



Investor Presentation

Third Quarter 2025

November 12, 2025

Legal Disclaimers

Some of the statements contained in this presentation constitute forward-looking statements, within the meaning of the Private Securities Litigation Reform Act of 1995, and we intend such statements to be covered by the safe harbor provisions contained therein. Such forward-looking statements are based on the current intent, belief, expectations and views of future events of Advanced Flower Capital Inc. (“Advanced Flower Capital,” “AFC,” the “Company,” “we,” “us,” and “our”). The forward-looking statements include, without limitation, any statement that may predict, forecast, indicate or imply future results or performance, and may contain the words “believe,” “anticipate,” “expect,” “estimate,” “project,” “could,” “would,” “will,” “can,” “continuing,” “may,” “aim,” “intend,” “ongoing,” “plan,” “predict,” “potential,” “should,” “seeks,” “likely to” or words or phrases of similar meaning. Specifically, this presentation includes forward-looking statements regarding (i) our expectations in the adult-use and medicinal cannabis markets and their impact on our business; (ii) our portfolio and strategies for the growth thereof; (iii) our strategic goals; (iv) potential state and federal legislative and regulatory matters; (v) our expectations and estimates regarding certain tax, legal and accounting matters, including the impact on our financial statements and/or those of our borrowers; (vi) our expectation regarding capital in the cannabis industry; (vii) our expectations regarding our portfolio companies and their businesses, including demand, sales volume, profitability, and future growth; (viii) our expectation of returns from cannabis lending; (ix) the amount, collectability and timing of cash flows, if any, from our loans; (x) our expected ranges of originations and repayments; and (xi) estimates relating to our ability to make distributions to our shareholders in the future.

Actual results could differ significantly from the results and events discussed in the forward-looking statements due to the factors set forth under the heading “Cautionary Note Regarding Forward-Looking Statements” in the Quarterly Report on Form 10-Q that we filed with the Securities and Exchange Commission (the “SEC”) on November 12, 2025 and under the heading “Risk Factors” in the Annual Report on Form 10-K that we filed with the SEC on March 13, 2025, and the other documents we file from time to time with the SEC. The forward-looking statements contained in this presentation involve a number of risks and uncertainties, including factors relating to: our business and investment strategy; our projected operating results including our projections for distributable earnings, originations and repayments; the estimated growth in and evolving market dynamics of the cannabis market; the impact of economic conditions on our business and the United States; the ability of our manager to locate suitable loan opportunities for us, monitor, service and administer our loans and execute our investment strategy; actions and initiatives of the U.S. or state governments and changes to government policies and the execution and impact of these actions, initiatives and policies, including the fact that cannabis remains illegal under federal law; the demand for cannabis cultivation and processing facilities; shifts in public opinion regarding cannabis; our ability to obtain and maintain financing arrangements; our expected leverage; changes in the value of our loans; our expected portfolio of loans; our expected investment and underwriting process; rates of default or decreased recovery rates on our loans; the degree to which our hedging strategies may or may not protect us from interest rate volatility; changes in interest rates of our loans and impacts of such changes on our results of operations, cash flows and the market value of our loans; our ability to qualify and maintain our qualification as a real estate investment trust (“REIT”) for United States federal income tax purposes; and estimates relating to our ability to make distributions to our stockholders in the future and our understanding of our competition.

We have based the forward-looking statements included in this presentation on information available to us on the date of this presentation, and we assume no obligation to update any such forward-looking statements, whether as a result of new information, future events or otherwise. You are advised to consult any additional disclosures that we may make through reports that we have filed, or in the future may file, with the SEC, including the Information Statement, our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and Current Reports on Form 8-K.

Important Notices

This presentation is by Advanced Flower Capital Inc. (“Advanced Flower Capital,” “AFC” or the “Company”), a publicly traded company that has elected to be taxed as a REIT for federal income tax purposes. This presentation is provided for informational purposes only and is not an offer to sell, or a solicitation of an offer to buy, any security or instrument. AFC is not a registered investment adviser. AFC is managed by AFC Management, LLC (“AFCM” or our “manager”), a registered investment adviser. This presentation is not a communication by AFCM and is not designed to maintain any existing AFCM client or investor or solicit new AFCM clients or investors. We routinely post important information for investors on our website, www.advancedflowercapital.com. We intend to use this webpage as a means of disclosing material information, for complying with our disclosure obligations under Regulation FD and to post and update investor presentations and similar materials on a regular basis. AFC encourages investors, analysts, the media and others interested in AFC to monitor the “Investor Relations” section of our website, in addition to following our press releases, SEC filings, public conference calls, presentations, webcasts and other information we post from time to time on our website. To sign-up for email-notifications, please visit the “Email Alerts” section of our website under the “Investor Relations” section and enter the required information to enable notifications. Past performance is no guarantee of future results. There is no guarantee that any investment strategy referenced herein will work under all market conditions. You alone assume the responsibility of evaluating the merits and risks associated with any potential investment or investment strategy referenced herein. The information contained herein is not intended to provide, and should not be relied upon for accounting, legal or tax advice or investment recommendations for AFC or any of its affiliates. Certain information contained in the presentation discusses general market activity, industry or sector trends, or other broad-based economic, market or political conditions and should not be construed as research or investment advice.

