



CHICAGOATLANTIC
REAL ESTATE FINANCE

Third Quarter 2023 Earnings Supplemental

November 8, 2023

Important Disclosure Information

This presentation contains forward-looking statements, within the meaning of the Private Securities Litigation Reform Act of 1995, regarding future events and the future results of the Company that are based on current expectations, estimates, forecasts, projections about the industry in which the Company operates and the beliefs and assumptions of the management of the Company. Words such as “address,” “anticipate,” “believe,” “consider,” “continue,” “develop,” “estimate,” “expect,” “further,” “goal,” “intend,” “may,” “plan,” “potential,” “project,” “seek,” “should,” “target,” “will,” variations of such words and similar expressions are intended to identify such forward-looking statements. Such statements reflect the current views of the Company and its management with respect to future events and are subject to certain risks, uncertainties and assumptions. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, the Company’s actual results, performance or achievements could differ materially from the results expressed in, or implied by, these forward-looking statements. This presentation has been prepared by the Company based on information it has obtained from sources it believes to be reliable. Summaries of documents contained in this presentation may not be complete. The Company does not represent that the information herein is complete. The information in this presentation is current only as of September 30, 2023, or such other date noted in this presentation, and the Company’s business or financial condition and other information in this presentation may change after that date. The Company undertakes no obligation to update any forward-looking statements in order to reflect any event or circumstance occurring after the date of this presentation or currently unknown facts or conditions. You are urged to review and carefully consider any cautionary statements and other disclosures, including the statements under the heading “Risk Factors” and elsewhere in the Company’s filings with the Securities and Exchange Commission.

Factors that may cause actual results to differ materially from current expectations include, among others: the Company’s business and investment strategy; the impact of COVID-19 on the Company’s business and the global economy; the war between Russia and the Ukraine and market volatility resulting from such conflict; the ability of Chicago Atlantic REIT Manager, LLC (the “Manager”) to locate suitable loan opportunities for the Company, monitor and actively manage the Company’s loan portfolio and implement the Company’s investment strategy; allocation of loan opportunities to the Company by the Manager; the Company’s projected operating results; 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 estimated growth in and evolving market dynamics of the cannabis market; the demand for cannabis cultivation and processing facilities; shifts in public opinion regarding cannabis; the state of the U.S. economy generally or in specific geographic regions; economic trends and economic recoveries; the amount and timing of the Company’s cash flows, if any, from the Company’s loans; the Company’s ability to obtain and maintain financing arrangements; the Company’s expected leverage; changes in the value of the Company’s loans; the Company’s expected portfolio of loans; the Company’s expected investment and underwriting process; rates of default or decreased recovery rates on the Company’s loans; the degree to which any interest rate or other hedging strategies may or may not protect the Company from interest rate volatility; changes in interest rates and impacts of such changes on the Company’s results of operations, cash flows and the market value of the Company’s loans; interest rate mismatches between the Company’s loans and the Company’s borrowings used to fund such loans; the departure of any of the executive officers or key personnel supporting and assisting the Company from the Manager or its affiliates; impact of and changes in governmental regulations, tax law and rates, accounting guidance and similar matters; the Company’s ability to maintain the Company’s exclusion or exemption from registration under the Investment Company Act; the Company’s ability to qualify and maintain the Company’s qualification as a REIT for U.S. federal income tax purposes; estimates relating to the Company’s ability to make distributions to its stockholders in the future; the Company’s understanding of its competition; and market trends in the Company’s industry, interest rates, real estate values, the securities markets or the general economy.

Market and Industry Data

In this presentation, the Company relies on and refers to certain information and statistics obtained from third-party sources which it believes to be reliable, including reports by market research firms. The Company has not independently verified the accuracy or completeness of any such third-party information. Because the cannabis industry is relatively new and rapidly evolving, such market and industry data may be subject to significant change in a relatively short time period.

