

Dear Shareholders,

With a very successful second quarter now closed, we hope this letter finds you and your families well. The Pender Real Estate Credit Fund (the "Fund") is pleased to share Q2 results. With regional banks' continued lack of engagement and traditional lenders not providing viable alternatives, opportunities in the private credit space continue to present themselves.

I. 2Q 2024 OVERVIEW¹

In 1Q2024, the Fund's portfolio had a total of 34 active loans totaling \$386,658,807, against an estimated value of \$700,754,071 in commercial real estate collateral, representing a portfolio weighted average loan to value (LTV) of 56.21%. Portfolio wide there were zero missed payments, along with one (1) loan realizations, with a single loan referred to foreclosure.

The Fund's origination activity remained strong, receiving 157 requests for financing totaling \$3.15 billion dollars. The quality of submissions has continued to trend upward, strengthening potential returns, and reducing risk.

Performance in Q2 was strong. The quarter ended in June with a return of 0.87% for the month!

The Fund closed on three (3) transactions totaling \$94,900,000 during the second quarter of 2024. While this was a very strong funding quarter, we believe funding numbers would have been significantly higher, save current capital constraints causing the Fund to turn away several strong deals with quality assets and sponsorship groups. Notwithstanding these challenges, the Fund anticipates origination activity to substantially increase in the near future as it continues to grow.

II. 3Q 2024 OUTLOOK

The outlook is strong for the Fund entering the third quarter, with continued opportunities presented on multiple fronts. Traditional lending fallout and expected maturity of fixed term rate debt remain on our radar, while also anticipating a significant opportunity to capture deal flows on new valuations. Coupling these factors with the Fund's steadily increasing AUM, more funding doors will be open and available for the Fund in the second half of 2024.

As always, we thank you for your continued support and commitment to the Fund and look forward to the Fund's performance trajectory throughout 2024. In the meantime, we are here to answer any questions you may have.

Best Regards,



Cory Johnson
CEO/Co-Founder

1. The total holdings of the portfolio include the initial loan balance for any real estate owned asset and any funds contributed by an outside investor. For any real estate owned asset, the collateral value or loan-to-value ratio provided herein are each based on Pender's Property Value. The information contained herein is provided for informational purposes only and constitutes an estimate of value that has been compiled from a variety of sources, which may include funds set aside for improvements pursuant to the loan documents and any increased value related thereto. Current market conditions may significantly affect Pender's Property Value. The information provided herein is subject to change, and Pender makes no representations or warranties, express or implied, concerning the same. | 2. Past performance is not indicative of future results.

Past performance is not indicative of future results. The performance data quoted represents past performance and current and future returns may vary. Total net return figures include change in share price, reinvestment of dividends and capital gains, net of fees and expenses. The investment return and principal value will fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. For the most recent performance, please call 310.853.8001.

Month by Month Performance (Net)¹

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Inception date April 24, 2023

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	SINCE INCEPTION (Cumulative)
2024	0.60%	0.81%	0.77%	0.71%	0.72%	0.87%							10.56%
2023				0.63%	0.51%	0.63%	0.85%	0.67%	0.79%	0.74%	0.61%	0.65%	6.08%

Predecessor Fund Performance (Net)¹

Inception date April 24, 2023

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD ²
2023	0.49%	0.60%	0.60%	0.22% through 4/21									1.91%
2022	0.62%	0.61%	0.59%	0.69%	0.66%	0.63%	0.58%	0.75%	0.66%	0.62%	0.81%	0.53%	6.84%
2021	0.40%	0.51%	0.39%	0.49%	0.50%	0.37%	0.68%	0.58%	0.64%	0.69%	0.43%	0.53%	4.60%
2020	0.70%	0.64%	0.32%	0.23%	0.24%	0.26%	0.28%	0.31%	0.33%	0.50%	0.45%	0.45%	4.25%
2019	0.78%	0.76%	0.78%	0.75%	0.76%	0.73%	0.73%	0.72%	0.71%	0.61%	0.63%	0.66%	8.62%
2018	0.77%	0.79%	0.78%	0.78%	0.78%	0.79%	0.79%	0.78%	0.78%	0.78%	0.77%	0.77%	9.36%
2017	0.79%	0.78%	0.79%	0.79%	0.78%	0.79%	0.79%	0.79%	0.79%	0.78%	0.78%	0.79%	9.44%
2016	0.79%	0.79%	0.80%	0.80%	0.79%	0.80%	0.79%	0.80%	0.79%	0.79%	0.80%	0.79%	9.53%
2015								0.85%	0.86%	0.84%	0.85%	0.82%	4.22%

1. This table is for informational purposes only, as the predecessor fund governed by different regulations and metrics, though assets, investment advisor, and investment strategy remained largely consistent in the Pender Real Estate Credit Fund. Percentages set forth above are net of any fees payable pursuant to the fund operating documents, and inclusive of any origination, exit and extension fees; provided, however, such performance values may be subject to change depending on specific investor group(s). The information provided herein shall not be regarded as final until audited financial statements are issued. The information is provided as of June 30, 2024. | 2. The Adviser and Fund have entered into Expense Limitation Agreement as provided in the Fund Prospectus. Please see prospectus www.pendercapitalfunds.com/offering/ for more important information.

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Fund Overview³

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		PENDER FUND BALANCE	OUTSIDE BALANCE	TOTAL LOAN
Total Loans Originated	186	\$1,177,099,320	\$76,222,490	\$1,253,321,810
Loans Paid Off	151	\$780,247,064	\$52,402,490	\$832,649,553
Total Loans Outstanding	35	\$396,852,257	\$23,820,000	\$420,672,257

3. This table is cumulative for all Fund assets since the origination of the predecessor fund. The Total Loans Outstanding are as of June 30, 2024.

