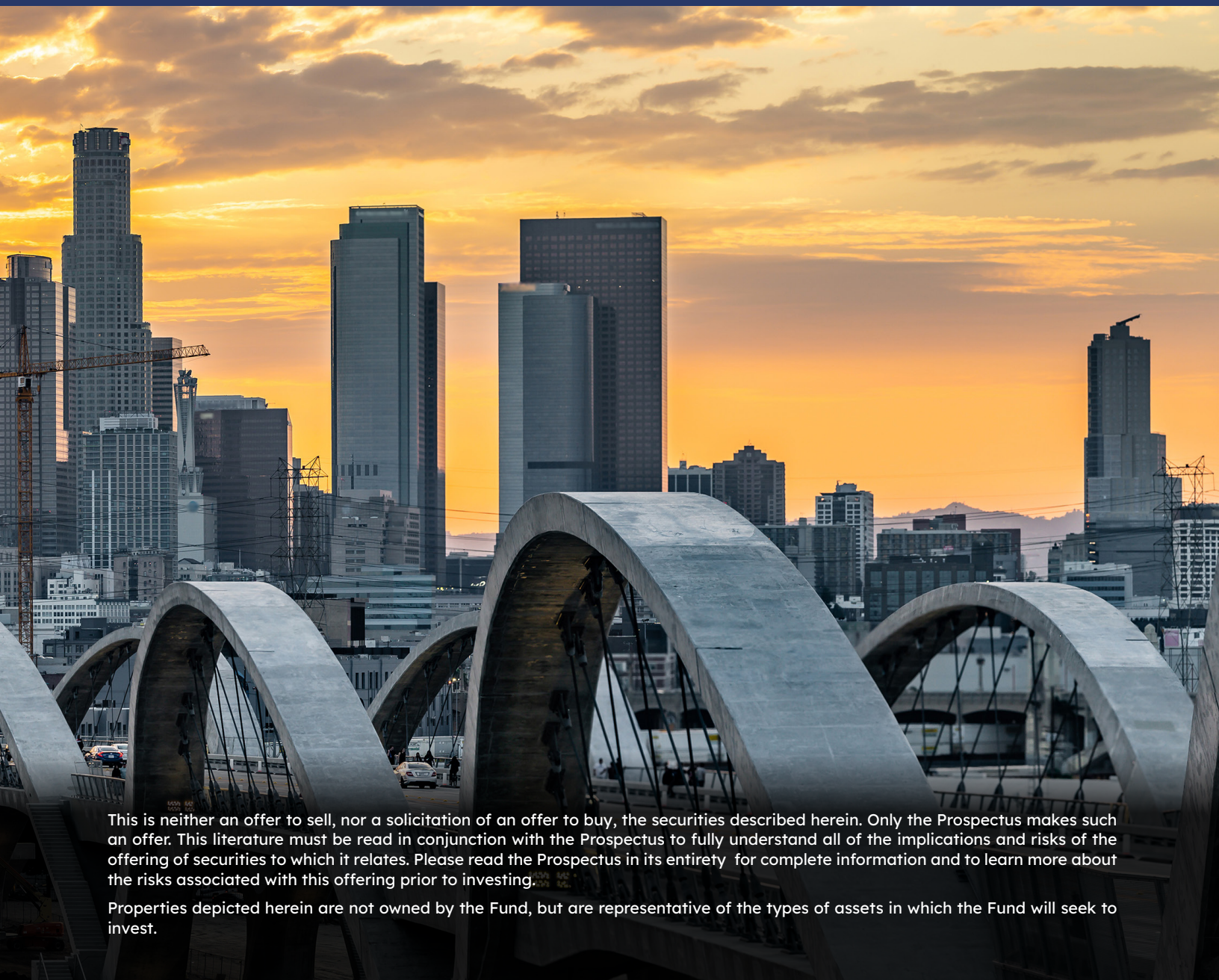
Pender CAPITAL

Pender Real Estate Credit Fund

CLASS I1 - PNDRX | CLASS I2 - PNDIX | CLASS A - PNDAX

A Closed-End Interval Fund Focused on Commercial Real Estate Debt



This is neither an offer to sell, nor a solicitation of an offer to buy, the securities described herein. Only the Prospectus makes such an offer. This literature must be read in conjunction with the Prospectus to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the Prospectus in its entirety for complete information and to learn more about the risks associated with this offering prior to investing.