Company Overview

- Successful IPO in December 2021 (NASDAQ: REFI)
- Track record of identifying market inefficiencies, particularly where risk is fundamentally mispriced
- Ability to redeploy capital quickly
- Access to Sponsor's leading cannabis lending platform as lead or co-lead
- Proprietary sourcing network and direct originations team
- Experienced and robust origination team responsible for sourcing and closing over \$2.0B in credit facilities since 2019
- Sizable and growing loan portfolio offering compelling risk-adjusted returns
- Diversified across operators, geographies and asset types with strong real estate collateral coverage as well as additional collateral

Note:

(1) As of November 1, 2023, includes potential syndications.

(2) As of September 30, 2023

\$2.0B+

in loans closed since platform inception⁽¹⁾

60+

cannabis loans closed across platform⁽¹⁾

\$640mm

near-term pipeline under evaluation⁽¹⁾

\$355.9mm

current commitments⁽²⁾ with substantial pipeline

1.5x

real estate collateral coverage in current portfolio⁽²⁾

19.3%

gross portfolio yield⁽²⁾

Investment Highlights



Pioneer in cannabis lending with first-mover advantage



Proprietary and extensive deal sourcing capabilities



Differentiated investment approach



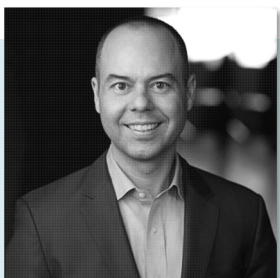
Compelling opportunity in rapidly growing cannabis market



Lender of choice to leading cannabis operators

Industry-Leading Management and Investment Team

Deep Cannabis, Credit and Real Estate Expertise With Entrepreneurial Approach



John Mazarakis⁽¹⁾
Executive Chairman

- Originated over \$500mm in cannabis credit transactions
- Developed and owns over 1mm sf of real estate across 4 states
- Founded restaurant group with 30+ units and 1,200+ employees
- MBA from Chicago Booth and BA from University of Delaware



Tony Cappell⁽¹⁾
CEO

- Debt investor with over 15 years of experience, beginning at Wells Fargo Foothill
- Completed over 150 deals, comprising over \$5bn in total credit
- Former Managing Director and Head of Underwriting at Stonegate Capital
- MBA from Chicago Booth and BA from University of Wisconsin



Andreas Bodmeier⁽¹⁾
Co-President and CIO

- Underwritten over \$500mm in cannabis credit transactions
- Former Principal of consulting firm focused on FX and commodity risk management
- Former Senior Advisor, U.S. Dept. of Health and Human Services
- PhD in Finance and MBA from Chicago Booth and MSc from Humboldt University (Berlin)



Peter Sack⁽¹⁾
Co-President

- Former Principal at BC Partners Credit, leading their cannabis practice
- Underwritten \$138mm in cannabis credit transactions
- Former private equity investor, focusing on distressed industrial opportunities
- MBA from University of Pennsylvania's Wharton School of Business and BA from Yale University



Phil Silverman
Interim CFO

- Finance and accounting expert, with over 10 years of experience, focusing on financial reporting, operations, and internal controls within the asset management industry
- Previously served as CFO of Chicago Atlantic Group, LLC., the Company's Sponsor, since January 2021
- B.S in Finance from Indiana University and is CPA certified

100 YEARS OF COMBINED EXPERIENCE AND OVER \$8 BILLION IN REAL ESTATE AND COMMERCIAL CREDIT

Note: (1) Denotes member of Investment Committee

Veteran Independent Directors

Significant Public Board, REIT, Financial and Corporate Governance Expertise



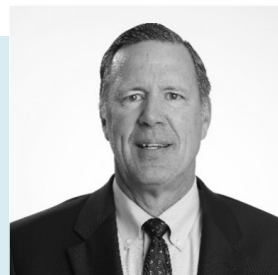
Jason Papastavrou

- Lead Independent Director
- Founder and CIO of ARIS Capital Management
- Current member of board of directors of GXO Logistics (NYSE:GXO); and, previous board member of XPO Logistics (NYSE:XPO) and United Rentals (NYSE:URI)
- BS in Mathematics and MS and PhD in Electrical Engineering and Computer Science from MIT