Fund Outstanding Loans

AS OF 6/30/2024

FUNDING DATE	CITY	STATE	ORIGINAL TERM (Months)	EXTENSION Y/N	PROPERTY TYPE	PENDER FUND BALANCE	OUTSIDE BALANCE	TOTAL LOAN	% OWNED BY FUND	PENDER'S PROPERTY VALUE**	LTV**	
9/30/19	Fort Worth	TX	12	Y-24mth; Y-6mth	Mixed Use	\$4,950,000	\$550,000	\$5,500,000	90%	(a)	\$7,900,000	69.62%
4/27/21	Houston	TX	24	Y-12mth-2x	Mobile Home Park	\$2,680,000	\$670,000	\$3,350,000	80%	(a)	\$5,750,000	58.26%
10/29/21	Oklahoma City	OK	24	Y-3mth-2x; 1x-30 days	Multifamily	\$14,125,000	\$2,000,000	\$16,125,000	88%	(a)	\$24,000,000	67.19%
11/16/21	Little Rock	AR	24	Y-6mth -2x	Multifamily	\$4,350,000	\$0	\$4,350,000	100%		\$7,500,000	58.00%
5/1/22	Bemidji	MN	24	Y-6mth;Y-12 mths	Hospitality	\$2,038,315	\$0	\$2,038,315	100%	(a)	\$6,200,000	32.88%
5/4/22	Dallas	TX	24	Y-12	Multifamily	\$3,000,000	\$750,000	\$3,750,000	80%	(a)	\$8,100,000	46.30%
5/31/22	Dallas	TX	24	Y-6mth	Multifamily	\$8,350,000	\$2,000,000	\$10,350,000	81%	(a)	\$14,300,000	72.38%
6/28/22	Richmond	VA	24	Y-6mth	Multifamily	\$3,800,000	\$950,000	\$4,750,000	80%	(a)	\$6,400,000.00	74.22%
8/2/22	Philadelphia	PA	12	Y-6mth-2x	Mixed Use	\$11,350,000	\$2,000,000	\$13,350,000	85%	(a)	\$20,000,000	66.75%
10/26/22	Bellingham	WA	24		Multifamily	\$3,375,000	\$0	\$3,375,000	100%		\$4,950,000	68.18%
11/29/22	Yakima	WA	24		Multifamily	\$4,060,000	\$0	\$4,060,000	100%		\$5,800,000	70.00%
12/8/22	Mount Vernon	WA	24		Multifamily	\$7,500,000	\$0	\$7,500,000	100%		\$11,500,000	65.22%
12/22/22	Searcy	AK	24	Y-3mth;Y-6mth	Industrial	\$1,046,100	\$0	\$1,046,100	100%		\$19,400,000	5.39%
12/27/22	Mount Holly	NJ	12	Y-4mth;Y-6mth	Retail	\$12,950,000	\$0	\$12,950,000	100%		\$18,800,000	68.88%
2/27/23	Grandview	WA	12	Y-12mth	Multifamily	\$4,000,000	\$0	\$4,000,000	100%		\$7,250,000	55.17%
3/29/23	Erie	PA	24		Hospitality	\$1,950,000	\$0	\$1,950,000	100%		\$3,550,000	54.93%
3/31/23	Lebanon	OR	12	Y-12mth	Multifamily	\$3,927,792	\$0	\$3,927,792	100%		\$5,579,071	70.40%
3/31/23	Mansfield	TX	12	Y-12mth	Mixed Use	\$27,075,050	\$0	\$27,075,050	100%		\$50,000,000	54.15%
4/1/23	Fort Worth	TX	12	Y-12mth	Assisted Living	\$10,950,000	\$0	\$10,950,000	100%		\$18,000,000	60.83%
6/14/23	Dallas	TX	12	Y-12mth	Multifamily	\$20,200,000	\$2,000,000	\$22,200,000	91%		\$35,900,000	61.84%
6/14/23	Dallas	TX	12	Y-12mth	Multifamily	\$10,250,000	\$2,000,000	\$12,250,000	84%		\$26,400,000	46.40%
6/14/23	Dallas	TX	12	Y-12mth	Multifamily	\$11,075,000	\$2,000,000	\$13,075,000	85%		\$30,400,000	43.01%
6/14/23	Dallas	TX	12	Y-12mth	Multifamily	\$13,750,000	\$0	\$13,750,000	100%		\$23,243,566	59.16%
6/14/23	Dallas	TX	12	Y-12mth	Multifamily	\$9,000,000	\$0	\$9,000,000	100%		\$15,213,971	59.16%
6/14/23	Dallas	TX	12	Y-12mth	Multifamily	\$11,250,000	\$0	\$11,250,000	100%		\$19,017,463	59.16%
9/15/23	Prosper	TX	12		Multifamily	\$23,400,000	\$0	\$23,400,000	100%		\$36,000,000	65.00%
10/6/23	Dallas	TX	12		Multifamily	\$17,500,000	\$0	\$17,500,000	100%		\$27,500,000	63.64%
11/16/23	Clarkston	WA	12		Multifamily	\$4,400,000	\$1,100,000	\$5,500,000	80%		\$7,500,000	73.33%
2/1/24	Houston	TX	6		Multifamily	\$30,500,000	\$2,000,000	\$32,500,000	94%		\$43,500,000	74.71%
4/5/24	Short Hills	NJ	12		Office	\$34,400,000	\$2,000,000	\$36,400,000	95%		\$77,700,000	46.85%
3/12/24	Harvey	LA	12		Multifamily	\$26,000,000	\$0	\$26,000,000	100%		\$40,000,000	65.00%
4/29/24	Burlington	WA	12		Multifamily	\$7,200,000	\$1,800,000	\$9,000,000	80%		\$15,000,000	60.00%
5/1/24	Fort Worth	TX	12		Office	\$6,950,000	\$0	\$6,950,000	100%		\$10,700,000	64.95%
5/23/24	Dallas	TX	12		Multifamily	\$14,000,000	\$0	\$14,000,000	100%		\$30,300,000	46.20%
5/24/24	Dallas	TX	12		Multifamily	\$25,500,000	\$2,000,000	\$27,500,000	93%		\$57,800,000	47.58%
TOTALS						\$396,852,257	\$23,820,000	\$420,672,257			\$741,154,071	58.71%
AVERAGES						\$11,338,636		\$12,019,207			\$21,175,831	

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a. Co-Investment Transaction. For every transaction labeled with an "a" above, such transaction includes funds contributed by an outside investor in the amount set forth in the "Outside Balance" column above. On any such transaction, the Fund maintained full servicing control and borrower facing relationship.