Properties depicted herein are not owned by the Fund, but are representative of the types of assets in which the Fund will seek to invest.



Inflation and rising interest rates have accelerated a market reset, which contributed to the disruption in the area of commercial real estate (CRE). In the current market, bank financing has become extremely restrictive, while high-quality sponsors face limited and unfavorable financing options.

PENDER REAL ESTATE CREDIT FUND CLASS I1 - PNDRX | CLASS I2 - PNDIX | CLASS A - PNDAX ("the Fund") is a continuously offered closed-end interval fund with limited liquidity, registered under the Investment Company Act of 1940, focused on private CRE debt and seeks to capitalize on factors such as the reduction in lending options, coupled with increased borrower demand for short-term loans, which, as a result, has created a compelling investment opportunity for well-capitalized lenders.

P **The Fund seeks to:**

ORIGINATE SHORT-TERM (12-36 MONTH) BRIDGE LOANS, secured by senior position collateral in transitional commercial real estate assets, primarily in the lower middle market. The Fund may also make mezzanine and preferred equity investments in such real estate assets.

WITH THE GOALS OF:[1]

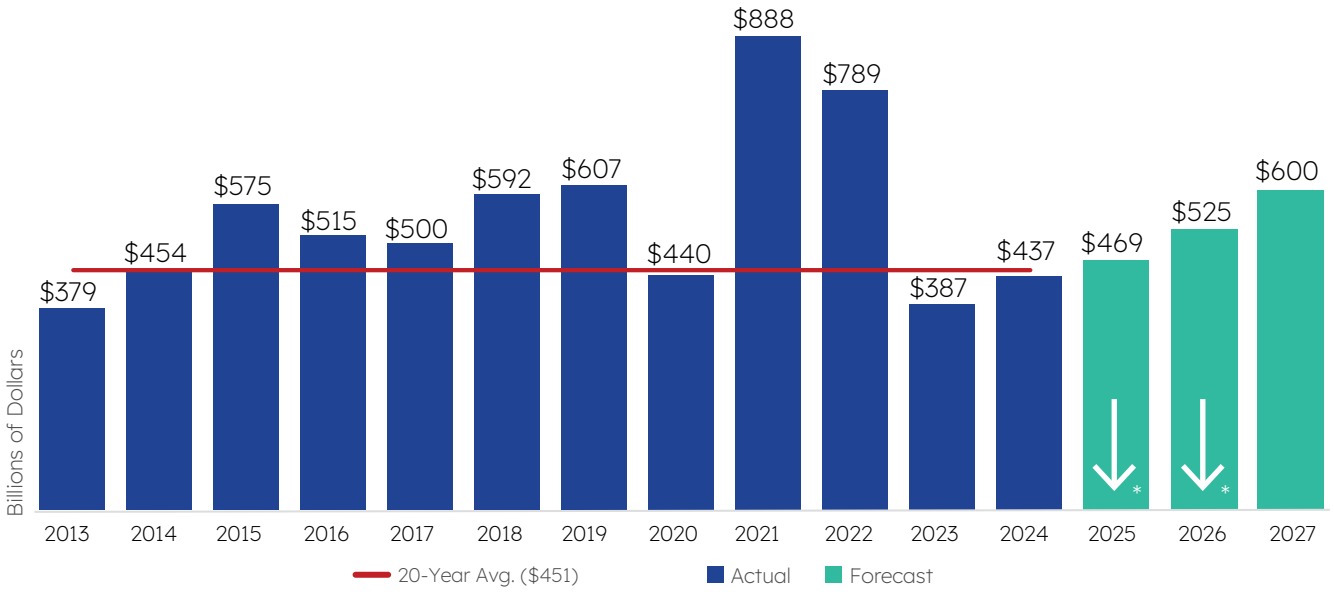
- Generate risk-adjusted current income
- Prioritize capital preservation through real estate related investments

1. There is no guarantee that the Fund will achieve its goals.

The Market Overview

The CRE market continues to rebound after a challenging 2023, with transaction volumes outpacing forecasts in 2024 and projected to climb to $600 billion by 2027, far surpassing the 20-year average over the next two years.[2]

COMMERCIAL REAL ESTATE TRANSACTION VOLUME



Sources: 2005-2024, MSCI Real Assets; 2025-2027, ULI Real Estate Economic Forecast. As of May 2025.
*Indicated directions (↑ ↓ =) refer to the current forecast relative to the previous ULI Real Estate Economic Forecast. The previous ULI Real Estate Economic Forecast (released in March, 2024) projected $413B for 2024, $550B for 2025, and $610B for 2026.