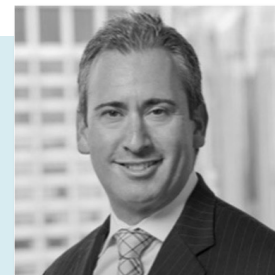
Donald Gulbrandsen

- Current investor in Chicago Atlantic
- Founder and CEO of Gulbrandsen Companies, a holding company for specialty chemical manufacturing companies
 - Products sold in over 45 countries
 - Over 900 employees in 7 facilities worldwide
- BS in Chemical Engineering and BA in History from Cornell University



Fredrick C. Herbst

- Audit Committee Chair
- Former CFO of Ready Capital (NYSE:RC) and Arbor Realty Trust (NYSE:ABR), two publicly traded, commercial mortgage REITs
- Former Managing Director of Waterfall Asset Management
- Former CFO of Clayton Holdings and The Hurst Companies
- CPA and BA in Accounting from Wittenberg University



Brandon Konigsberg

- Former CFO at J.P. Morgan Securities and Managing Director at JPMorgan Chase
- Current member of board of directors of GTJ REIT, SEC-registered equity REIT
- Former auditor at Goldstein, Golub and Kessler
- CPA and BA in Accounting from University of Albany and MBA from New York University's Stern School of Business



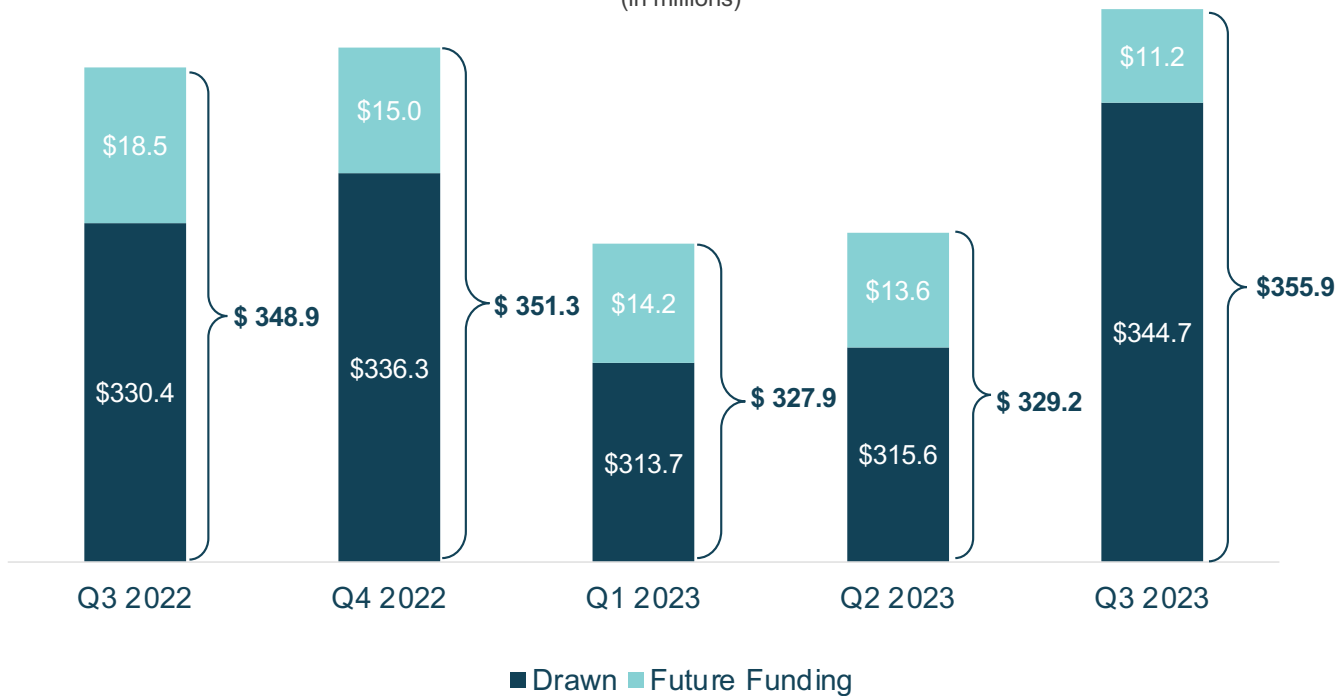
Michael Steiner

- Current investor in Chicago Atlantic
- Founder and President of Service Energy and Petroleum Equipment, which are engaged in distribution of petroleum products
 - Expert in highly regulated industries
- BA in History from Wake Forest University and MBA from University of Delaware