Paid Off Loans & Assets Sold

FUNDING DATE	CITY	STATE	TERM (Months)	PAYOFF DATE	PROPERTY TYPE	PENDER FUND BALANCE	OUTSIDE BALANCE	TOTAL LOAN	% OWNED BY FUND	PENDER'S PROPERTY VALUE**	LTV**
11/11/15	Statesville	NC	12	12/15/16	Industrial	\$1,825,000	\$0	\$1,825,000	100%	\$3,125,000	58.40%
8/12/15	Las Vegas	NV	12	12/2/17	Retail	\$1,275,000	\$0	\$1,275,000	100%	\$1,900,000	67.10%
9/1/16	Phoenix	AZ	12	6/9/17	Multifamily	\$560,000	\$0	\$560,000	100%	\$800,000	70.00%
3/8/16	Santa Ana	CA	12	9/28/17	Office	\$1,950,000	\$0	\$1,950,000	100%	\$3,750,000	52.00%
7/30/16	Louisville	KY	12	11/10/17	Multifamily	\$575,000	\$0	\$575,000	100%	\$850,000	67.64%
12/11/15	Torrance	CA	24	12/15/17	Retail	\$1,025,000	\$0	\$1,025,000	100%	\$2,200,000	46.59%
12/30/16	Reno	NV	12	12/29/17	Assisted Living	\$1,085,000	\$0	\$1,085,000	100%	\$1,650,000	65.76%
11/15/17	Dallas	TX	12	2/20/18	Multifamily	\$7,000,000	\$4,000,000	\$11,000,000	64% (a)	\$16,000,000	68.75%
9/1/17	Dallas	TX	12	3/30/18	Multifamily	\$3,900,000	\$0	\$3,900,000	100%	\$5,750,000	67.82%
12/30/16	Tacoma	WA	18	6/20/18	Mixed Use	\$1,750,000	\$0	\$1,750,000	100%	\$2,550,000	68.62%
5/22/17	Jacksonville	FL	12	7/20/18	Industrial	\$700,000	\$3,000,000	\$3,700,000	19% (a)	\$5,750,000	64.35%
5/30/17	Seattle	WA	24	10/15/18	Multifamily	\$2,500,000	\$0	\$2,500,000	100%	\$3,600,000	69.44%
10/22/18	Independence	MO	12	10/24/18	Multifamily	\$3,000,000	\$0	\$3,000,000	100%	\$5,433,326	55.21%
8/28/18	Seattle	WA	12	11/28/18	Multifamily	\$5,500,000	\$0	\$5,500,000	100%	\$8,250,000	66.67%
12/15/16	Statesville	NC	12	12/17/18	Industrial	\$2,050,000	\$0	\$2,050,000	100%	\$3,850,000	53.25%
10/19/18	Mount Vernon	WA	12	12/19/18	Multifamily	\$5,000,000	\$0	\$5,000,000	100%	\$7,500,000	66.67%
10/19/18	Kansas City	MO	12	2/7/19	Multifamily	\$2,650,000	\$0	\$2,650,000	100%	\$4,070,000	65.11%
2/28/19	Fort Worth	TX	12	3/28/19	Assisted Living	\$6,200,000	\$0	\$6,200,000	100%	\$13,000,000	47.69%
9/29/18	Kansas City	MO	12	5/2/19	Multifamily	\$1,300,000	\$0	\$1,300,000	100%	\$2,100,000	61.90%
9/29/18	Kansas City	MO	12	5/2/19	Multifamily	\$720,000	\$0	\$720,000	100%	\$1,100,000	65.45%
12/21/18	Danbury	CT	6	5/24/19	Hospitality	\$8,700,000	\$0	\$8,700,000	100%	\$13,000,000	66.92%
9/28/18	Bentonville	AR	12	5/30/19	Retail	\$1,800,000	\$0	\$1,800,000	100%	\$3,322,286	54.18%
5/30/19	Edmonds	WA	24	6/4/19	Multifamily	\$2,100,000	\$0	\$2,100,000	100%	\$3,000,000	70.00%
8/16/18	Phoenix	AZ	12	6/21/19	Multifamily	\$2,800,000	\$0	\$2,800,000	100%	\$4,000,000	70.00%
9/13/18	Hazleton	PA	12	6/27/19	Retail	\$4,200,000	\$0	\$4,200,000	100%	\$6,200,000	67.74%
1/8/19	Westminster	CA	6	7/1/19	Office	\$1,200,000	\$0	\$1,200,000	100%	\$1,850,000	64.86%
7/5/19	San Antonio	TX	12	7/12/19	Hospitality	\$10,600,000	\$0	\$10,600,000	100%	\$15,410,000	68.79%
6/28/19	Phoenix	AZ	12	7/19/19	Multifamily	\$2,000,000	\$0	\$2,000,000	100%	\$3,250,000	61.54%
3/27/18	Georgetown	KY	12	8/9/19	Retail	\$3,150,000	\$0	\$3,150,000	100%	\$4,500,000	70.00%
11/22/17	Mansfield	TX	12	9/30/19	Mixed Use	\$7,175,000	\$0	\$7,175,000	100%	\$10,500,000	68.33%
12/15/17	San Antonio	TX	12	10/22/19	Mixed Use	\$2,100,000	\$0	\$2,100,000	100%	\$3,200,000	65.63%
2/13/18	Irvine	CA	24	12/10/19	Industrial	\$2,800,000	\$0	\$2,800,000	100%	\$4,300,000	65.12%
4/28/18	Wilmington	DE	12	12/13/19	Multifamily	\$550,000	\$0	\$550,000	100%	\$850,000	64.71%
7/12/19	San Antonio	TX	12	1/6/20	Hospitality	\$2,054,000	\$0	\$2,054,000	100%	\$3,160,000	65.00%
1/24/18	Fort Worth	TX	6	1/16/20	Multifamily	\$4,200,000	\$0	\$4,200,000	100%	\$7,500,000	56.00%
11/9/18	St. Paul	MN	12	2/18/20	Office	\$5,000,000	\$0	\$5,000,000	100%	\$8,100,000	61.73%
3/28/19	Mt Vernon	WA	12	2/20/20	Multifamily	\$800,000	\$0	\$800,000	100%	\$1,250,000	64.00%
4/18/19	Bronx	NY	12	3/17/20	Multifamily	\$2,180,500	\$0	\$2,180,500	100%	\$3,120,000	69.89%
9/6/19	Nacogdoches	TX	12	3/30/20	Mixed Use	\$4,914,000	\$546,000	\$5,460,000	90% (a)	\$7,870,000	69.38%
12/15/17	Torrance	CA	12	7/22/20	Retail	\$1,100,000	\$0	\$1,100,000	100%	\$2,250,000	48.89%
5/24/19	Umatilla	OR	24	8/3/20	Multifamily	\$4,500,000	\$0	\$4,500,000	100%	\$6,500,000	69.23%
5/29/19	Pendleton	OR	24	8/3/20	Multifamily	\$2,800,000	\$0	\$2,800,000	100%	\$4,100,000	68.29%
5/29/19	Stanwood	WA	24	8/13/20	Multifamily	\$1,300,000	\$0	\$1,300,000	100%	\$1,900,000	68.42%
7/20/18	Jacksonville	FL	12	8/21/20	Industrial	\$3,474,000	\$0	\$3,474,000	100%	\$5,750,000	60.42%
11/13/18	Billings	MT	12	10/8/20	Hospitality	\$1,100,000	\$0	\$1,100,000	100%	\$1,700,000	64.71%
4/20/18	Roswell	GA	12	10/15/20	Retail	\$6,500,000	\$0	\$6,500,000	100%	\$9,735,000	66.77%
2/21/20	Taunton	MA	6	10/28/20	Medical Office	\$1,725,750	\$191,750	\$1,917,500	90% (a)	\$3,085,689	62.14%
6/22/18	Spokane	WA	12	11/9/20	Hospitality	\$3,450,000	\$0	\$3,450,000	100%	\$5,750,000	60.00%
12/19/19	Kennewick	WA	24	11/12/20	Multifamily	\$4,500,000	\$500,000	\$5,000,000	90% (a)	\$7,500,000	66.67%

