

Timbercreek Financial (TSX: TF)

Q3 2021

Protecting investor capital & Generating attractive returns

Timbercreek Financial is a leading non-bank commercial lender, focused exclusively on shorter-duration, structured financing solutions to commercial real estate investors. Our portfolio of institutional-quality commercial mortgages are secured by stabilized, income-producing real estate in urban markets across Canada. This portfolio construction enables us to deliver on our time-tested investment strategy to preserve investor capital and provide stable, regular income.

Why Invest in Timbercreek Financial

Enhance portfolio yield

In a low yield and low return environment, investing in commercial mortgages can enhance the performance and diversification of fixed income portfolios with less volatility.

Strong track record and best-in-class team

Timbercreek Financial is managed by one of Canada's most experienced real estate debt teams with strong relationships and deal flow.

Attractive and stable monthly income

Timbercreek Financial pays a monthly distribution of \$0.0575/share and has a long track of consistently meeting its distribution targets for shareholders.

Contact US

Timbercreek Financial Corporation
25 Price Street, Toronto, ON M4W 1Z1
1.844.304.9967
info@timbercreekfinancial.com
timbercreekfinancial.com

Karynna Ma,
Vice President, Investor Relations
kma@timbercreek.com

Share Information

Monthly Dividend	\$0.0575/share
Outstanding Shares	81.5 million
Analyst Coverage	iA Securities National Bank Financial TD Securities Fundamental Research

13+

Year track record

\$1.1B

Institutional-quality
value mortgage portfolio

7.2%

Yield on market value

(at September 30, 2021)

INVESTMENT STRATEGIES

We preserve investor capital by lending primarily against income-producing assets, diversifying geographically, by asset type and borrower, and ensuring conservative loan-to-value ratios. And we provide strong risk-adjusted returns by investing in short-duration loans (<5 years), ensuring high portfolio turnover, and achieving premium pricing through customization, service and speed of execution for our borrowers

Conservatively Positioned

87.1%

income-producing properties

49.4%

multi-residential real estate assets

69.6%

weighted average loan to value

Well-diversified portfolio*

111

mortgage investments

\$10.1mm

average net mortgage investment size

2/3

of business from repeat borrowers

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

Timbercreek Capital Track Record

- 20+ years of managing real estate, 13+ years direct lending, ~\$3.0B current AUM
- Over \$13B in mortgage originations across Canada, U.S., Ireland & UK
- Experienced, local teams with deep deal sourcing capability, superior market intelligence, high-quality deal flow and institutional transparency
- Full service Private Debt platform with over 40 investment professionals
- Successful lending track record, cycle tested originating, underwriting, servicing and actively managing structured real estate debt

Senior Management team



Blair Tamblyn
Chief Executive Officer



Scott Rowland
Chief Investment Officer



Tracy Johnston,
CPA, CA
Chief Financial Officer



Geoff McTait
Managing Director, Origination – CANADA & Head of Global Syndication



Patrick Smith
Managing Director, Global Credit – Canada



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