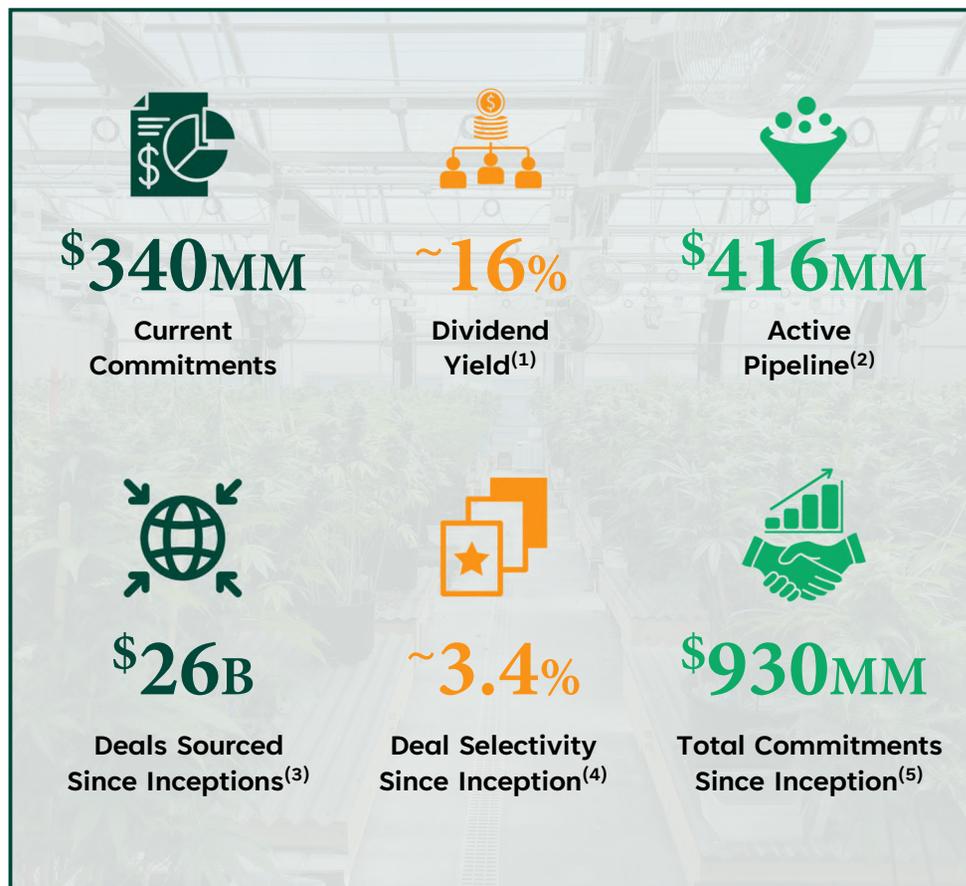
Non-GAAP Financial Measures

This presentation includes certain non-GAAP financial measures, including Distributable Earnings and Distributable Earnings per share, to evaluate our performance excluding the effects of certain transactions and certain GAAP adjustments that we believe are not necessarily indicative of our current loan activity and operations. We believe the non-GAAP financial measures are useful for management, investors, analysts, and other interested parties in evaluating our performance but should not be viewed in isolation and are not a substitute for financial measures computed in accordance with GAAP. For management description and calculation of Distributable Earnings, see appendix section entitled “Key Definitions and Methodologies”, and for the reconciliation of the applicable GAAP financial measures to non-GAAP financial measures, please refer to the appendix section entitled, “Reconciliation of GAAP Net Income to Distributable Earnings”. We have not provided reconciliations of expected distributable earnings for the future period(s), in reliance on the unreasonable efforts exception provided under Item 10(e)(1)(i)(B) of Regulation S-K. We are unable, without unreasonable efforts, to forecast certain items required to develop meaningful comparable GAAP financial measures. These items include changes in unrealized gains, non-cash equity compensation expenses and the impact of non-cash adjustments for current expected credit losses that are difficult to predict in order to include in a GAAP estimate.

A Leading Lender to the Cannabis Industry

- Advanced Flower Capital (Nasdaq: AFCG) is the first Nasdaq-listed commercial mortgage REIT that provides institutional loans to state law-compliant cannabis operators in the United States
- We aim to provide attractive risk-adjusted returns through investments with significant collateral, modest loan to value and favorable pricing, driving target average portfolio gross yield of 12%–20%
- Robust investment review process includes market research, management underwriting and in-depth diligence⁽²⁾
- Management and the investment team have collectively structured over \$15 billion in loan transactions and taken four companies public
- AFC’s BBB+ investment grade rating was affirmed by Egan-Jones in September 2025
- At a special meeting held on November 6, shareholders approved two proposals related to AFC’s plan to convert from a REIT to a BDC, with over 61% of the outstanding shares voted, and approximately 94% of those votes cast in favor of each proposal

Company Highlights



Note: Financial and company data as of November 3, 2025 unless otherwise specified.

1. Total 2025 dividend of \$0.53 per share divided by closing stock price of \$3.26 as of November 3, 2025.

2. Includes potential syndications; AFC is in various stages of negotiation and has not completed its due diligence process with respect to these projects. As a result, there can be no assurance that we will move forward with any of these potential investments.

3. Represents all deals from January 1, 2020 through November 3, 2025 sourced by AFC’s manager.

4. Represents the total number of closed deals since inception divided by the aggregate count of all deals sourced / reviewed by AFC’s manager from January 1, 2020 through November 3, 2025.

5. Includes amounts committed by affiliated predecessor entities to Advanced Flower Capital.

It's Good to be a Lender

Cycle-Tested Leadership Team

Significant lending, investment management and operational experience, which helps to navigate rapidly evolving markets and underwrite complex credits

Strong Risk-Adjusted Returns

Constrained capital in the marketplace allows us to move up the quality curve and target an average portfolio gross yield of 12%–20%

Disciplined & Proven Investment Process

Rigorous, repeatable and dependable investment review process utilizing both an experienced lender's process and an operator's lens to underwrite

Active Portfolio Management

Utilize deep-rooted industry relationships and M&A structuring competency to create good outcomes for both AFC and our borrowers

Strong Balance Sheet

Strong balance sheet with quality real estate, cash flow and license collateral coverage across the portfolio

Experienced, Cycle-Tested Leadership Team

**Leonard
Tannenbaum**

Chairman



30+ years experience

- Founded TCG, an alternative asset management platform focused on real estate and strategic private credit investing
- Founder and CEO of \$5 billion AUM Fifth Street prior to its 2017 sale to Oaktree

**Daniel
Neville**

**Chief Executive
Officer, Director**



15+ years experience

- Former CFO of Ascend Wellness Holdings, responsible for accounting, finance, M&A activity and deal structuring

**Robyn
Tannenbaum**

President



15+ years experience

- 5+ years as Head of Investor Relations for three Fifth Street public entities
- 7+ years focused on mergers and acquisitions and leveraged loans at CIT Group

**Brandon
Hetzl**

**Chief Financial
Officer**



15+ years experience

- Former VP of Finance for El-AD National Properties, LLC
- Former Manager in REIT audit practice at PwC