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Paid Off Loans & Assets Sold (Continued)

FUNDING DATE	CITY	STATE	TERM (Months)	PAYOFF DATE	PROPERTY TYPE	PENDER FUND BALANCE	OUTSIDE BALANCE	TOTAL LOAN	% OWNED BY FUND	PENDER'S PROPERTY VALUE**	LTV**
12/28/18	Fort Worth	TX	24	11/12/20	Multifamily	\$6,000,000	\$0	\$6,000,000	100%	\$9,500,000	63.16%
2/20/20	Mount Vernon	WA	24	11/17/20	Mixed Use	\$1,170,000	\$130,000	\$1,300,000	90% (a)	\$2,293,000	56.69%
10/29/18	Leland	NC	12	12/1/20	Industrial	\$1,200,000	\$0	\$1,200,000	100%	\$2,000,000	60.00%
10/9/19	Jacksonville	FL	24	1/4/21	Multifamily	\$1,363,500	\$151,500	\$1,515,000	90% (a)	\$2,220,000	68.24%
11/20/19	East Wenatchee	WA	24	1/27/21	Multifamily	\$2,700,000	\$300,000	\$3,000,000	90% (a)	\$4,000,000	75.00%
6/12/19	Houston	TX	12	2/5/21	Multifamily	\$3,600,000	\$0	\$3,600,000	100%	\$5,200,000	69.23%
9/6/19	Burlington	WA	24	2/5/21	Multifamily	\$3,600,000	\$400,000	\$4,000,000	90.00% (a)	\$6,200,000	64.52%
11/12/19	Madras	OR	24	2/5/21	Multifamily	\$5,040,000	\$560,000	\$5,600,000	90% (a)	\$8,192,000	68.36%
8/9/19	Wenatchee	WA	24	2/5/21	Multifamily	\$1,450,000	\$0	\$1,450,000	100%	\$2,250,000	64.44%
12/6/19	West Hollywood	CA	18	2/19/21	Multifamily	\$17,500,000	\$1,000,000	\$18,500,000	95% (a)	\$27,500,000	67.27%
5/29/19	Mount Vernon	WA	24	3/4/21	Multifamily	\$2,100,000	\$0	\$2,100,000	100%	\$3,000,000	70.00%
10/18/19	Topeka	KS	24	3/5/21	Multifamily	\$2,470,500	\$274,500	\$2,745,000	90% (a)	\$3,660,000	75.00%
9/20/19	Austin	TX	18	3/18/21	Multifamily	\$17,910,000	\$1,000,000	\$18,910,000	94.71% (a)	\$29,435,000	64.24%
12/2/19	Coral Gables	FL	12	3/18/21	Multifamily	\$5,850,000	\$650,000	\$6,500,000	90% (a)	\$9,370,000	69.37%
3/30/18	Dallas	TX	12	3/24/21	Multifamily	\$11,000,000	\$0	\$11,000,000	100%	\$18,500,000	59.46%
3/20/19	Titusville	FL	18	3/31/21	Retail	\$5,650,000	\$0	\$5,650,000	100%	\$10,000,000	56.50%
7/23/19	South Plainfield	NJ	12	4/1/21	Industrial	\$3,030,000	\$0	\$3,030,000	100%	\$4,485,000	67.56%
6/14/19	Tulsa	OK	12	4/1/21	Multifamily	\$2,030,000	\$0	\$2,030,000	100%	\$3,300,000	61.52%
3/29/19	Gig Harbor	WA	12	4/1/21	Assisted Living	\$5,600,000	\$0	\$5,600,000	100%	\$8,000,000	70.00%
3/25/20	La Marque	TX	12	4/1/21	Multifamily	\$3,280,000	\$0	\$3,280,000	100%	\$5,180,000	63.32%
1/16/20	Fort Worth	TX	18	4/2/21	Multifamily	\$3,628,125	\$403,125	\$4,031,250	90% (a)	\$6,031,000	66.84%
4/29/19	Columbus	OH	12	4/15/21	Industrial	\$1,475,000	\$0	\$1,475,000	100%	\$2,175,000	67.82%
6/9/18	Houston	TX	12	4/27/21	Mobile Home Park	\$2,300,000	\$0	\$2,300,000	100%	\$4,000,000	57.50%
7/12/19	San Antonio	TX	12	4/28/21	Hospitality	\$3,395,000	\$0	\$3,395,000	100%	\$4,850,000	70.00%
8/9/17	Los Angeles	CA	24	4/30/21	ALF/ Multifamily	\$4,000,000	\$0	\$4,000,000	100%	\$7,650,000	52.29%
8/23/19	Mckinney	TX	12	4/30/21	Office	\$2,340,000	\$260,000	\$2,600,000	90% (a)	\$3,725,000	69.80%
12/27/18	Doswell	VA	12	5/17/21	Hospitality	\$4,500,000	\$0	\$4,500,000	100%	\$7,600,000	59.21%
3/11/19	Merrillville	IN	12	5/21/21	Retail	\$2,100,000	\$0	\$2,100,000	100%	\$3,200,000	65.63%
1/18/19	St. Louis	MO	12	5/24/21	Multifamily	\$1,700,000	\$0	\$1,700,000	100%	\$2,435,000	69.82%
4/1/21	La Marque	TX	12	6/1/21	Multifamily	\$3,280,000	\$0	\$3,280,000	100%	\$5,369,000	61.09%
6/28/19	East Wenatchee	WA	24	6/8/21	Multifamily	\$5,000,000	\$0	\$5,000,000	100%	\$7,500,000	66.67%
2/20/19	St. Louis	MO	12	7/9/21	Multifamily	\$1,505,000	\$0	\$1,505,000	100%	\$2,150,000	70.00%
11/6/20	Richmond	VA	24	7/14/21	Multifamily	\$3,750,000	\$0	\$3,750,000	100%	\$5,000,000	75.00%
8/14/19	Los Angeles	CA	12	7/22/21	Office	\$14,000,000	\$1,000,000	\$15,000,000	93.33% (a)	\$26,500,000	56.60%
1/14/20	Houston	TX	18	7/23/21	Multifamily	\$14,387,000	\$1,000,000	\$15,387,000	94% (a)	\$27,000,000	56.99%
10/8/19	Palm Bay	FL	24	7/28/21	Retail	\$936,000	\$104,000	\$1,040,000	90% (a)	\$1,600,000	65.00%
4/1/21	Tulsa	OK	12	8/2/21	Multifamily	\$2,280,000	\$0	\$2,280,000	100%	\$4,500,000	50.67%
7/30/19	Shelton	WA	24	9/27/21	Multifamily	\$2,200,000	\$0	\$2,200,000	100%	\$3,250,000	67.69%
7/7/21	Houston	TX	24	9/30/21	Multifamily	\$22,000,000	\$0	\$22,000,000	100%	\$33,000,000	66.67%
5/21/18	Port Townsend	WA	12	10/28/21	Mixed Use	\$3,300,000	\$0	\$3,300,000	100%	\$6,000,000	55.00%
3/24/21	Dallas	TX	12	10/29/21	Multifamily	\$14,400,000	\$1,600,000	\$16,000,000	90% (a)	\$28,000,000	57.14%
4/30/21	San Antonio	TX	24	11/24/21	Hospitality	\$3,120,000	\$780,000	\$3,900,000	80% (a)	\$5,600,000	69.64%
4/1/21	Gig Harbor	WA	24	2/18/22	Assisted Living	\$6,500,000	\$0	\$6,500,000	100%	\$10,000,000	65.00%
11/27/19	St. Louis	MO	12	3/9/22	Office	\$1,795,500	\$199,500	\$1,995,000	90% (a)	\$2,850,000	70.00%
11/27/19	St. Louis	MO	12	3/9/22	Mixed Use	\$754,786	\$83,865	\$838,651	90% (a)	\$1,210,000	69.31%
12/28/16	Sussex	NJ	12	3/14/22	Mixed Use	\$600,000	\$0	\$600,000	100%	\$1,100,000	54.55%
3/16/21	Oakland	CA	PARTIAL	3/18/22	Multifamily/ Mixed Use	\$1,620,000	\$180,000	\$1,800,000	90%	\$1,890,000	95.24%
3/16/21	Oakland	CA	PARTIAL	3/23/22	Multifamily/ Mixed Use	\$1,710,000	\$190,000	\$1,900,000	90%	\$1,920,000	98.96%

