

Short Term Income Fund (STI): 2Q24 Update

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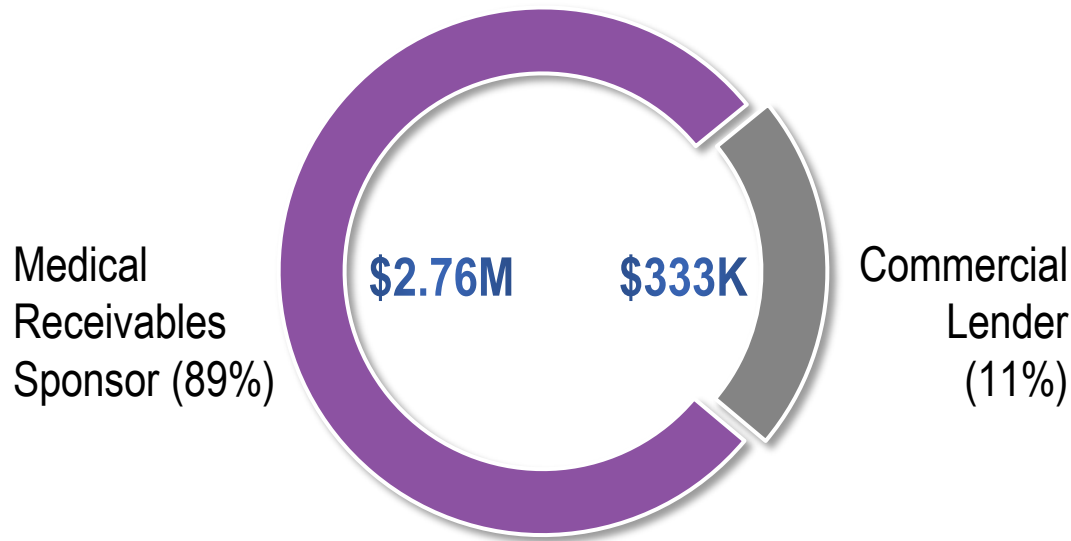
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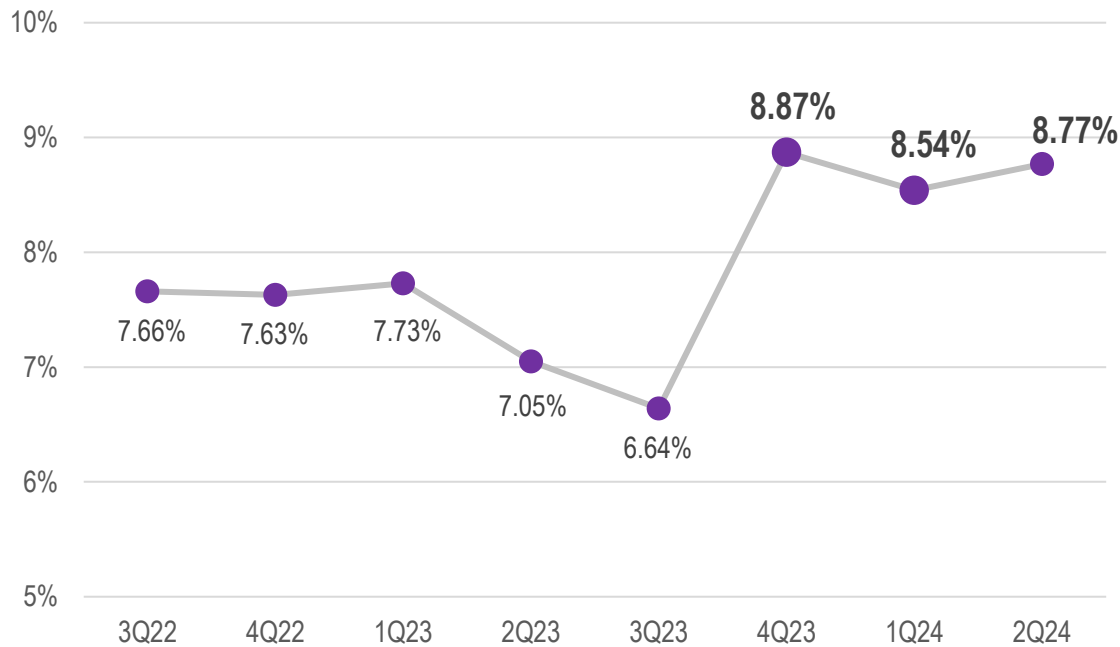
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STI 2Q24 Fund Overview – Fund Mix



- 89% of the fund is placed with a Medical Receivables Sponsor, with the remaining 11% placed with a Commercial Lender.
- The Medical Receivables Sponsor has never experienced a loss of principal capital since the initial fund's inception in 2017, and the fund has paid over 20 consecutive quarters of full dividends.
- The Commercial Lender has been paying dividends at a 9.5-10.5% annualized rate since inception.