**Gabriel
Katz**

**Chief Legal
Officer**



12+ years experience

- Former Corporate & Securities Counsel at AmLaw 100 law firms and Lead Corporate Counsel at a unicorn technology startup
- Advised public and private companies in securities offerings and M&A

**James
Velgot**

**Chief Marketing
Officer**



30+ years experience

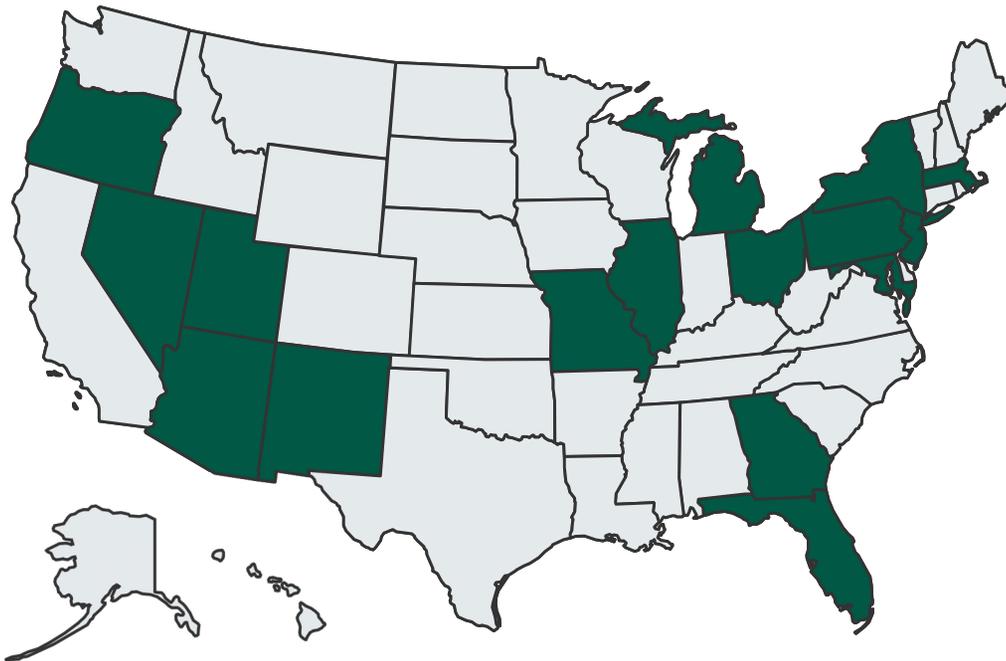
- Former Chief Marketing Officer at Fifth Street Asset Management
- Former Global Head of Brand & Strategic Communications at Alliance Bernstein

Leadership's focus on **credit quality, risk management** and **institutional infrastructure** has supported investments through multiple market cycles

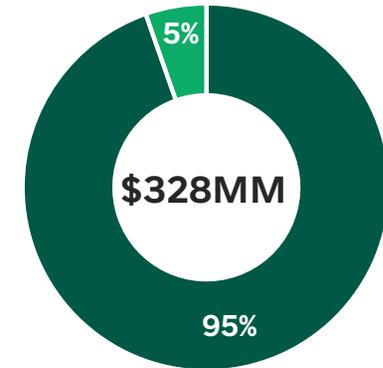
Early Mover Advantage Creates Diverse National Platform

AFC's loan portfolio includes 14 loans to borrowers with significant operations and/or collateral across 16 states. Our portfolio is diversified across operators, geographies and asset types⁽¹⁾