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Paid Off Loans & Assets Sold (Continued)

FUNDING DATE	CITY	STATE	TERM (Months)	PAYOFF DATE	PROPERTY TYPE	PENDER FUND BALANCE	OUTSIDE BALANCE	TOTAL LOAN	% OWNED BY FUND	PENDER'S PROPERTY VALUE**	LTV**	
8/13/19	Brownsville	TX	24	4/8/22	Retail	\$1,188,000	\$132,000	\$1,320,000	90%	(a)	\$3,200,000	41.25%
6/28/19	Bemidji	MN	12	5/1/22	Hospitality	\$3,650,000	\$0	\$3,650,000	100%		\$5,300,000	68.87%
2/27/19	Erie	PA	12	5/1/22	Hospitality	\$2,000,000	\$0	\$2,000,000	100%		\$2,900,000	68.97%
5/15/19	Vernon	NJ	12	5/1/22	Multifamily	\$2,800,000	\$0	\$2,800,000	100%		\$4,125,000	67.88%
3/16/21	Oakland	CA	PARTIAL	5/2/22	Multifamily/ Mixed Use	\$2,790,000	\$310,000	\$3,100,000	90%		\$2,870,000	108.01%
7/12/19	North Hollywood	CA	24	5/13/22	Industrial	\$1,900,000	\$0	\$1,900,000	100%		\$7,000,000	27.14%
4/1/21	South Plainfield	NJ	24	6/2/22	Industrial	\$3,600,000	\$0	\$3,600,000	100%		\$5,850,000	61.54%
3/4/19	Forest Hill	TX	12	6/30/22	Assisted Living	\$3,800,000	\$0	\$3,800,000	100%		\$8,025,000	47.35%
3/28/19	Fort Worth	TX	12	6/30/22	Assisted Living	\$9,450,000	\$0	\$9,450,000	100%		\$13,500,000	70.00%
7/26/21	Fort Worth	TX	18	6/30/22	DIP Loan	\$4,000,000	\$0	\$4,000,000	100%		\$18,000,000	22.22%
5/24/19	Fort Worth	TX	18	6/30/22	Office	\$10,500,000	\$0	\$10,500,000	100%		\$15,000,000	70.00%
9/30/19	Fort Worth	TX	12		Mixed Use	\$6,000,000	\$300,000	\$6,300,000	95%	(a)	\$9,000,000	70.00%
3/9/21	Great Falls	MT	24	8/9/22	Multifamily	\$937,500.00	\$937,501	\$1,875,001	50.00%	(a)	\$3,530,000	53.12%
3/9/21	Great Falls	MT	24	8/9/22	Multifamily	\$1,860,000	\$465,000	\$2,325,000	80%	(a)	\$3,855,000	60.31%
3/9/21	Great Falls	MT	24	8/9/22	Multifamily	\$1,031,250	\$1,031,250	\$2,062,500	50%	(a)	\$3,600,000	57.29%
3/11/21	Great Falls	MT	24	8/9/22	Multifamily	\$700,000	\$175,000	\$875,000	80%	(a)	\$1,550,000	56.45%
3/11/21	Great Falls	MT	24	8/9/22	Multifamily	\$540,000	\$135,000	\$675,000	80%	(a)	\$1,200,000	56.25%
3/11/21	Great Falls	MT	24	8/9/22	Multifamily	\$1,640,000	\$410,000	\$2,050,000	80%	(a)	\$4,600,000	44.57%
3/11/21	Great Falls	MT	24	8/9/22	Multifamily	\$1,350,000	\$337,500	\$1,687,500	80%	(a)	\$2,690,000	62.73%
3/22/21	Great Falls	MT	24	8/9/22	Multifamily	\$3,600,000	\$900,000	\$4,500,000	80%	(a)	\$9,300,000	48.39%
4/5/21	Great Falls	MT	24	8/9/22	Multifamily	\$7,320,000	\$1,830,000	\$9,150,000	80%	(a)	\$15,790,000	57.95%
8/13/21	Statesboro	GA	24	8/30/22	Multifamily	\$3,947,500	\$0	\$3,947,500	100%		\$7,250,000	70.49%
3/9/21	Great Falls	MT	24	9/1/22	Multifamily	\$1,755,000	\$195,000	\$1,950,000	90%	(a)	\$3,790,000	51.45%
