



TIMBERCREEK
FINANCIAL

Appointment of Proxyholder

I/We, being holder(s) of Common Shares of Timbercreek Financial Corp. (the "Company"), hereby appoint: R. Blair Tamblyn, Chief Executive Officer, or, failing him, Scott Rowland, Director OR

Print the name of the person you are appointing if this person is someone other than the individuals listed above

as proxy of the undersigned, to attend, act and vote on behalf of the undersigned in accordance with the below direction (or if no directions have been given, as the proxy sees fit) on all the following matters and any other matter that may properly come before the **Annual Meeting of Shareholders of the Company to be held at 1:00 pm (Toronto Time) on May 7, 2025 via live audio webcast online at <https://virtual-meetings.tsxtrust.com/1752> (password: "timbercreek2025" case sensitive)** (the "Meeting"), and at any adjournment or postponement thereof in the same manner, to the same extent and with the same powers as if the undersigned were personally present, with full power of substitution. **This form of proxy is solicited by and on behalf of the management of the Company for use at the Meeting.**

The Board of Directors recommends voting **FOR** items 1 and 2. Please use a dark black pencil or pen.

I/We authorize you to act in accordance with my/our instructions set out above. I/We hereby revoke any proxy previously given with respect to the Meeting. **If no voting instructions are indicated above, this Proxy will be voted FOR a matter by management's appointees or, if you appoint another proxyholder, as that other proxyholder sees fit. On any amendments or variations proposed or any new business properly submitted before the Meeting, I/we authorize you to vote as you see fit.**

Signature(s)

Date

Please sign exactly as your name(s) appear on this proxy. All proxies must be received by 1:00 p.m. on May 5, 2025, or 48 hours (excluding Saturdays, Sundays and holidays) before any adjournment of the Meeting.

Please see reverse for voting instructions.

1. Election of Directors

	FOR	WITHHOLD
1. Amar Bhalla	<input type="checkbox"/>	<input type="checkbox"/>
2. Deborah Robinson	<input type="checkbox"/>	<input type="checkbox"/>
3. Scott Rowland	<input type="checkbox"/>	<input type="checkbox"/>
4. W. Glenn Shyba	<input type="checkbox"/>	<input type="checkbox"/>
5. Pamela Spackman	<input type="checkbox"/>	<input type="checkbox"/>
6. R. Blair Tamblyn	<input type="checkbox"/>	<input type="checkbox"/>

2. Appointment of Auditor

Appointment of KPMG LLP as Auditor

FOR	WITHHOLD
<input type="checkbox"/>	<input type="checkbox"/>

Proxy Form – Annual Meeting of Shareholders of Timbercreek Financial Corp. to be held on May 7, 2025 (the “Meeting”)

Notes to Proxy

1. You have the right to appoint a person, who need not be a shareholder of the Company, to represent you at the Meeting other than the persons named on this form of proxy. Such right may be exercised by inserting in the blank space provided the name of the person to be appointed.
2. This proxy must be signed by a holder or his or her attorney duly authorized in writing. If you are an individual, please sign exactly as your name appears on this proxy. If the holder is a corporation, a duly authorized officer or attorney of the corporation must sign this proxy, and if the corporation has a corporate seal, its corporate seal should be affixed.
3. If the securities are registered in the name of an executor, administrator or trustee, please sign exactly as your name appears on this proxy. If the securities are registered in the name of a deceased or other holder, the proxy must be signed by the legal representative with his or her name printed below his or her signature, and evidence of authority to sign on behalf of the deceased or other holder must be attached to this proxy.
4. Some holders may own securities as both a registered and a beneficial holder; in which case you may receive more than one information circular and will need to vote separately as a registered and beneficial holder. Beneficial holders may be forwarded either a form of proxy already signed by the intermediary or a voting instruction form to allow them to direct the voting of securities they beneficially own. Beneficial holders should follow instructions for voting conveyed to them by their intermediaries.
5. If a security is held by two or more individuals, any one of them present or represented by proxy at the Meeting may, in the absence of the other or others, vote at the Meeting. However, if one or more of them are present or represented by proxy, they must vote together the number of securities indicated on the proxy.

All holders should refer to the information circular for further information regarding completion and use of this proxy and other information pertaining to the Meeting.

How to Vote

MAIL, FAX, OR EMAIL

- Complete and return your signed proxy in the envelope provided or send to:
TSX Trust Company (the “**Transfer Agent**”)
Proxy Department, P.O. Box 721
Agincourt, Ontario, M1S 0A1
- You may alternatively fax your proxy to 416-595-9593; or scan and email to proxyvote@tmx.com.

An undated proxy is deemed to be dated on the day it was received by the Transfer Agent.

If you wish to receive investor documents electronically in the future, please visit services.tsxtrust.com/financialstatements to enrol. Our company code is 7628.

All proxies must be received no later than 1:00 p.m. on May 5, 2025, or 48 hours (excluding Saturdays, Sundays and holidays) before the time of any adjournment of the Meeting.