AFC Nationwide Presence

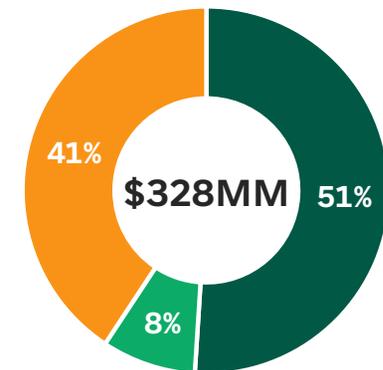


Principal Outstanding by Operator Integration⁽²⁾



■ Vertical ■ Non-Vertical

By Construction Component⁽²⁾



■ Completed Construction ■ Ongoing Construction ■ No Construction

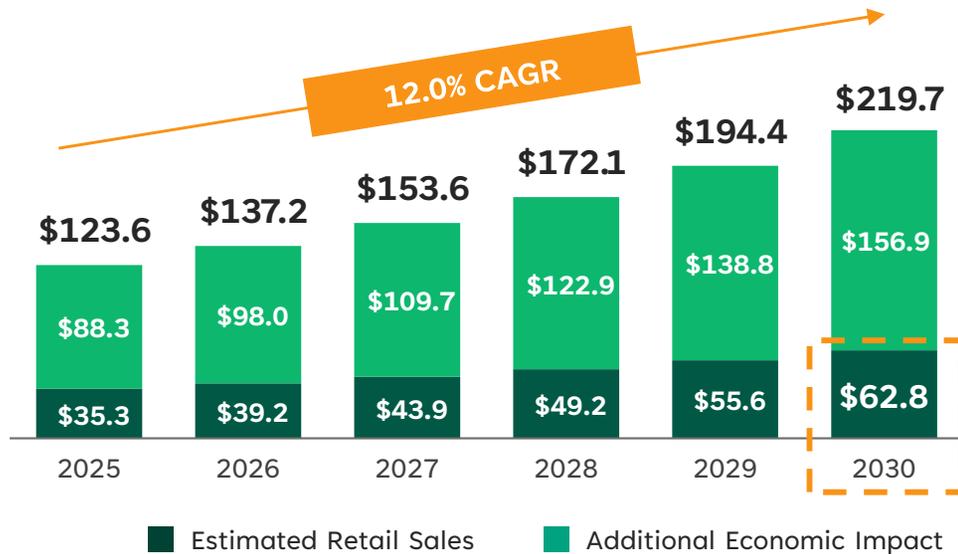


1. As of November 3, 2025.
 2. Calculated based off principal balance outstanding as of November 3, 2025.

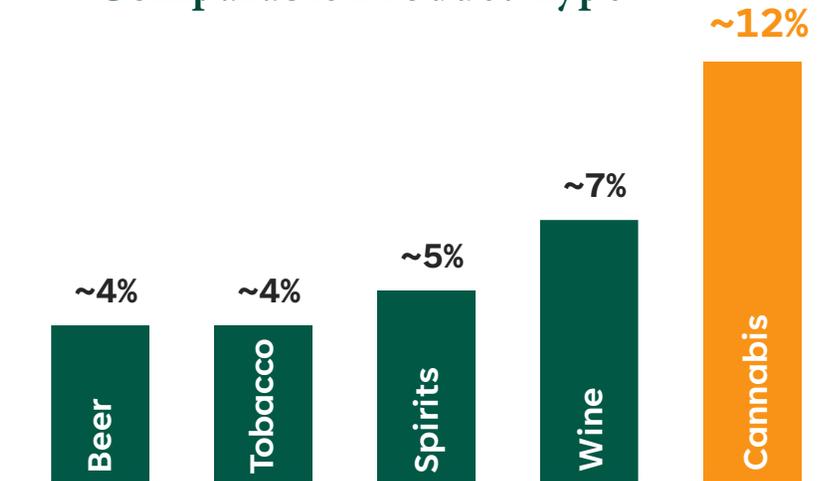
Cannabis Lending is a Multi-Decade Growth Opportunity

The U.S. legal cannabis market is expected to reach \$63 billion by 2030, with the total economic impact surpassing \$200 billion⁽¹⁾

U.S. Cannabis Market Size⁽¹⁾



Projected Market Growth by Comparable Product Type⁽²⁾



Recent Trends Support Accelerating Growth

9 out of 10 Americans support adult-use and/or medicinal cannabis⁽³⁾

Gen Z and Millennial cannabis usage is **significantly higher than that of past generations**⁽⁴⁾

Alcohol sales in legal cannabis states have **underperformed by 1-1.5%** over past 5 years⁽⁵⁾

Cannabis growth trend expected to continue with **increasing adoption** cutting into alcohol purchases⁽⁵⁾

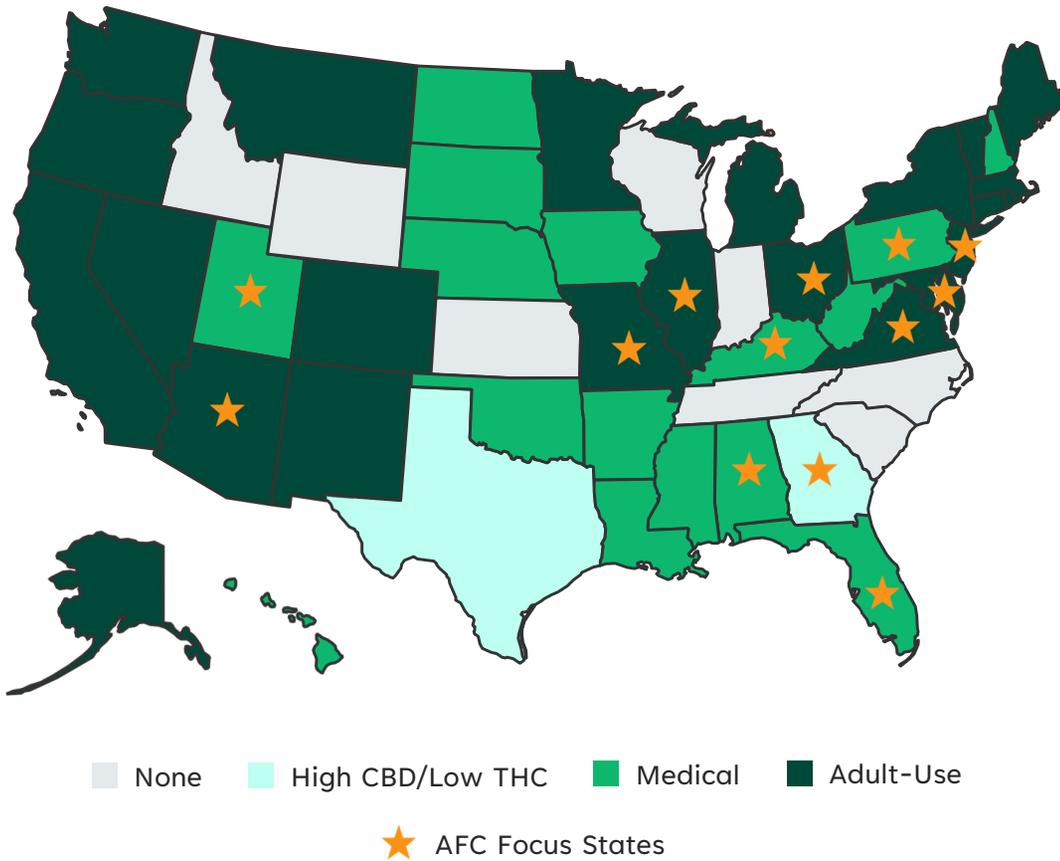


1. Source: MJBizFactbook 2025; Data as of April 1, 2025.
 2. Data reflects 2025 – 2030 CAGR; Sources: New Frontier Data; Grand View; Statista; Cowen.
 3. Pew Research Center, "9 facts about Americans and marijuana", April 2024.
 4. NY Times, "Marijuana and Psychedelics Use Soars Among Young Adults, Study Finds", August 2022.
 5. TD Cowen, "Cannabis Beats Booze", January 2024.