2/27/18	Youngstown	OH	12	9/2/22	Hospitality	\$4,000,000	\$0	\$4,000,000	100%		\$5,800,000	68.97%
1/17/20	New Brighton	MN	12	9/28/22	Retail	\$3,950,000	\$0	\$3,950,000	100%	(a)	\$6,500,000	60.77%
3/10/21	Sherman	TX	24	9/30/22	Multifamily	\$4,725,000	\$525,000	\$5,250,000	90%	(a)	\$9,200,000	57.07%
12/17/19	Spring Lake	SC	24	10/3/22	Multifamily	\$13,700,000	\$1,000,000	\$14,700,000	93%	(a)	\$25,000,000	58.80%
9/24/21	Irving	TX	24	10/31/22	Multifamily	\$8,950,000	\$2,000,000	\$10,950,000	82%	(a)	\$14,600,000	75.00%
9/30/21	Houston	TX	6	11/3/22	Multifamily	\$23,275,000	\$2,000,000	\$25,275,000	92%	(a)	\$43,500,000	58.10%
7/23/21	Clemson	SC	24	11/14/22	Multifamily	\$4,125,000	\$0	\$4,125,000	100%		\$5,500,000	75.00%
3/16/21	Oakland	CA	24	12/28/22	Multifamily/ Mixed Use	\$1,811,250	\$201,250	\$2,012,500	90%	(a)	\$6,000,000	33.54%
3/2/18	Mount Holly	NJ	12	12/27/22	Retail	\$6,500,000	\$0	\$6,500,000	100%		\$11,000,000	59.09%
6/16/21	Des Moines	IA	24	1/26/23	Multifamily	\$14,480,000	\$3,620,000	\$18,100,000	80%	(a)	\$29,500,000	61.36%
5/1/22	Vernon	NJ	24	2/6/23	Multi-Purpose	\$3,300,000	\$825,000	\$4,125,000	80%	(a)	\$5,300,000	77.83%
5/1/22	Erie	PA	PARTIAL	2/6/23	Multi-Purpose	\$240,000	\$60,000	\$300,000	80%	(a)	\$0	
5/1/22	Erie	PA	PARTIAL	3/7/23	Multi-Purpose	\$80,000	\$20,000	\$100,000	80%	(a)	\$0	
5/1/22	Bemidji	MN	PARTIAL	3/7/23	Multi-Purpose	\$80,000	\$20,000	\$100,000	80%	(a)	\$0	
5/1/22	Erie	PA	24	3/29/23	Hospitality	\$3,040,000	\$760,000	\$3,800,000	80%	(a)	\$6,600,000	57.58%
3/15/21	Cocoa	FL	24	3/31/23	Mobile Home Park	\$2,325,000	\$0	\$2,325,000	100%	(a)	\$4,100,000	56.71%
6/14/21	Lebanon	OR	24	3/31/23	Multifamily	\$3,147,647	\$786,912	\$3,934,559	80%	(a)	\$8,300,000	47.40%
6/30/22	Fort Worth	TX	12	4/1/23	Office	\$10,150,000	\$0	\$10,150,000	100%		\$14,500,000	70.00%
6/30/22	Fort Worth	TX	12	4/1/23	Assisted Living	\$18,850,000	\$0	\$18,850,000	100%		\$27,000,000	69.81%
5/17/21	Doswell	VA	PARTIAL	4/7/23	Hospitality	\$500,000	\$0	\$500,000	100%		\$0	
4/28/21	Mckinney	TX	24	5/3/23	Office	\$1,880,000	\$470,000	\$2,350,000	80%	(a)	\$3,750,000	62.67%
5/6/22	Richmond	VA	24	5/8/23	Multifamily	\$3,600,000	\$900,000	\$4,500,000	80%	(a)	\$6,110,000.00	73.65%
11/30/22	Castle Rock	WA	24	5/17/23	Multifamily	\$2,170,000	\$0	\$2,170,000	100%		\$3,100,000	70.00%
5/17/21	Doswell	VA	PARTIAL	5/17/23	Hospitality	\$500,000	\$0	\$500,000	100%		\$0	
3/31/23	Lebanon	OR	PARTIAL	5/17/23	Multifamily	\$391,184	\$0	\$391,184	100%		\$0	
4/27/21	Houston	TX	PARTIAL	6/26/23	Mobile Home Park	\$160,000	\$40,000	\$200,000	80%	(a)	\$0	