WHY SENIOR POSITION BRIDGE LOANS?

Given current market uncertainty, the Fund believes there is an opportunity to capitalize on mispriced risk within the marketplace. Other factors which may make senior position bridge loans attractive include:

HIGH-QUALITY CRE assets and sponsors face frozen capital markets and unfavorable terms from lenders.

LENDING CRITERIA AND UNDERWRITING STANDARDS are fragmented, inconsistent and regionally imbalanced with many lenders currently out of the marketplace.

SPONSORS face increased difficulty in finding transitional CRE bridge loans, as lending options have diminished due to market downturns.

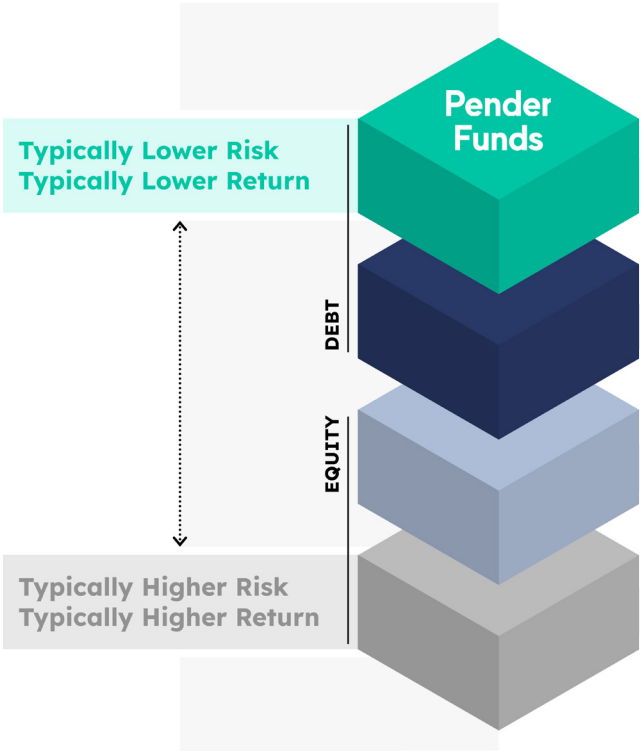
2. ULI Real Estate Economic Forecast: A Survey of Leading Real Estate Economists/Analysts. Urban Land Institute. October 2024.

Why Commercial Real Estate Debt?

Despite the large CRE industry, CRE debt has rarely been offered to individual investors, leading to several misconceptions when it comes to the asset. Chief among these may be that CRE debt is the most risk-laden section of the capital stack. While all investments carry risk, the most senior debt holds the most protected position in the capital stack, making it the first to be paid both interest and principal payments, as well as the first to be repaid in the case of default by the borrower.

THE CAPITAL STACK

The Fund primarily focuses on senior secured debt investments and may make other investments in the capital stack.



Senior debt holds the most senior position in the capital stack.

Senior debt is the first to be paid both interest and principal payments.

Senior debt is the first to be repaid in the case of default by the borrower.

Senior debt is secured by a hard asset, which can be foreclosed on.

Senior debt is in the last loss position (equity and mezzanine debt will diminish before senior debt is impaired).

P The Potential Benefits of CRE Debt

1. Portfolio diversification and risk mitigation
2. Consistent and attractive income source
3. Complements an investment in direct real estate

Default rates have been less than 1.6% for all commercial real estate loans.[3]

