity & Turnover

(in 000's)

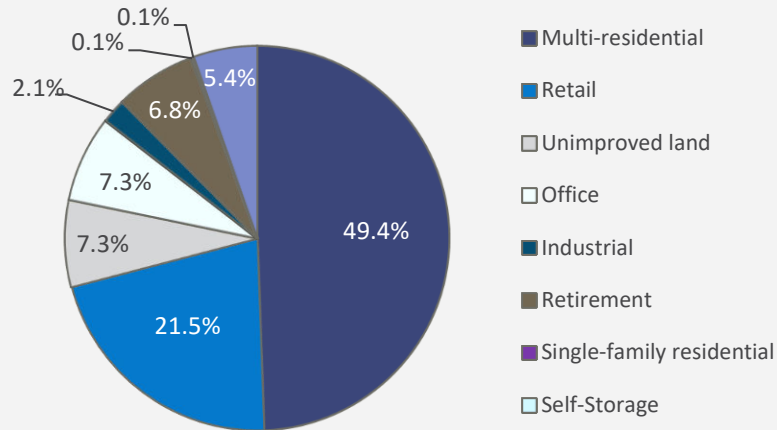


Solid activity level in Q3, strong Q4 pipeline

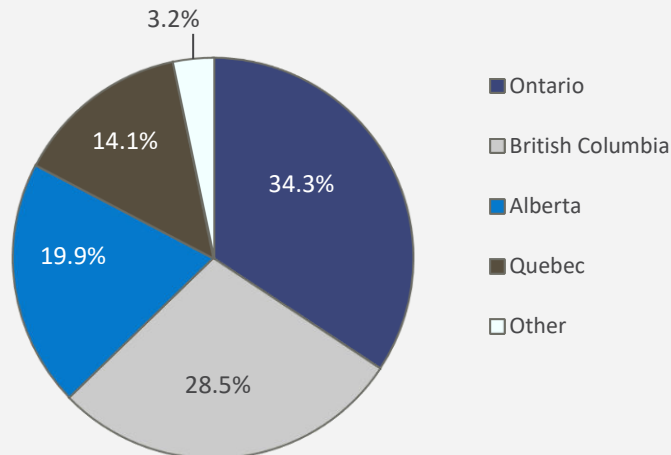


Well-Diversified Portfolio*

By Asset



By Region



111
net mortgage investments

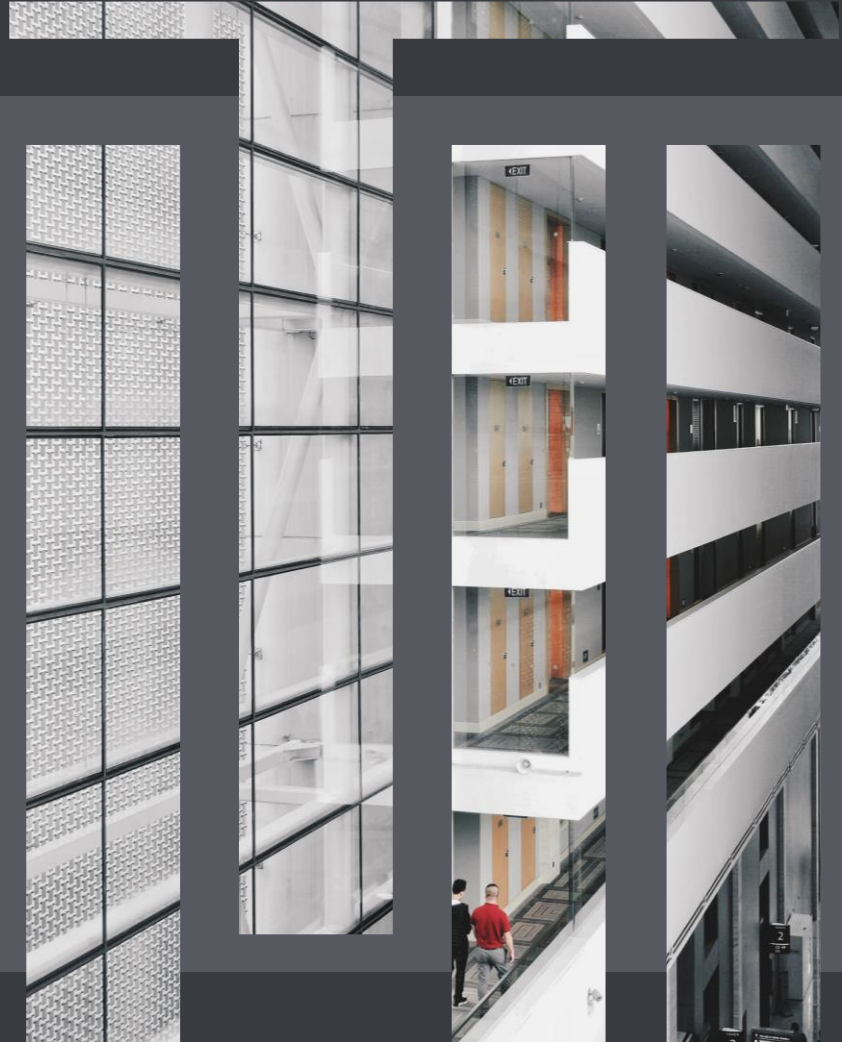
\$10.1mm
average net mortgage
investment size