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Paid Off Loans & Assets Sold (Continued)

FUNDING DATE	CITY	STATE	TERM (Months)	PAYOFF DATE	PROPERTY TYPE	PENDER FUND BALANCE	OUTSIDE BALANCE	TOTAL LOAN	% OWNED BY FUND	PENDER'S PROPERTY VALUE**	LTV**
4/1/23	Fort Worth	TX	PARTIAL	6/30/23	Assisted Living	\$750,000	\$0	\$750,000	100%	\$0	
2/11/22	Austin	TX	PARTIAL	6/30/23	Multifamily	\$197,200	\$49,300	\$246,500	80% (a)	\$0	
2/11/22	Austin	TX	PARTIAL	8/11/23	Multifamily	\$199,784	\$49,946	\$249,730	80% (a)	\$0	
2/11/22	Austin	TX	PARTIAL	8/18/23	Multifamily	\$199,784	\$49,946	\$249,730	80% (a)	\$0	
10/4/22	Lewiston	ID	12	8/24/23	Multifamily	\$2,100,000	\$0	\$2,100,000	100%	\$3,350,000	62.69%
5/17/21	Doswell	VA	PARTIAL	8/29/23	Hospitality	\$2,230,016	\$0	\$2,230,016	100%	\$0	
12/28/22	Bellingham	WA	24	9/19/23	Multifamily	\$1,600,000	\$0	\$1,600,000	100%	\$2,170,000	73.73%
4/1/23	Fort Worth	TX	PARTIAL	9/28/23	Office	\$1,500,000	\$0	\$1,500,000	100%	\$0	
12/22/22	Searcy	AK	PARTIAL	9/29/23	Industrial	\$1,600,000	\$0	\$1,600,000	100%	\$0	
2/11/22	Austin	TX	24	9/29/23	Multifamily	\$4,680,000	\$1,170,000	\$5,850,000	80% (a)	\$7,850,000	74.52%
2/11/22	Austin	TX	24	9/29/23	Multifamily	\$4,323,232	\$1,080,808	\$5,404,040	80% (a)	\$7,631,250	70.81%
2/11/22	Austin	TX	24	9/29/23	Multifamily	\$4,560,000	\$1,140,000	\$5,700,000	80% (a)	\$7,650,000	74.51%
5/17/21	Doswell	VA	PARTIAL	10/10/23	Hospitality	\$1,000,000	\$0	\$1,000,000	100%	\$0	
5/1/22	Bemidji	MN	PARTIAL	10/30/23	Hospitality	\$200,000	\$0	\$200,000	100% (a)	\$0	
12/8/21	San Antonio	TX	PARTIAL	11/3/23	Multifamily	\$5,200,000	\$1,300,000	\$6,500,000	80% (a)	\$7,370,000	88.20%
12/3/21	New Carlisle	IN	24	11/30/23	RV Park	\$3,360,000	\$840,000	\$4,200,000	80% (a)	\$9,300,000	45.16%
12/8/21	San Antonio	TX	24	12/8/23	Multifamily	\$2,800,000	\$700,000	\$3,500,000	80% (a)	\$6,080,000	57.57%
6/25/21	Lubbock	TX	24	12/13/23	Multifamily	\$4,000,000	\$0	\$4,000,000	100%	\$6,240,000	64.10%
5/17/21	Doswell	VA	PARTIAL	12/18/23	Hospitality	\$769,984	\$0	\$769,984	100%	\$9,300,000	8.28%
2/27/23	Grandview	WA	PARTIAL	12/18/23	Multifamily	\$1,000,000	\$0	\$1,000,000	100%	\$7,250,000	13.79%
12/22/22	Searcy	AK	PARTIAL	12/18/23	Industrial	\$9,000,000	\$0	\$9,000,000	100%	\$0	
3/31/23	Lebanon	OR	PARTIAL	1/24/24	Multifamily	\$379,095	\$0	\$379,095	100%	\$0	
5/1/22	Bemidji	MN	PARTIAL	1/25/24	Hospitality	\$1,773,348	\$443,337	\$2,216,685	80% (a)	\$0	
5/2/22	Bemidji	MN	PARTIAL	2/1/24	Hospitality	\$45,000	\$0	\$45,000	100% (a)	\$0	
11/3/22	Houston	TX	12	2/1/24	Multifamily	\$32,625,000	\$0	\$32,625,000	100%	\$43,500,000	75.00%
5/1/22	Bemidji	MN	PARTIAL	2/2/24	Hospitality	\$74,000	\$18,500	\$92,500	80% (a)	\$0	
12/22/22	Searcy	AK	PARTIAL	2/15/24	Industrial	\$1,000,700	\$0	\$1,000,700	100%	\$0	
4/1/23	Fort Worth	TX	PARTIAL	3/8/24	Office	\$435,960	\$0	\$435,960	100%	\$0	
4/1/23	Fort Worth	TX	PARTIAL	3/11/24	Office	\$2,510,640	\$0	\$2,510,640	100%	\$0	
12/18/17	San Francisco	CA	24	8/22/23	Mixed Use	\$3,600,000	\$0	\$3,600,000	100%	\$7,000,000	51.43%
12/20/21	Atlanta	GA	24	3/5/24	Multifamily	\$33,000,000	\$4,000,000	\$37,000,000	89% (a)	\$57,200,000	64.69%
3/31/23	Lebanon	OR	PARTIAL	3/29/24	Multifamily	\$401,929	\$0	\$401,929	100%	\$0	
4/1/23	Fort Worth	TX	PARTIAL	3/29/24	Office	\$450,000	\$0	\$450,000	100%	\$0	
2/2/24	Short Hills	NJ	12	4/5/24	Office	\$36,400,000	\$0	\$36,400,000	100%	\$77,700,000	46.85%
5/17/21	Doswell	VA	24	5/1/24	Hospitality	\$1,000,000	\$0	\$1,000,000	100%	\$9,300,000	10.75%
4/1/23	Fort Worth	TX	12	5/1/24	Office	\$5,353,400	\$0	\$5,353,400	100%	\$14,500,000	36.92%
4/1/22	Atlanta	GA	24	5/23/24	Multifamily	\$14,500,000	\$2,000,000	\$16,500,000	88% (a)	\$45,200,000	36.50%
6/28/22	Richmond	VA	PARTIAL	6/10/24	Multifamily	\$2,680,000	\$670,000	\$3,350,000	80% (a)	\$0.00	
TOTALS						\$780,247,064	\$52,402,490	\$832,649,553		\$1,342,147,551	
AVERAGES						\$4,240,473					