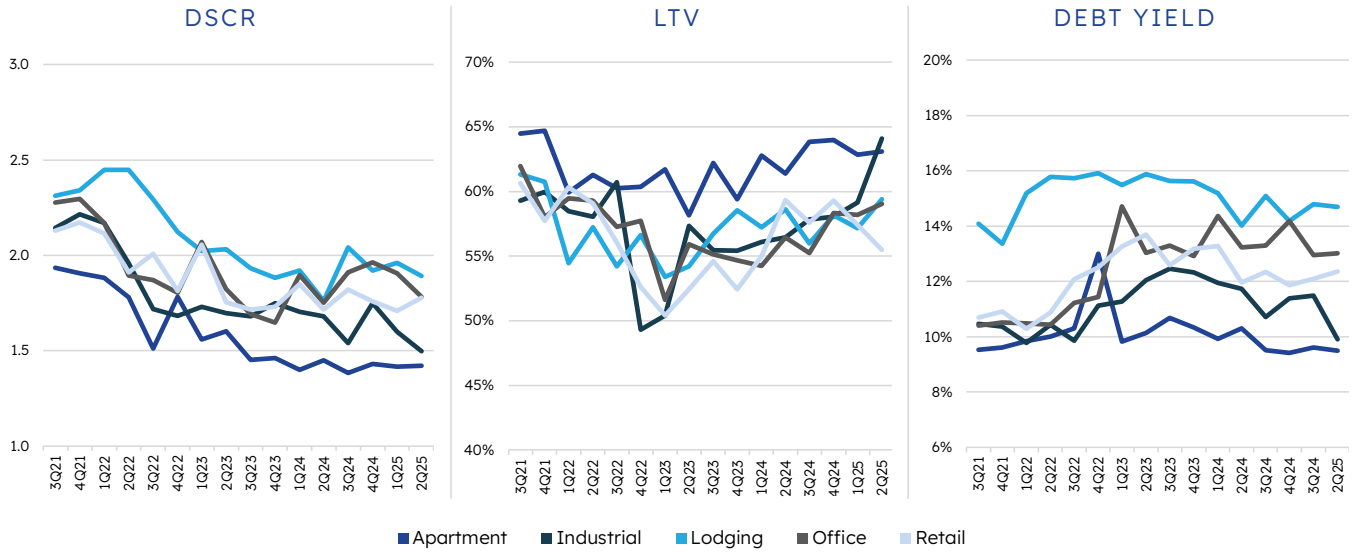
3. Source: https://fred.stlouisfed.org/series/DRCRELEXFACBS. As of August 2025.

Diversification does not insure a gain in all market cycles.

Loan Underwriting Trends

While there were notable shifts, Commercial Mortgage-Backed Securities (CMBS) underwriting standards[1] remained broadly stable in 2Q25. Lending in the multifamily sector continues to be the most accommodative, though the industrial sector is catching up, with all three key metrics improving during the quarter.

METRIC TRENDS BY PROPERTY SECTOR (2021-2025)



1. Underwriting Debt Service Coverage Ratio (DSCR), Loan-To-Value ratio (LTV), Debit Yield (DY) metrics are averages of all CMBS loans. Underwriting DSCR is a blend of Interest Only (IO) and amortizing loans DSCR. **DSCR:** Ratio of net operating income to annual debt service, indicating ability to cover loan payments. **LTV**: Ratio of loan amount to property value, reflecting leverage and lender risk. **Debt Yield**: Net operating income divided by loan amount, showing return to the lender independent of interest rates.
Source: Intex, Green Street. my.greenstreet.com, as of July, 11 2025.

The Investment Strategy

The Fund intends to leverage its existing sourcing platform to view a high volume of opportunities, while relying on the strength of its internal team to rigorously evaluate and rapidly close transactions that meet its risk-adjusted target profile.

A RIGOROUS & SOUND PROCESS HELPS REPLICATE SUCCESS OVER TIME

Deal Sourcing & Initial Screening → Borrower Qualification & Asset Analysis → Investment & Risk Committee & Loan Closing → Post-Investment Asset Management & Servicing

THE PHILOSOPHY

- To seek and acquire lending opportunities that offer attractive risk-adjusted returns, combined with low default probability and limited market correlation

PORTFOLIO CONSTRUCTION

- $10 million to $30 million target loan size
- 1-year to 3-year terms
- Fixed and floating rate loans
- New originations and secondary market acquisitions

TARGET PROFILE

- High-quality sponsorship and assets
- MSAs across the U.S., providing nationwide diversification
- Multifamily and CRE transitional assets
- Senior position bridge loans with low loan-to-value (LTV) ratios, offering portfolio protection

Investment Overview

PENDER REAL ESTATE CREDIT FUND CLASS I1 - PNDRX • CLASS I2 - PNDIX • CLASS A - PNDAX seeks to originate short-term (12-36 month) bridge loans, secured by senior position collateral in transitional commercial real estate assets, primarily in the lower middle market. The Fund may also make mezzanine and preferred equity investments in such real estate assets.

