

## How to Invest in CREMX

Unlike most private asset funds, there's no requirement for a subscription agreement or investor qualification standards. RIAs can easily purchase CREMX Fund shares daily at NAV.

## Access Private RE Debt

Access short duration 1st Lien secured commercial real estate (CRE)<sup>1</sup> paper in a single ticker – **CREMX**.

<sup>1</sup> See Definitions on following page.

## Transparent Expenses

The Fund invests directly in private debt, not in other private funds that may have an additional layer of fees.

## Investor-Friendly Structure

No Sub-docs, no Accreditation, no K1s, no incentive fees, no minimums. Implementable in model portfolios.

## Objective

The Redwood Real Estate Income Fund seeks to provide current income and preserve shareholders capital.

## Strategy

The Redwood Real Estate Income Fund seeks to achieve its investment objective by investing in private U.S. commercial real-estate loans.

- Invests primarily in private debt backed by commercial real estate
- **RiskFirst**<sup>®</sup> minimal drawdown objective
- Focused on short duration first lien secured debt

## Monthly CREMX Returns Since Inception

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year
2023	-	-	-	-	-	-	0.14%	0.34%	0.34%	0.57%	0.51%	0.64%	<b>2.60%</b>
2024	0.57%	0.61%	0.71%	0.64%	0.69%	0.73%	0.73%	0.68%	0.63%	0.62%	0.59%	0.60%	<b>8.09%</b>
2025	0.67%	-	-	-	-	-	-	-	-	-	-	-	

Source: Redwood. Data as of 1/31/2025. Past Performance is not Indicative of Future Results.

Please see important disclosure on the last page.

## Fund Snapshot

Data as of 1/31/2025

**Trailing 12-Month Distribution Yield** 7.65%

**Net Assets** \$334,865,518

## Loan Portfolio Snapshot

Data as of 1/31/2025

**Total Number of Loans** 295

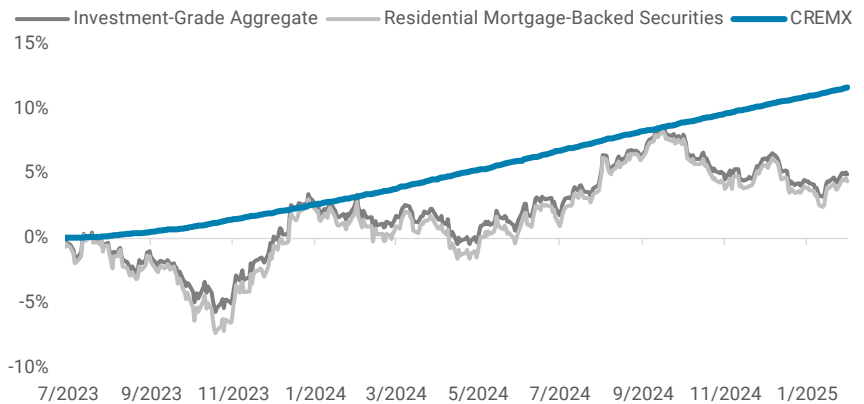
**Average Yield-to-Maturity** 11.28%

**Average Loan Maturity** 12.55 (Months)

**Average Loan-to-Value** 57.88%

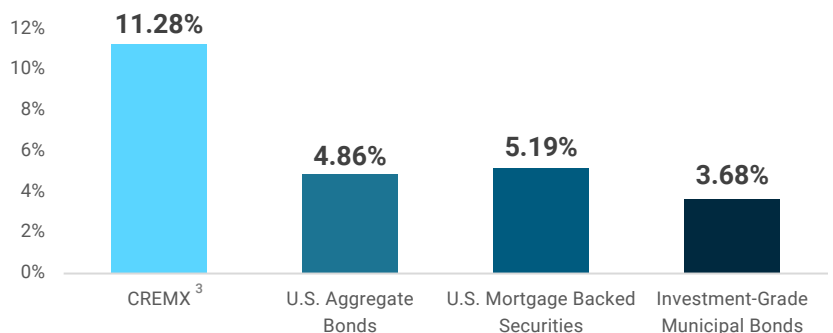
Trailing 12-Month Distribution Yield is calculated as the distributions made in the past 12-months and divided by the NAV per share on 1/31/2025. Depending on when an investor purchased their shares, the annualized distribution rate may be higher or lower. There is no guarantee that investors will receive a distribution.