** As referenced herein, Pender's Property Value is provided for informational purposes only and is simply an estimate at the time of underwriting, that has been compiled from a variety of sources, which may include funds set aside for improvements pursuant to the loan documents and any increased value related thereto. For performing assets, Pender's Property Value includes the most recent estimate of value. For Designated Assets, Pender's Property Value is based off the estimated value at the time of the underwriting. Pender's Property Value is used to determine the applicable loan to value (LTV) ratio set forth above and is resultantly simply an estimate. Current market conditions, may significantly affect Pender's Property Value. Any values provided herein are subject to change, and Pender makes no representations or warranties, express or implied, concerning the same.

a. Co-Investment Transaction. For every transaction labeled with an "a" above, such transaction includes funds contributed by an outside investor in the amount set forth in the "Outside Balance" column above. On any such transaction, the Fund maintained full servicing control and borrower facing relationship.

This document is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any interests in the Fund or any other securities. Any such offer will be made pursuant to the Fund's private placement memorandum. Past performance is not indicative of future results. This investment will involve significant risks and investors should review the "Risk Factors" set forth in the Fund's private placement memorandum. Investors must have the financial ability and willingness to accept the risks and lack of liquidity characteristics of the investment described herein. There will be no public market for the interests in the Fund. There are no warranties expressed or implied regarding the information provided herein, and Pender Capital expressly disclaims the same. The information contained herein is confidential and may not be redistributed without the express written consent of Pender Capital Management, LLC. All data and performance results are estimates and shall not be regarded as final until audited financial statements are issued.

Information portrayed prior to April 21, 2023, reflects the Private Fund. The "Predecessor Fund" the Pender Capital Asset Based Lending Fund I, L.P. was not registered under the 1940 Act, and therefore was not subject to certain restrictions imposed by the 1940 Act on registered investment companies and by the Code. If the Private Fund had been registered under the 1940 Act, the Private Fund's performance may have been adversely affected. Furthermore, the fees and expenses of the Private Fund were substantially different from the Fund's current fees and expenses. Please see the funds prospectus for important information on fees and expenses.

Carefully consider the fund's investment objectives, risks, charges, and expenses before investing. You can obtain the prospectus with this and other information about the fund at 310.853.8001 or ir@pendercapital.com. Read it carefully before investing.

PRIOR PERFORMANCE DISCLOSURE:

From 8/3/2015 to 4/21/2023 the previous Fund was managed as a private fund (the "Predecessor Fund") and was managed by Pender Capital Management, then acting as the Investment Adviser. On 4/21/2023, the Predecessor Fund contributed its investment portfolio to the new registered Pender Real Estate Credit Fund (PNDRX) and assumed the Predecessor Fund's portfolio as an investment company under the Investment Company Act of 1940, as amended (the "1940 Act"). The personnel of Pender Capital Management, LLC that had made investment decisions for the Predecessor Fund began making investment decisions for PNDRX. The Fund is currently being managed using investment policies, objectives, guidelines and restrictions that are in all material respects substantially the same as those used by the Predecessor Fund. Factors that could affect performance differences between the Fund, and the Predecessor Fund include, but are not limited to, differences in cash flows, fees, expenses, performance calculation methods, portfolio size, number of underlying pooled investments, all of which, if applicable, could have a negative impact on the Fund's performance. Prospective investors should not assume that an investment in this Fund will generate returns comparable to the returns generated by the Prior Funds.

IMPORTANT RISK FACTORS:

An investment in Pender Real Estate Credit Fund Class I1 - PNDRX (the "Fund") is subject to various risks, including, but not limited to, the following:

- Shares are an illiquid investment.
- You may lose all of your investment.
- The Fund is a newly formed business entity with a limited history of operations and limited assets. The Fund is subject to the risks involved with any speculative new venture. No assurance can be given that the Fund will be profitable.
- **Pender Capital does not intend to list the Fund's shares ("shares") on any securities exchange and does not expect a secondary market in the shares to develop. Shares are an illiquid investment.**
- **Investors should generally not expect to be able to sell their shares (other than through the limited repurchase process), regardless of how the Fund performs.**
- Although the Fund is required to implement a share repurchase program, only a limited number of shares will be eligible for repurchase.
- You should consider that you may not have access to the money you invest for an indefinite period of time.
- An investment in the shares is not suitable for you if you have a foreseeable need to access the money you invest.
- Because you will be unable to sell your shares or have them repurchased immediately, you will find it difficult to reduce your exposure on a timely basis during a market downturn.
- COVID-19 has caused volatility, severe market dislocations and liquidity constraints in many markets, including securities the Fund holds and may adversely affect the Fund's investments and operations.
- The Fund is a non-diversified management investment company and may be more susceptible to any single economic or regulatory occurrence than a diversified investment company. Cybersecurity risks have significantly increased in recent years and the Fund could suffer such losses in the future. One of the fundamental risks associated with the Fund's investments is the risk that an issuer will be unable to make principal and interest payments on its outstanding debt obligations when due. Other risk factors include interest rate risk (a rise in interest rates causes a decline in the value of debt securities) and prepayment risk (the debtor may pay its obligation early, reducing the amount of interest payments).
- Real estate includes risks such as, but not limited to, risks associated with the general economic climate; local real estate conditions; demographic changes; changes in the availability of financing; credit risk arising from the financial condition of tenants, buyers, and sellers of properties; geographic market concentration, competition from other space; vacancy; tenant defaults; construction related risks; condemnation; taxes; government regulations; natural and man-made disasters; liability arising out of the presence of certain construction materials; uninsurable losses and fluctuations in interest rates.

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