2/3
of business from repeat
borrowers

* As at September 30, 2021 - net of mortgage syndications



Financial Highlights



Income Statement Highlights

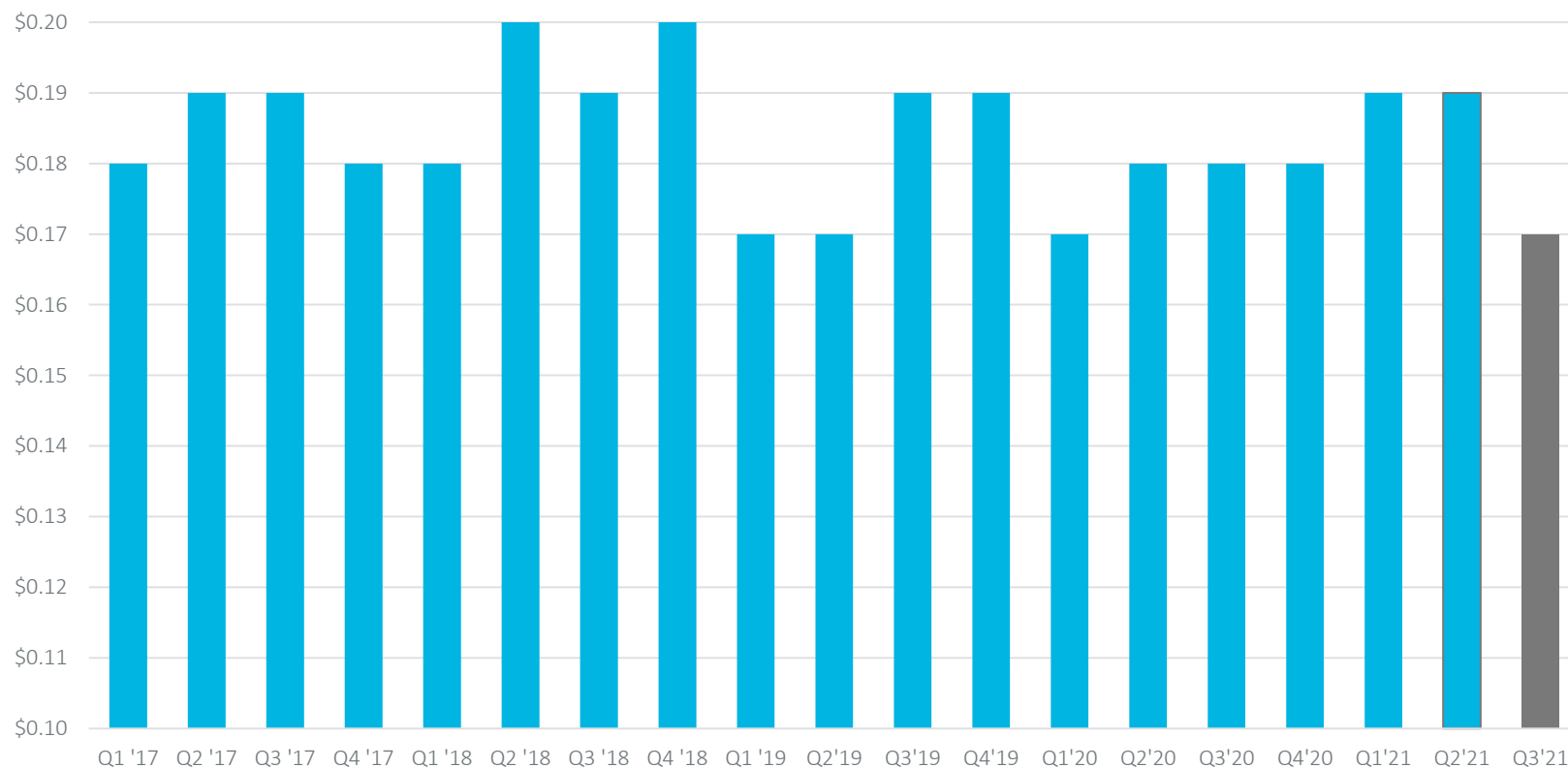
Statement of Net Income & Comprehensive Income (in 000's except per share amounts)	For the three months ended	
	September 30, 2021	September 30, 2020
Net Investment Income on financial assets measured at amortized cost	\$22,042	\$23,917
Total fair value (loss) gain and other income on financial assets measured at FVTPL	\$(3,577)	\$147
Net rental income	\$386	\$344
Management fees, G&A and other expenses	\$(3,404)	\$(4,181)
Income from operations	\$15,447	\$20,227
Interest on credit facilities/other	\$(5,026)	\$(5,780)
Net income & comprehensive income	\$10,421	\$14,447
Adjusted net income & comprehensive income*	\$13,721	\$14,025
Earnings per share (basic and diluted)	\$0.13	\$0.18
Adjusted earnings per share (basic and diluted)	\$0.17	\$0.17