Investment Portfolio Activity

COMMITMENTS

(in millions)



Weighted
average yield
to maturity of

~19.3%

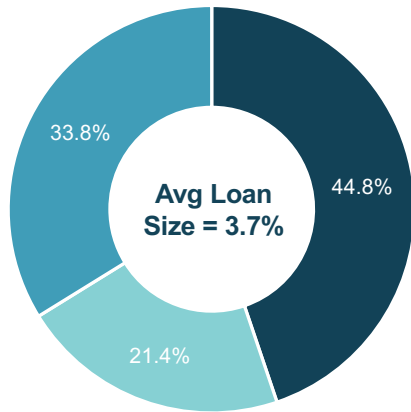
as of September 30, 2023

Portfolio Diversity

Our portfolio is diversified across operators, geographies, and asset types

PRINCIPAL OUTSTANDING ⁽¹⁾

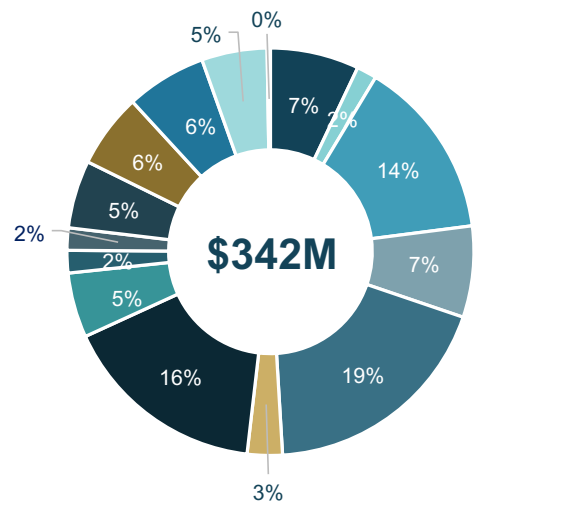
By Loan



■ Top 5 Loans ■ Next 5 Loans ■ Remaining Loans (17)

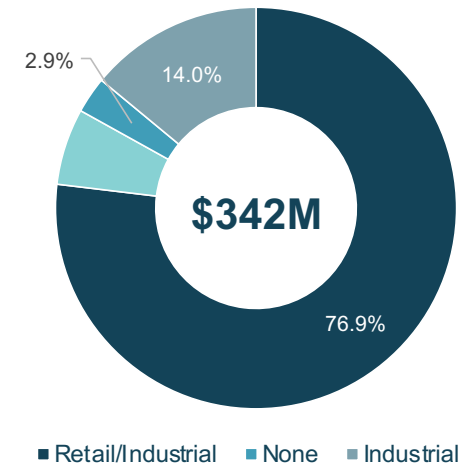
Top 10 Loans = 67.5% of principal outstanding

By Location



- Arizona
- California
- Florida
- Illinois
- Michigan
- Missouri
- Nebraska
- Nevada
- New York
- Ohio
- Pennsylvania
- West Virginia
- Other

By Real Estate Collateral Type



■ Retail/Industrial ■ None ■ Industrial

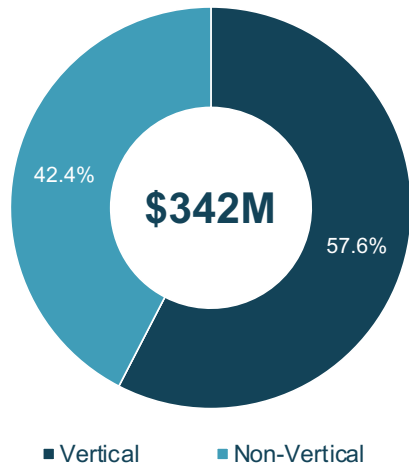
Note: (1) As of September 30, 2023

Portfolio Diversity (Continued)