## Total Return Since Inception of CREMX



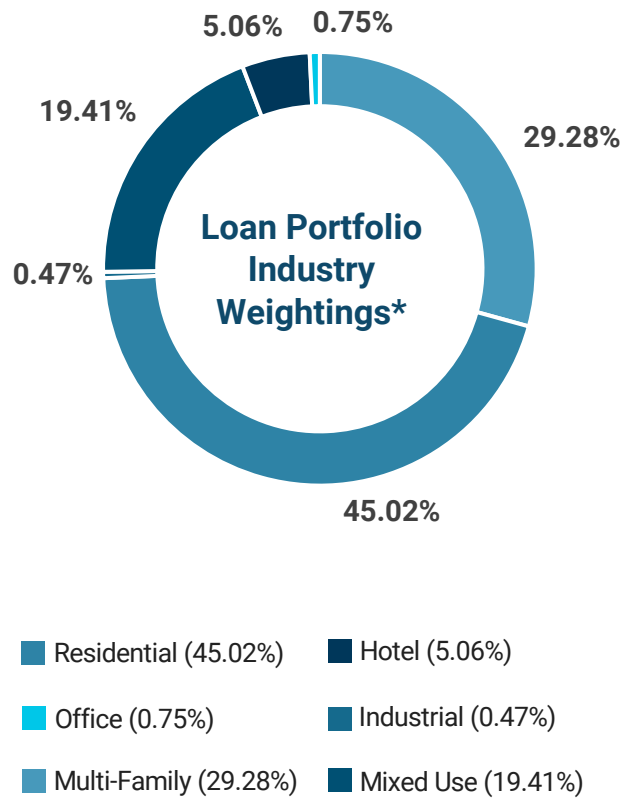
Source: Bloomberg, Redwood. Data as of 1/31/2025. Investors should carefully consider the investment objectives, risks, charges and expenses of the Redwood Real Estate Income Fund.

## Loan Portfolio Gross Yield



Source: Bloomberg, Redwood. Data as of 1/31/2025. Past performance is not indicative of future results. <sup>3</sup>CREMX value is before fees and expenses are deducted. Indices are not managed and it is not possible to invest directly in an index. See disclosures for Index information.

## Fund Facts



Fund allocations are subject to change. Data as of 1/31/2025.

<b>Fund Ticker</b>	CREMX
<b>Fund Type</b>	Private RE Debt
<b>Fund Structure</b>	Continuously Offered Interval Fund (1940-Act-registered)
<b>Fund Advisor</b>	Redwood Investment Management, LLC
<b>Origination, Underwriting, Servicing Partners</b>	Maxim Capital Group, Tryperion Holdings, Churchill Real Estate
<b>Minimum Investment</b>	No Minimum Investment Required*
<b>Dividend Frequency</b>	Monthly
<b>NAV Frequency</b>	Daily
<b>Purchases/Subscriptions</b>	Daily
<b>Withdrawal/ Redemptions/ Repurchases<sup>2</sup></b>	Quarterly, no less than 5% of fund shares outstanding
<b>Tax Reporting</b>	1099-DIV
<b>Management Fee</b>	1.75%
<b>Performance/Incentive Fee</b>	None
<b>Total Annual Expense Ratio</b>	2.17% (Includes 0.42% for Other Expenses such as: Custody, Accounting, Legal, Tax, Accounting, Admin, etc)

\*Subject to qualified custodians.

