TALIMAR™ INCOME FUND

Month ending September 30th, 2025

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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 is generated from the interest collected on the loans in the portfolio and disbursed to investments monthly. The Fund offers the security of real estate, consistent monthly income, and qualifies for the 20% Qualified Business Income tax deduction.

Fund Performance

Annualized Return - August 2025	9.25%
YTD Yield	9.43%
12 Month Trailing Average	9.45%

Key Facts

Loan Portfolio (#)	114	Avg. Loan to Value	55.50%
Loan Portfolio ($)	$116.29MM	# of Investors	377
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

Single Family	64.44%
Multi-Family	26.60%
Industrial	4.12%
Assisted Living	2.79%
Land	1.33%
Retail	0.73%

Portfolio by Location

San Diego	77.89%
Los Angeles	8.32%
Monterey	2.78%
Tulare	2.24%
Santa Clara	2.06%
Riverside	1.89%
Orange	1.65%
Other	3.17%

Portfolio by Loan Type

Fix and Flip	35.12%
Bridge	30.95%
New Construction	33.93%

Fund Structure

Fund Manager	TaliMar Financial	Fund Type	Reg D 506 (c)
Min Investment	$100,000	Accredidation	Required
Distributions	Monthly	Tax Statement	K1
Lock Up Period	None	20% QBI Deduction	Qualified
Reinvest Option	Yes	Retirement Accounts	Yes

Vendor Partners

Fund Administrator	Verivest
Loan Servicing	FCI Lender Services
Audit Firm	Cathedral Advisors
Tax Consultant	Cathedral Advisors

Contact Investor Relations at (858) 242-4900 or e-mail 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 Administraion costs