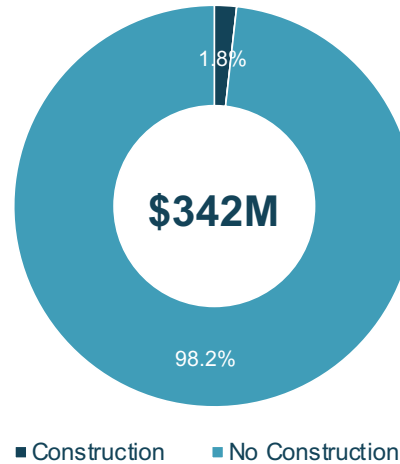
Our portfolio is diversified across operators, geographies, and asset types

PRINCIPAL OUTSTANDING¹

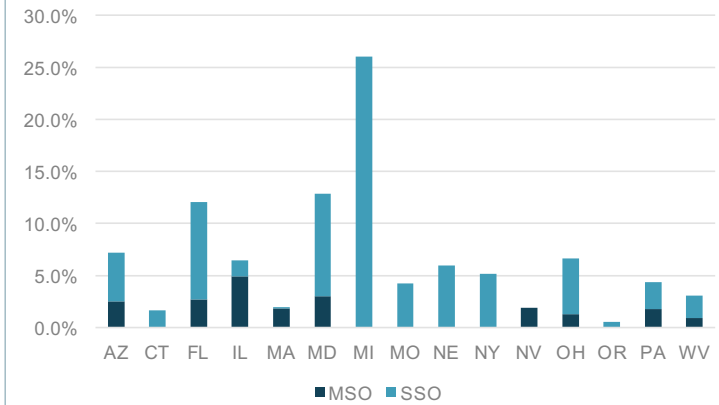
By Operator Integration



By Construction Component²



Percentage of Real Estate Collateral by State and Operator Type³

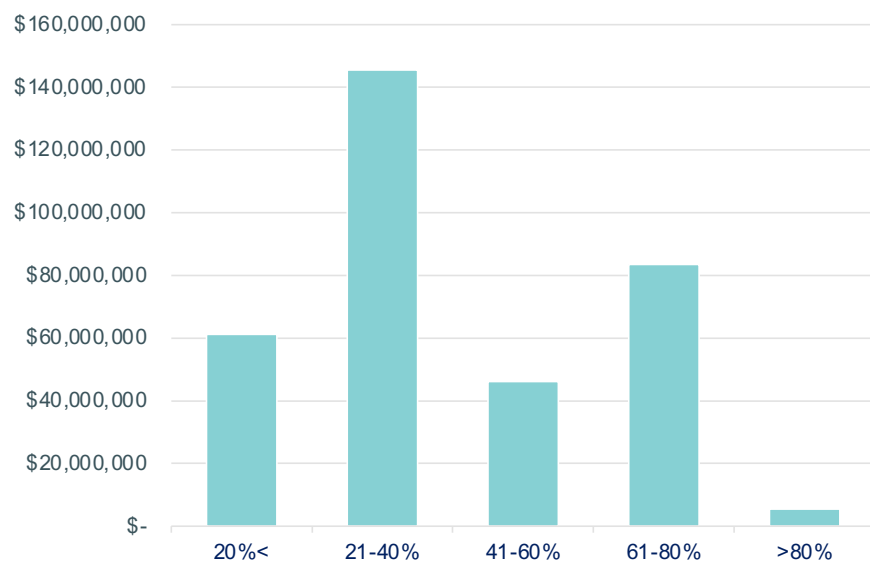


Note: (1) As of September 30, 2023
 (2) Represents principal committed to fund greenfield construction
 (3) SSO = single state operator, MSO = multi-state operator

