



Month ending September 30th, 2025

### About TaliMar Income Fund

**TaliMar Income Fund (the "Fund")** is a private mortgage REIT specialized in funding short term bridge loans secured in priority position on residential and commercial real estate throughout California. The Fund is managed by TaliMar Financial, a private lender with over 15 years' experience funding residential and commercial loans.

The Fund offers investors the opportunity to participate in the growing demand of short-term real estate investment income generated from the interest collected on the loans in the portfolio and disbursed to investors monthly. The Fund offers the security of real estate, consistent monthly income, and qualifies for the 20% Qualified Business Income tax deduction.

| Fund Performance                |       | Key Facts            |            |                    |            |
|---------------------------------|-------|----------------------|------------|--------------------|------------|
| Annualized Return - August 2025 | 9.25% | Loan Portfolio (#)   | 114        | Avg. Loan to Value | 55.50%     |
| YTD Yield                       | 9.43% | Loan Portfolio (\$)  | \$116.29MM | # of Investors     | 377        |
| 12 Month Trailing Average       | 9.45% | Weighted Avg. Coupon | 10.51%*    | Investor Capital   | \$122.67MM |

| Annual Return       |       |       |       |       |        |
|---------------------|-------|-------|-------|-------|--------|
|                     | 2021  | 2022  | 2023  | 2024  | YTD    |
| TaliMar Income Fund | 5.37% | 7.78% | 9.02% | 9.58% | 9.43%  |
| 10 Year Treasury    | 1.47% | 3.88% | 4.02% | 4.39% | 4.25%* |

| Portfolio by Property Type |        | Portfolio by Location |        | Portfolio by Loan Type |        |
|----------------------------|--------|-----------------------|--------|------------------------|--------|
| Single Family              | 64.44% | San Diego             | 77.89% | Fix and Flip           | 35.12% |
| Multi-Family               | 26.60% | Los Angeles           | 8.32%  | Bridge                 | 30.95% |
| Industrial                 | 4.12%  | Monterey              | 2.78%  | New Construction       | 33.93% |
| Assisted Living            | 2.79%  | Tulare                | 2.24%  |                        |        |
| Land                       | 1.33%  | Santa Clara           | 2.06%  |                        |        |
| Retail                     | 0.73%  | Riverside             | 1.89%  |                        |        |
|                            |        | Orange                | 1.65%  |                        |        |
|                            |        | Other                 | 3.17%  |                        |        |

| Fund Structure  |                   |                     |               | Vendor Partners    |                     |
|-----------------|-------------------|---------------------|---------------|--------------------|---------------------|
| Fund Manager    | TaliMar Financial | Fund Type           | Reg D 506 (c) | Fund Administrator | Verivest            |
| Min Investment  | \$100,000         | Accreditation       | Required      | Loan Servicing     | FCI Lender Services |
| Distributions   | Monthly           | Tax Statement       | K1            | Audit Firm         | Cathedral Advisors  |
| Lock Up Period  | None              | 20% QBI Deduction   | Qualified     | Tax Consultant     | Cathedral Advisors  |
| Reinvest Option | Yes               | Retirement Accounts | Yes           |                    |                     |

Contact Investor Relations at (858) 242-4900 or e-mail [invest@talimarfinancial.com](mailto:invest@talimarfinancial.com) to request the Executive Summary. Minimum investment \$100,000. Open to Retirement Funds. No Lock Up Period. Accredited Investors Only. Qualifies for the 20% Qualified Business Income (QBI) tax deduction. Available on the Charles Schwab and Fidelity Investments brokerage platform.

\*Before Servicing fees and Fund Administration costs

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