Inclusion of Medical Receivables has boosted STI returns



Average return to LPs in STI

- STI dividend rate is affected by (a) investment size mix among our LPs, (b) mix between Medical Receivables and Real Estate Commercial Lending, and (c) performance of the Real Estate Commercial Lending component. Incoming Medical Receivables returns are fixed.
- Inclusion of Medical Receivables (4Q23) increased STI's annualized returns by more than 1%.

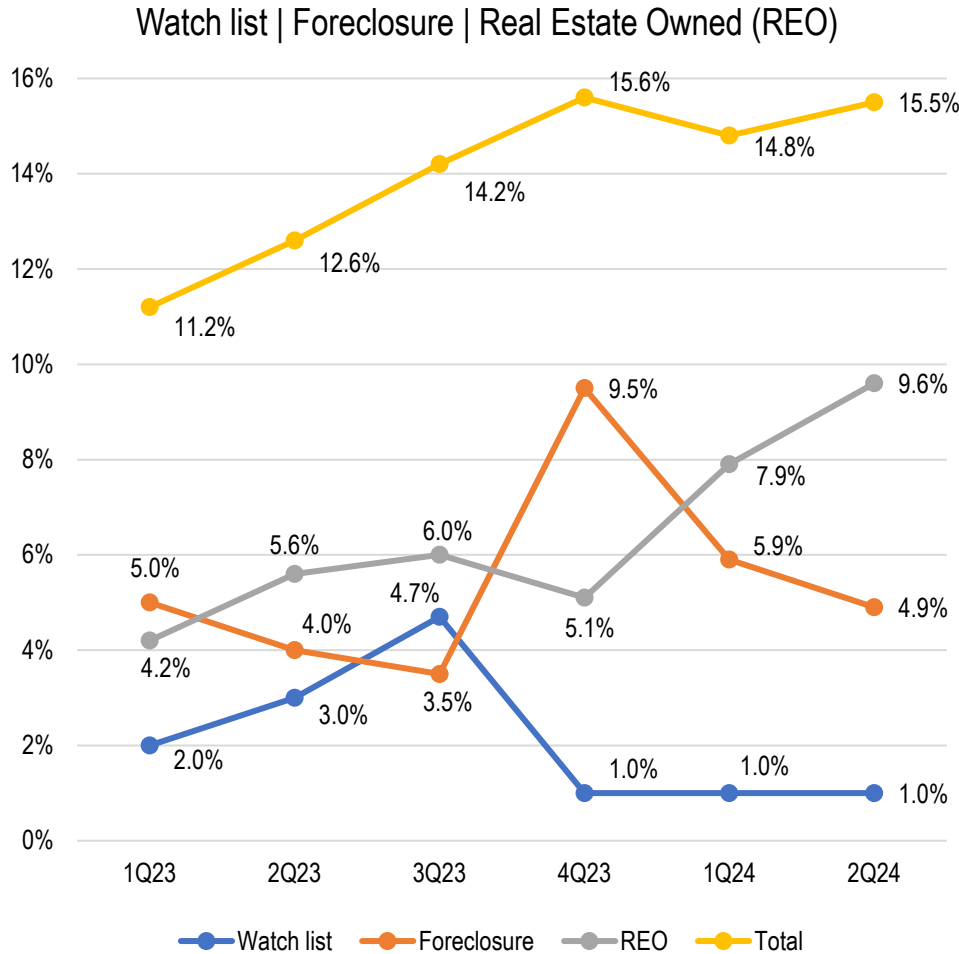
STI 2Q24 Update - Commercial Lender



2Q24 fund return stood at 9.7%, within the 9.5-10.5% target range.