Rapid Adoption of State Legalization

42 states and DC have legalized medical cannabis; of those, 24 states and DC have legalized adult-use (“AU”) cannabis, and two states have legalized the use of low-THC, high-CBD cannabis products for medical purposes⁽¹⁾

Current Legalization by State



- Cannabis is a **\$35 billion legal market** projected to grow to \$63 billion by 2030⁽²⁾
- The industry is rapidly expanding in the United States with continued legalization at the state level creating an **influx of opportunities**
- Minnesota launched adult-use cannabis sales in September 2025, extending legal access to **~6 million Americans**⁽³⁾
- Pennsylvania’s legislature is expected to revisit adult-use cannabis legislation in early 2026, potentially opening access to **~13 million Americans**⁽⁴⁾
- Despite these market tailwinds, Cannabis remains a **capital-intensive industry** with limited supply of institutional capital

1. Cannabis Business Times, *The Landscape of Legal Cannabis in the U.S.* November 2024. MJBiz, *MJBIZ Factbook Q1 2025*, data as of April 1, 2025.
 2. MJBiz, *MJBIZ Factbook 2025*, data as of April 1, 2025.
 3. Cannabis Business Times, *Minnesota Dispensaries Launch Adult-Use Sales Under State Program*, 9/16/2025.
 4. Spotlight PA, *Legal weed continues to divide Pa. Republicans*, 7/21/2025.

Few Institutional Capital Providers

Cannabis is a capital-intensive industry with a lack of specialized lenders and high barriers to entry

Capital Environment

- Cannabis sector has seen a difficult capital raising environment over the last two years – capital raised down 1.6% on a LTM basis⁽¹⁾
- Elevated rates have increased the cost of debt capital
- Little equity capital raised over the last two years

Competitive Environment

- Few specialized lenders focused on the cannabis industry
- Many portfolios burdened by exposure to underperforming West Coast credits
- Several players are in the process of winding down and exiting the industry

Key Competitors

	AFC 	Commercial / Regional Banks	Mega Private Credit Funds	SBIC / Specialty Lenders
Capital Certainty & Hold Size	✓	✓	✓	⊘
Product Breadth <i>Unitranche, first/second lien, prefs, co-invests</i>	✓	⊘	✓	⊘
Specialization <i>Ability to underwrite complex credits & structuring flexibility</i>	✓	⊘	⊘	✓

AFC is well-positioned to capitalize on the favorable **supply and demand imbalance** for debt capital



1. Viridian Capital Advisors Cannabis Capital Raise Tracker, as of September 3, 2025.

Disciplined and Selective Investment Process

AFC is involved in each phase of the lending process, aiming to source loans with high return potential and downside protection

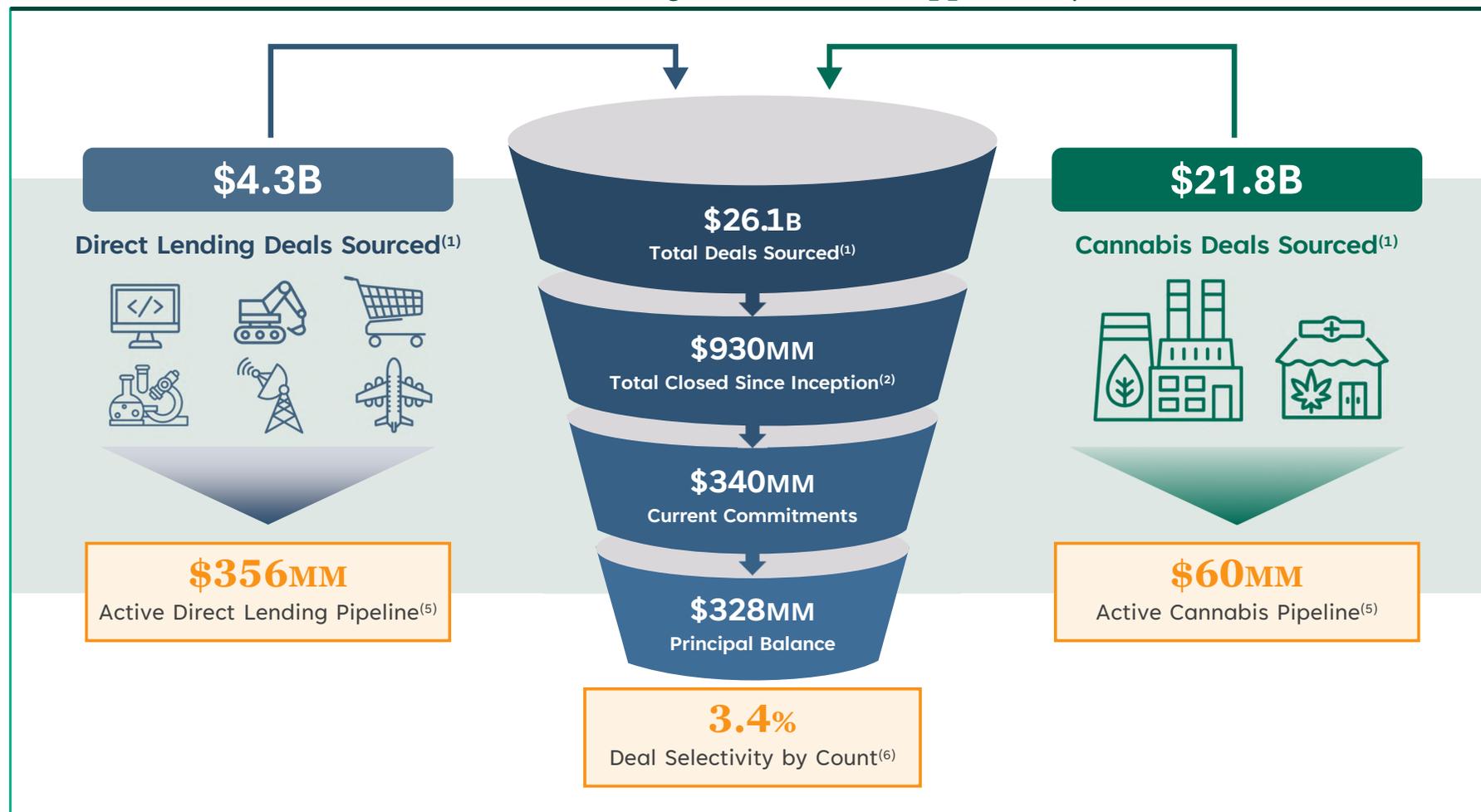


Emphasizing **credit discipline** and **risk management** throughout the investment lifecycle

Strong Pipeline Across a Broad Array of Opportunities

AFC’s multi-channel sourcing engine targets an opportunity set that includes real estate and non-real estate covered cannabis, as well as direct lending investments outside the cannabis industry