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## Contact Us

### Definitions

**Bloomberg U.S. Corporate Bond Index** measures the investment grade, fixed-rate, taxable corporate bond market. It includes U.S. Dollar denominated securities publicly issued by U.S. and non-U.S. industrial, utility and financial issuers. **The Morningstar LSTA U.S. Leverage loan index** is a market-value weighted index designed to measure the performance of the U.S. Leverage Loan market. **Bloomberg U.S. High Yield Index** – measures the U.S. Dollar-denominated, high-yield, fixed-rate corporate bond market. Securities are classified as high yield if the middle rating of Moody's, Fitch, and S&P is Ba1/BB+/BB+ or below. "Investment Grade U.S. Aggregate" is represented by Bloomberg U.S. Aggregate Bond Index. **Bloomberg U.S. Aggregate Bond Index** a broad-based flagship benchmark that measure the investment grade, U.S. dollar-denominated, fixed-rate taxable bond market. The index includes Treasuries, government-related and corporate securities, mortgage-backed securities, asset-backed securities, and commercial mortgage-backed securities. **U.S. Mortgage Backed Securities** (Bloomberg US MBS Index Total Return Value Unhedged USD, LUMSTRUU Index) The Bloomberg US Mortgage Backed Securities (MBS) Index tracks fixed-rate agency mortgage backed pass-through securities guaranteed by Ginnie Mae (GNMA), Fannie Mae (FNMA), and Freddie Mac (FHLMC). The index is constructed by grouping individual TBA-deliverable MBS pools into aggregates or generics based on program, coupon and vintage. **Investment Grade Municipals, Investment Grade Municipal Bond Index** (Bloomberg Municipal Bond Index Total Return Index Value Unhedged USD, LMBITR Index) covers the USD-denominated long-term tax exempt bond market. The index has four main sectors: state and local general obligation bonds, revenue bonds, insured bonds and prerefunded bonds. **1st Lien** 1st lien (or first lien) debt is a type of legal debt secured by collateral, such as real estate. 1st lien debt holders are paid back before all other debt holders. If the borrower defaults on the loan, the lender can seize the collateral to recoup their losses until the loan has been repaid. **Senior-Secured Commercial Real Estate (CRE) Paper** A senior-secured loan ranks highest in order of repayments before other security holders. Senior securities are typically considered the safest offerings by a company, since in the event of a default, the holders of senior-secured loans will be repaid before other lenders. Senior-secured CRE paper relates specifically to CRE loans. **Commercial Real Estate (CRE)** Commercial real estate refers to properties primarily used for business and income-generating purposes. These properties are not designed for residential living and typically encompass various asset types, including office buildings, retail spaces, industrial warehouses, hotels, and multifamily apartment complexes. **Closed-end fund** A closed-end fund is a type of fund that offers a fixed, limited number of shares. Closed-end funds are usually actively managed and concentrate on a specific industry or sector. **Interval fund** An Interval Fund is a distinctive category of closed-end investment fund, featuring shares that are not openly traded on the secondary market. Interval funds are designed to facilitate periodic repurchases, typically occurring on a monthly or quarterly basis. <sup>2</sup>There is no guarantee that investors will receive a distribution. The Fund has an interval fund structure and has adopted a fundamental policy to conduct quarterly repurchase offers at NAV, subject to applicable law, for no less than 5% of the Fund's Shares outstanding at NAV. While the quarterly repurchase offer is expected to be 5%, the amount of each quarterly repurchase offer may be 5% to 25% subject to approval of the Board of Trustees. **Trailing 12-Month Distribution Yield** is calculated as the distributions made in the past 12-months and divided by the NAV per share on 1/31/2025. Depending on when an investor purchased their shares, the annualized distribution rate may be higher or lower. There is no guarantee that investors will receive a distribution.

### Important Risk Information & Disclosures

This fund is an interval closed-end fund. **The Fund is an appropriate investment only for those investors who can tolerate a high degree of risk and do not require a liquid investment.** The Fund does not intend to list the Shares on any securities exchange and the Fund does not expect a secondary market in the Shares to develop. 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. All or a portion of an annual distribution may consist solely of a return of capital (i.e., from your original investment) and not a return of net investment income. The Fund has limited operating history and the shares have no history of public trading. The Fund is classified as "non-diversified" under the Investment Company Act. As a result, it can invest a greater portion of its assets in obligations of a single issuer than a "diversified" fund. The Fund may therefore be more susceptible than a diversified fund to being adversely affected by a single corporate, economic, political or regulatory occurrence.

**Investors should carefully consider the investment objectives, risks, charges and expenses of the Redwood Real Estate Income Fund. This and other important information about the Fund are contained in the prospectus, which can be obtained at redwoodmutualfunds.com or by calling 888.570.0805. The prospectus should be read carefully before investing. The Redwood Real Estate Income Fund is distributed by Distribution Services, member FINRA/SIPC.**

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