Structure	Interval fund
Share Class Minimums	$2,500 (See share class restrictions)[4]
Liquidity Feature[5]	Limited Quarterly
Fund Life	Closed-end, continuously offered
Management Fee	1.45% per annum[6]
Total Annual Expense Ratio reported in the most recent prospectus	I1 Class Shares was 4.26%, I2 Class Shares was 4.01%, A Class Shares was 4.26%
Max Sales Charge	A Class Share 5.75%
Loan Servicing Fee	0.05%
Tax Treatment	Potential 199A eligibility; varies by investor
Performance Fee:	10% after Loan Servicing Fee

You should not expect to be able to sell your Shares other than through the Fund's repurchase policy,regardless of how the Fund performs. The Fund's Shares are not expected to be listed on any securities exchange, and the Fund does not expect a secondary market in the Shares to develop. Although the Fund will offer to repurchase Shares on a quarterly basis, Shares are not redeemable and there is no guarantee that shareholders will be able to sell all of their tendered Shares during a quarterly repurchase offer. An investment in the Fund's Shares is not suitable for investors that require liquidity, other than liquidity provided through the Fund's repurchase policy.

1. PNDRX - Class I1 Aggregate $5M from an RIA; PNDIX - Class I2 Aggregate $100M from an RIA.

2. Repurchase offer subject to 5% gates. Shares are illiquid and not listed on any exchange. The fund conducts periodic repurchase offers, which are not guaranteed..

3. The Investment Manager has agreed to waive fees or to assume expenses of the Fund if required to ensure the Total Annual Expenses (excluding certain interest, commissions, fees, expenses, and taxes as detailed in the prospectus) do not exceed 2.75% of the average daily net assets of A Class and I1 Class Shares, and 2.50% of the average daily net assets of I2 Class Shares. This agreement will remain in effect until May 1, 2027 and will automatically renew for consecutive one-year terms thereafter. Please see prospectus for details on these and other fees or expenses the investor may be subject to by investing in the Fund.

The Pender Edge

Pender Capital is a fully integrated investment firm dedicated to commercial real estate, credit-based investments. Owned and operated by a team of seasoned commercial real estate professionals with hands-on real estate experience, credit skills and sophisticated investment banking expertise, the firm has originated $1.99 billion in commercial real estate credit, representing more than $3.33 billion in asset value.

EXTENSIVE MANAGEMENT EXPERIENCE

Management team has formed and operated 7 investment vehicles.

Management team with over 140+ years of combined real estate debt, equity, and/or investment experience.

Management team with over $11B in transaction volume experience in real estate and investment banking.

Our boutique size and nimble approach allows us to capitalize quickly on market inefficiencies created by the limitations of larger institutions. With our well-established and expansive network, we can provide access to credit and equity previously unavailable to the broader market.

MANAGEMENT TEAM

Cory Johnson
Co-Founder, Chief Executive Officer
20+ YEARS OF EXPERIENCE

Zach Murphy
Co-Founder, Chief Investment Officer
20+ YEARS OF EXPERIENCE

*This includes established & operated by co-founders.

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. The collateral value provided herein is based on the estimated value of each asset at the time of origination or as otherwise determined by the investment manager. The information contained herein is provided for informational purposes only and constitutes an estimate of value, compiled from a variety of sources, including, without limitation, any value attributable or otherwise derived from the completion of improvements contemplated as a part of the loan documents. Current market conditions may significantly affect the collateral value provided herein. The information provided herein is subject to change, and Pender makes no representations or warranties, express or implied, concerning the same. Nothing contained herein shall constitute a guarantee or prediction of future performance. The included statements involve unknown risks, uncertainties and other factors, many of which are beyond Pender's control. Actual results may materially differ from those set forth herein. The information provided herein shall not be regarded as final until audited financial statements are issued. Information provided as of August 31, 2026. See the Prospectus for important considerations. Past performance is not indicative of future results. Actual results may vary materially. By providing the applicable experience of the management team, Pender is not making any representation or warranty relating to the Fund's future returns or results.

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.

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IMPORTANT RISK FACTORS:
An investment in Pender Real Estate Credit Fund Class I1 - PNDRX • Class I2 - PNDIX | Class A - PNDAX (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, and pandemic risks can 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.

Pender
CAPITAL

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