Multi Sector Sourcing Across a Wide Opportunity Set



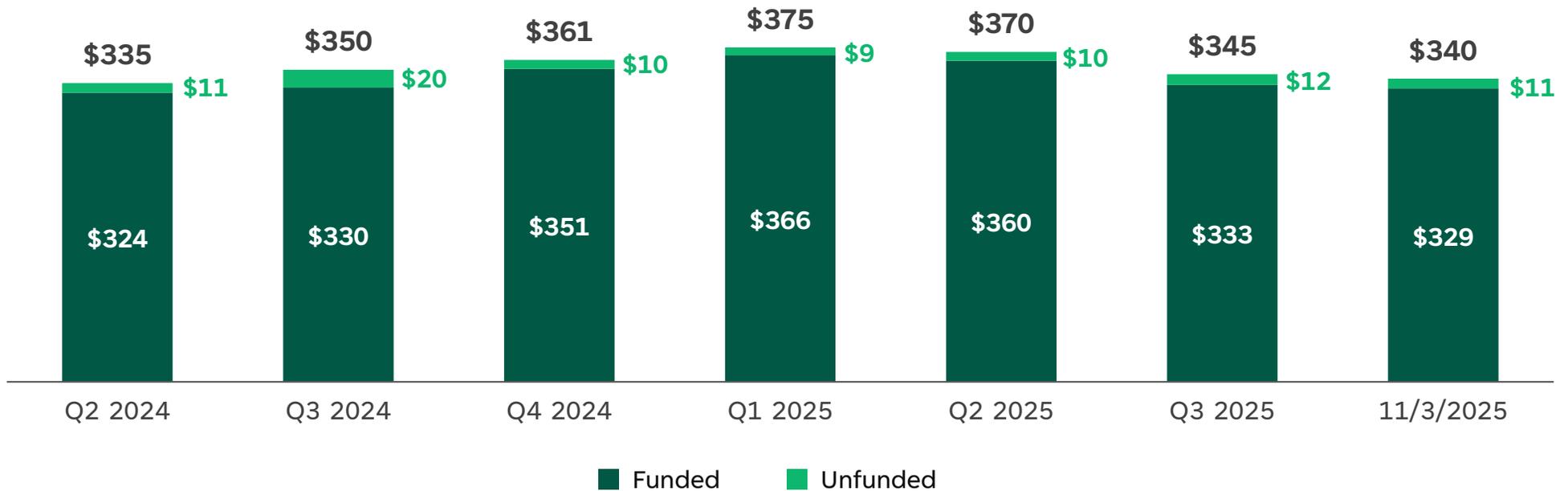
Note: All data as of November 3, 2025; Direct Lending-labeled and Cannabis-labeled datapoints only reflect deals sourced and active total pipeline within direct lending and cannabis, respectively.

1. Represents deals sourced by AFC’s manager from January 1, 2020 through November 3, 2025.
2. Includes amounts committed by affiliated predecessor entities to Advanced Flower Capital.
3. Includes potential syndications; AFC is in various stages of negotiation and has not completed its due diligence process with respect to these projects. As a result, there can be no assurance that we will move forward with any of these potential investments.
4. Represents the total number of closed deals since inception divided by the aggregate count of all deals sourced / reviewed by AFC’s manager from January 1, 2020 through November 3, 2025.

Investment Portfolio Activity

Current Commitments⁽¹⁾

In \$MM



1. Represents total committed principal at closing for outstanding loans as of specified dates (March 31, 2024, June 30, 2024, September 30, 2024, December 31, 2024, March 31, 2025, June 30, 2025, September 30, 2025, and November 3, 2025). Excludes early prepayments.

Advanced Flower Capital Portfolio Summary

AFC's manager has reviewed 1,053 deals, representing approximately \$26 billion in aggregate value*

X **987** Deals Rejected*

 **30** Current Deals in Review

 **14** Current Deals Funded

As of 11/3/2025; In \$ millions unless otherwise noted

Loan Name	Original Funding Date ⁽¹⁾	Loan Maturity	AFC Loan, net of Syndication	As % of Total	Total OID ⁽²⁾	Principal Balance	Cash Interest Rate ⁽³⁾	Paid In-Kind ("PIK") ⁽²⁾	Fixed/Floating	Amort. During Term	YTM ⁽²⁾
Private Co. A	May-20	May-24	\$ 38.1	11.2%	7.7%	\$ 46.8	13.0%	2.6%	Fixed	No	-
Sub of Private Co. G	Apr-21	May-26	73.2	21.5%	4.0%	78.9	12.5%	N/A	Fixed	No	-
Private Co. K	Apr-22	May-27	13.2	3.9%	4.0%	12.2	16.0%	2.0%	Floating	Yes	-
Private Co. L	Apr-22	May-26	32.8	9.6%	4.2%	29.3	13.0%	N/A	Floating	Yes	19%
Private Co. M	Jul-23	Jul-26	30.0	8.8%	16.0%	24.6	9.0%	N/A	Fixed	Yes	18%
Private Co. N - RE	Mar-24	Apr-28	19.3	5.7%	4.0%	19.3	12.5%	N/A	Floating	Yes	16%
Private Co. N	Mar-24	Apr-28	17.2	5.1%	4.0%	17.2	12.5%	N/A	Floating	Yes	16%
Private Co. O	May-24	Jun-28	10.5	3.1%	3.6%	5.4	13.5%	N/A	Floating	Yes	19%
Private Co. P	Jun-24	Jul-27	15.1	4.4%	3.0%	15.6	13.0%	N/A	Fixed	Yes	-
Private Co. Q	Aug-24	Sep-28	11.0	3.2%	3.0%	6.8	13.8%	N/A	Floating	Yes	18%
Private Co. R	Oct-24	Nov-27	41.0	12.1%	2.0%	34.3	12.0%	N/A	Floating	Yes	15%
Private Co. U	Feb-25	Mar-28	15.0	4.4%	2.5%	15.0	14.0%	N/A	Fixed	Yes	16%
Sub of Private Co. V	Apr-25	Apr-29	14.0	4.1%	3.0%	12.3	12.5%	1.5%	Fixed	Yes	17%
Sub of Public Co. S	Aug-25	Aug-30	10.0	2.9%	4.0%	10.0	12.5%	N/A	Fixed	No	15%
Total Portfolio⁽⁴⁾			\$ 340.4	100.0%	5.0%	\$ 327.7	12.6%	0.5%			



* Represents deals from January 1, 2020 through November 3, 2025 sourced by AFC's manager; Totals may not sum due to rounding.

