



TIMBERCREEK
CAPITAL

Notification of Availability of Investor Materials

Dear Investor:

Please find attached your form of proxy or voting instruction form for the:

Timbercreek Financial Corp. (the “**Company**”) Annual Meeting (the “**Meeting**”)

May 11, 2022, at 1:00 p.m. (Toronto time)

Virtual-only meeting via live audio webcast online at <https://web.lumiagm.com/403893530> (password: "timbercreek2022" case sensitive).

The meeting will be held for the following purposes:

1. to receive the financial statements of the Company for the financial year ended December 31, 2021, and the report of the auditors thereon;
2. to elect the directors of the Company to hold office until their successors are elected at the next annual meeting of the Company, unless their office is earlier vacated as noted on pages 7 to 10 of the management information circular;
3. to appoint KPMG LLP as the auditors of the Company to hold office until the next annual meeting of the Company and to authorize the directors to fix the remuneration to be paid to the auditors as noted on pages 10 to 11 of the management information circular; and
4. to transact such other business as may properly be brought before the Meeting.

Under recent changes to Canadian security rules, Canadian companies are no longer required to distribute physical copies of certain annual meeting related materials such as proxy circulars to their investors. Instead, they may post electronic versions of such material on a website for investor review. This process, known as “notice-and-access”, directly benefits the company and its shareholders through a substantial reduction in both postage and material costs and also helps the environment through a decrease in paper documents that are ultimately discarded.

Electronic copies of investor materials related to this meeting may therefore be found at and downloaded from www.meetingdocuments.com/TSXT/tf or www.sedar.com. We have added features that will make searching for relevant sections and specific items a much easier process than finding this information in the paper versions of these documents.

You have several ways to vote your shares, and these are detailed on the form of proxy or voting instruction form included with this package. However you choose to vote, we must receive your vote no later than 48 hours (excluding Saturdays, Sundays and holidays) before the time of the Meeting. Please ensure your vote is received no later than 1:00 p.m. on May 9, 2022, or any adjournment of the Meeting. We also strongly encourage you to first review the matters under discussion for the meeting as described in our proxy circular at www.meetingdocuments.com/TSXT/tf or www.sedar.com.

Should you wish to receive paper copies of investor materials related to this meeting or require further information regarding notice-and-access, please contact us at 1-888-433-6443 or tsxt-fulfilment@tmx.com. Requests for paper copies should be submitted prior to April 28, 2022, in order to be received in advance of the meeting and give you sufficient time to vote your proxy. Following the meeting the documents will remain available at the website listed above for a period of one year.