	3Q23	4Q23	1Q24	2Q24
Fund equity (\$M)	206	237	237	241
<i>Fund return</i>	10.1%	9.5%	9.5%	9.7%
Total active loans	260	280	279	261
Payoffs	66	51	61	66
New loans	47	73	59	50
Overall delinquencies (% fund)	14.2%	15.6%	14.8%	15.5%

STI 2Q24 Update - Commercial Lender Delinquencies



- Overall delinquencies were 15.5% in 2Q24
- REO portion appears elevated due to Sponsor’s increased investment in construction
- Importantly, the Sponsor historically has achieved premium returns from the “delinquent” portion of the portfolio

Definitions

- **Watch List** – loans at least 61 days late but not in foreclosure yet
- **Foreclosure** – the foreclosure process has started
- **REO** – the properties past foreclosure and Sponsor owns after no one met the bid amount at auction

STI 2Q24 Update - Medical Receivables Sponsor



Medical Receivables Sponsor is executing according to plan

- Offering is fully-funded and closed at the end of March 2024.
- At the close of 2Q24, 101% of capital was deployed due to capital recycling. By the end of July an additional \$1.9M was deployed (not shown above), bringing overall deployment to 107% of capital raised.
- Investment is well diversified across seven medical organizations, over 16 locations.
- We received the expected dividend in 2Q24 along with full accounting of our investment. We are very satisfied with the close collaboration and the detailed communication we have been receiving from this Sponsor.

	As of 1Q24	2Q24	As of 7/31/24
Capital raised (\$M)	32.3	-	32.3
Capital deployed (\$M)	25.5	7.1	32.6
<i>% deployed</i>	79%		101%
Face value of receivables (\$M)	103.3	22.1	125.4
<i>Cents paid per dollar of face value</i>	25		26

Ironton Capital – Current Funds Overview

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	National Diversified Funds (NDFs)	Short Term Income Funds (STIs)	Medium Term Income Funds (MTIs)	Single Asset Funds
Sector	<ul style="list-style-type: none"> Real Estate 	<ul style="list-style-type: none"> Real estate (~80%) Medical Receivables (~20%) 	<ul style="list-style-type: none"> Medical Receivables 	<ul style="list-style-type: none"> Mainly Real Estate
Target Returns	<ul style="list-style-type: none"> 17%+ 5-6 year timeline 	<ul style="list-style-type: none"> 8-9% 	<ul style="list-style-type: none"> 11-13% fixed (based on assets under management AUM) 	<ul style="list-style-type: none"> 15-20% 1-5 year timeline
Liquidity	<ul style="list-style-type: none"> Cash distributed as individual projects cash flow 	<ul style="list-style-type: none"> Quarterly dividends Principal back with 30-day notice 	<ul style="list-style-type: none"> Quarterly dividends Access to principal after one year lockup 	<ul style="list-style-type: none"> Varies
Fund Size	<ul style="list-style-type: none"> \$10-20M 	<ul style="list-style-type: none"> \$200M+ 	<ul style="list-style-type: none"> \$100M+ 	<ul style="list-style-type: none"> \$1-10M
Individual Investments	<ul style="list-style-type: none"> 10-15 	<ul style="list-style-type: none"> 200-400 	<ul style="list-style-type: none"> 25,000+ 	<ul style="list-style-type: none"> Varies
Tax Advantages	<ul style="list-style-type: none"> Targeting depreciation tax shelter 	<ul style="list-style-type: none"> REIT income treatment 	<ul style="list-style-type: none"> No tax advantage 	<ul style="list-style-type: none"> Varies
Min Investment	<ul style="list-style-type: none"> \$50K 	<ul style="list-style-type: none"> \$50K 	<ul style="list-style-type: none"> \$50K 	<ul style="list-style-type: none"> \$50K



Thank you for your investment!



We would love to hop on the phone with you and answer all your questions!

Please use this direct link to book a 15 minute call with our Investors Relations Team. If you want to talk to a particular team member, you will be able to choose their name from the dropdown menu and find a time that fits your schedule.

<https://irontoncapital.com/booknow>

What is your family's favorite charity?

The GP's have donated over \$250,000 to these charities in the past five years. We are excited to give more as we succeed together. We plan to donate at least 10% of our profits either to local charities, or non-profits chosen by the limited partners so let our IR team know your family's favorite charity!