1. Loans originated prior to July 31, 2020 were purchased from affiliated entities at fair value, approximating accreted and/or amortized cost plus accrued interest on July 31, 2020 and excluding pre-payments.

2. See appendix section entitled "Key Definitions and Methodologies" for management description and calculation of yield to maturity ("YTM"), paid in-kind ("PIK") and Origination Issue Discount ("OID").

3. Future Cash Interest Rate on loans with floating rates are based on its November 3, 2025 benchmark rate.

4. Portfolio Totals for Cash Interest Rate, Original Issue Discount and Paid In-Kind are calculated as a weighted average rate by principal balance outstanding.



Appendix



Consolidated Balance Sheets

	September 30, 2025 (unaudited)	As of December 31, 2024
Assets		
Loans held for investment at fair value (cost of \$48,107,898 and \$50,241,018 at September 30, 2025 and December 31, 2024, respectively, net)	\$ 16,923,809	\$ 30,510,804
Loans held for investment at carrying value, net	274,725,669	293,262,374
Loan receivable held at carrying value, net	–	1,895,638
Current expected credit loss reserve	(51,170,153)	(30,419,677)
Loans held for investment at carrying value and loan receivable held at carrying value, net of current expected credit loss reserve	223,555,516	264,738,335
Cash and cash equivalents	45,120,389	103,610,460
Interest receivable	781,234	1,982,897
Prepaid expenses and other assets	2,336,271	1,214,817
Total assets	\$ 288,717,219	\$ 402,057,313
Liabilities		
Accrued interest	\$ 2,199,808	\$ 894,611
Due to affiliate	–	6,754
Dividends payable	3,389,181	7,369,866
Current expected credit loss reserve	163,900	166,702
Accrued management and incentive fees	715,138	1,932,246
Accrued direct administrative expenses	733,860	1,197,518
Accounts payable and other liabilities	1,118,614	501,328
Senior notes payable, net	89,057,895	88,612,150
Line of credit payable	22,000,000	60,000,000
Line of credit payable to affiliate	–	40,000,000
Total liabilities	119,378,396	200,681,175
Commitments and contingencies		
Shareholders' equity		
Preferred stock, par value \$0.01 per share, 10,000 shares authorized at September 30, 2025 and December 31, 2024 and 0 shares issued and outstanding at September 30, 2025 and December 31, 2024, respectively	–	–
Common stock, par value \$0.01 per share, 50,000,000 shares authorized at September 30, 2025 and December 31, 2024 and 22,594,541 and 22,332,927 shares issued and outstanding at September 30, 2025 and December 31, 2024, respectively	225,945	223,329
Additional paid-in capital	253,388,834	251,865,763
Accumulated (deficit) earnings	(84,275,956)	(50,712,954)
Total shareholders' equity	169,338,823	201,376,138
Total liabilities and shareholders' equity	\$ 288,717,219	\$ 402,057,313

Consolidated Statements of Operations

(unaudited)

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Revenue				
Interest income	\$ 8,162,075	\$ 10,455,021	\$ 24,681,832	\$ 42,767,720
Interest expense	(1,631,127)	(1,572,705)	(5,304,572)	(4,749,143)
Net interest income	6,530,948	8,882,316	19,377,260	38,018,577
Expenses				
Management and incentive fees, net (less rebate of \$235,670, \$180,552, \$624,992 and \$769,545, respectively)	715,138	981,785	2,211,686	8,429,575
General and administrative expenses	674,342	857,304	2,255,049	2,941,942
Stock-based compensation	487,436	218,643	1,525,687	1,131,208
Professional fees	354,803	417,466	1,087,843	1,231,906
BDC conversion expenses	579,192	—	805,972	—
Total expenses	2,810,911	2,475,198	7,886,237	13,734,631
(Provision for) reversal of current expected credit losses	(7,372,778)	(181,370)	(22,524,920)	1,149,050
Realized (losses) gains on investments, net	—	—	—	(93,338)
Change in unrealized gains (losses) on loans at fair value, net	(9,712,427)	(4,621,702)	(11,453,875)	(9,655,396)
Net (loss) income from continuing operations before income taxes	(13,365,168)	1,604,046	(22,487,772)	15,684,262
Income tax (benefit) expense	(874,662)	386,256	(900,300)	830,591
Net (loss) income from continuing operations	(12,490,506)	1,217,790	(21,587,472)	14,853,671
Net income from discontinued operations, net of tax	—	165,944	—	2,922,068
Net (loss) income	\$ (12,490,506)	\$ 1,383,734	\$ (21,587,472)	\$ 17,775,739
Basic earnings per common share:				
Continuing operations	\$ (0.57)	\$ 0.05	\$ (0.99)	\$ 0.71
Discontinued operations	\$ —	\$ 0.01	\$ —	\$ 0.14
Total basic earnings per common share	\$ (0.57)	\$ 0.06	\$ (0.99)	\$ 0.85
Diluted earnings per common share:				
Continuing operations	\$ (0.57)	\$ 0.05	\$ (0.99)	\$ 0.71
Discontinued operations	\$ —	\$ 0.01	\$ —	\$ 0.14
Total diluted earnings per common share	\$ (0.57)	\$ 0.06	\$ (0.99)	\$ 0.85
Weighted average number of common shares outstanding:				
Basic weighted average shares of common stock outstanding	22,114,761	20,684,149	22,109,088	20,493,375
Diluted weighted average shares of common stock outstanding	22,160,176	20,785,848	22,129,116	20,543,644