*Non-IFRS measure. Adjusted net income and comprehensive income: represents adjusted net income and comprehensive income for the stated period to exclude the impact from fair value gain/(loss) on derivative contract (interest rate swap) used for hedging purposes but hedge accounting was not adopted. The fair value gain/(loss) represents the change in unrealized appreciation or depreciation of fair value of the interest rate swap, determined based on the fair value that the Company would pay or receive if the interest rate swap had been terminated as at the reporting date.



Distributable Income

Quarterly Distributable Income
(per share)



YTD payout ratio of 94.9% on Adjusted DI



Balance Sheet Highlights

Statements of Financial Position ¹ (in 000's)	September 30, 2021	December 31, 2020
Mortgage investments (net of mortgage syndications)	\$1,096,530	\$1,142,662
Other investments	\$80,118	\$74,434
Investment properties	\$48,221	\$47,862
Cash	\$530	\$428
Other assets	\$10,812	\$16,161
Total assets	\$1,236,211	\$1,281,547
Convertible debentures	\$95,094	\$88,962
Credit facilities	\$431,888	\$488,955
Other liabilities	\$20,670	\$18,580
Total liabilities	\$547,652	\$596,497
Shareholders' equity	\$688,559	\$685,050
Total liabilities and equity	\$1,236,211	\$1,281,547

¹Statement of financial position shown net of mortgage syndications.

Well capitalized with sufficient liquidity



Market Views & Outlook

- Investment team continues to identify attractive risk-adjusted opportunities reflective of the current environment
- Positive Q4 transaction outlook supported by significant funding capacity
- Well-protected for potential rising rate environment
- Quality of the portfolio remains high; positive progress on small number of challenging loans
- Positioned well for 2022 given strong capital position and portfolio composition





Q&A



Thank You

The playback of the conference call will
be available on
www.timbercreekfinancial.com