Reconciliation of GAAP Net Income to Distributable Earnings

	Three months ended		Nine months ended	
	September 30,		September 30,	
	2025	2024	2025	2024
Net (loss) income	\$ (12,490,506)	\$ 1,383,734	\$ (21,587,472)	\$ 17,775,739
Adjustments to net income (loss):				
Stock-based compensation expense	487,436	218,643	1,525,687	1,131,208
Depreciation and amortization	–	–	–	–
Unrealized losses (gains) or other non-cash items	9,712,427	4,621,702	11,453,875	9,655,396
Provision for (reversal of) current expected credit losses ⁽¹⁾⁽²⁾	7,372,778	181,370	20,747,674	(1,077,196)
TRS loss (income), net of dividends	(1,542,335)	840,556	(671,730)	1,147,554
One-time events pursuant to changes in GAAP and certain non-cash charges	–	–	–	–
Distributable earnings	\$ 3,539,800	\$ 7,246,005	\$ 11,468,034	\$ 28,632,701
Basic weighted average shares of common stock outstanding	22,114,761	20,684,149	22,109,088	20,493,375
Distributable earnings per basic weighted average share	\$ 0.16	\$ 0.35	\$ 0.52	\$ 1.40



Note: For further management description and calculation of Distributable Earnings, see appendix section entitled “Key Definitions and Methodologies”.

1. In the prior period, the provision for current expected credit losses above included zero and approximately \$71.9 thousand for the three and nine months ended September 30, 2024, respectively, in connection with the Spin-Off, which was included in the net income from discontinued operations, net of tax financial statement line on the consolidated statements of operations.
2. The provision for (reversal of) current expected credit losses is presented net of any write-offs.

Select Investments



\$14,000,000
Lender and Agent
April 2025



\$15,000,000
Lender and Agent
February 2025



Undisclosed Amount
May 2024



\$34,000,000
Lender and Agent
March 2024



\$41,000,000
Lender and Agent
October 2024



\$63,000,000
Lender and Agent
April 2022



\$140,000,000
Lead Lender and Co-Agent
December 2021



\$23,000,000
Lender and Agent
July 2021



\$15,500,000
Lender and Agent
July 2021



\$86,600,000
Lender
May 2021



\$24,000,000
Lender and Agent
November 2020

Key Definitions and Methodologies

Distributable Earnings

The determination of Distributable Earnings is substantially similar to the determination of Core Earnings under our Management Agreement, provided that Core Earnings is a component of the calculation of any Incentive Fees earned under the Management Agreement for the applicable time period, and thus Core Earnings is calculated prior to Incentive Fee expense, while the calculation of Distributable Earnings accounts for any Incentive Fees earned for such time period. We define Distributable Earnings as, for a specified period, the net income (loss) computed in accordance with GAAP, excluding (i) stock-based compensation expense, (ii) depreciation and amortization, (iii) any unrealized gains, losses or other non-cash items recorded in net income (loss) for the period, regardless of whether such items are included in other comprehensive income or loss, or in net income (loss); provided that Distributable Earnings does not exclude, in the case of investments with a deferred interest feature (such as OID, debt instruments with PIK interest and zero coupon securities), accrued income that we have not yet received in cash, (iv) provision for (reversal of) current expected credit losses, (v) taxable REIT subsidiary (“TRS”) (income) loss, net of any dividends received from TRS, and (vi) one-time events pursuant to changes in GAAP and certain non-cash charges, in each case after discussions between our manager and our independent directors and after approval by a majority of such independent directors. We caution readers that our methodology for calculating Distributable Earnings may differ from the methodologies employed by other REITs to calculate the same or similar supplemental performance measures, and as a result, our reported Distributable Earnings may not be comparable to similar measures presented by other REITs. We have not provided reconciliations of expected distributable earnings for the future period(s), in reliance on the unreasonable efforts exception provided under Item 10(e)(1)(i)(B) of Regulation S-K. We are unable, without unreasonable efforts, to forecast certain items required to develop meaningful comparable GAAP financial measures. These items include changes in unrealized gains, non-cash equity compensation expenses and the impact of non-cash adjustments for current expected credit losses that are difficult to predict in order to include in a GAAP estimate. Please see page 18 for a reconciliation of GAAP net income to Distributable Earnings.

Origination Issue Discount (“OID”)

Origination Issue Discount (“OID”) is recognized as a discount to the funded loan principal and is accreted to income over the term of the loan. Loans originated before July 31, 2020 were acquired by us, net of unaccreted OID, which we accrete to income over the remaining term of the loan. In some cases, additional OID is recognized from additional purchase discounts attributed to the fair value of equity positions that were separated from the loans prior to our acquisition of such loans. The estimated YTM Future Cash Interest Rate on loans with floating rates are based on its November 3, 2025 benchmark rate.

Yield to Maturity (“YTM”) and Paid In-Kind (“PIK”)

YTM excludes loans on nonaccrual status. Estimated YTM includes a variety of fees and features that affect the total yield, which may include, but is not limited to, OID, exit fees, prepayment fees, unused fees and contingent features. OID is recognized as a discount to the funded loan principal and is accreted to income over the term of the loan. Loans originated before July 31, 2020 were acquired by us, net of unaccreted OID, which we accrete to income over the remaining term of the loan. In some cases, additional OID is recognized from additional purchase discounts attributed to the fair value of equity positions that were separated from the loans prior to our acquisition of such loans. The estimated YTM calculations require management to make estimates and assumptions, including, but not limited to, the timing and amounts of loan draws on delayed draw loans, the timing collectability of exit fees, the probability and timing of prepayments and the probability of contingent features occurring. For example, certain credit agreements may contain provisions pursuant to which certain PIK interest rates and fees earned by us under such credit agreements will decrease upon the satisfaction of certain specified criteria which we believe may improve the risk profile of the applicable borrower. To be conservative, we have not assumed any prepayment penalties or early payoffs in our estimated YTM calculation. Estimated YTM is based on current management estimates and assumptions, which may change. Actual results could differ from those estimates and assumptions.

OID is recognized as a discount to the funded loan principal and is accreted to income over the term of the loan. Loans originated before July 31, 2020 were acquired by us, net of unaccreted OID, which we accrete to income over the remaining term of the loan. In some cases, additional OID is recognized from additional purchase discounts attributed to the fair value of equity positions that were separated from the loans prior to our acquisition of such loans. The estimated YTM Future Cash Interest Rate on loans with floating rates are based on its November 3, 2025 benchmark rate.



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