Loan Collateral Coverage

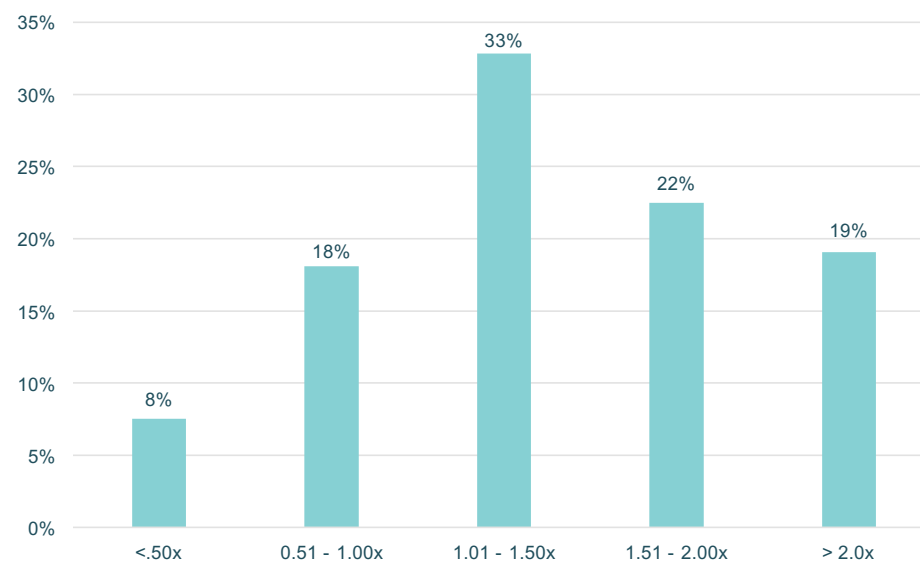
42.5% loan to enterprise value and 1.5x real estate collateral coverage

PRINCIPAL BY LTEV RATIO⁽¹⁾



Portfolio Weighted Average (42.5%)

REAL ESTATE COLLATERAL COVERAGE⁽²⁾



Portfolio Weighted Average (1.5x)

(1) Our loans to owner operators in the state-licensed cannabis industry are secured by additional collateral, including personal and corporate guarantee(s), where applicable subject to local laws and regulations. Loan to enterprise value ratio (LTEV) is calculated as total loan principal outstanding divided by total value of collateral on a weighted average basis.

(2) See page 18 for real estate collateral coverage by loan. Expressed as percentage of total carrying value, before reserve for current expected credit losses of \$338.8 million as of September 30, 2023.

Portfolio Overview (as of September 30, 2023)

Loan	Location(s)	Initial Funding Date (1)	Maturity Date (2)	Remaining Commitment (3)	Principal Balance	Carrying Value	Percent of Portfolio	Future Fundings	Fixed/Floating	Cash Rate (4)	PIK Rate (4)	All-In Rate	YTM IRR (5)
1	Various	10/27/22	10/30/26	\$ 30,000,000	\$ 30,000,000	\$ 29,307,787	8.7%	-	Floating	15.00% (6)	-	15.00%	17.3%
2	Michigan	3/5/21	12/31/24	35,891,667	38,400,627	38,299,178	11.3%	-	Floating	12.50% (7)	3.25%	15.75%	18.0%
3 ⁽⁸⁾	Various	3/25/21	11/29/24	20,105,628	20,524,482	20,217,338	6.0%	-	Floating	18.88% (6)	2.75%	21.63%	23.2%
4	Arizona	4/19/21	12/31/23	14,120,000	14,722,749	14,722,749	4.3%	-	Floating	20.25% (6)	-	20.25%	18.1%
5	Massachusetts	4/19/21	4/30/25	3,500,000	3,197,120	3,197,102	0.9%	204,000	Floating	20.75% (6)	-	20.75%	22.4%
6	Michigan	8/20/21	2/20/24	6,000,000	4,264,421	4,262,922	1.3%	1,500,000	Floating	17.50% (6)	-	17.50%	20.8%
7	Illinois, Arizona	8/24/21	6/30/25	25,000,000	20,913,172	20,763,000	6.1%	-	Floating	14.50% (6)	2.00%	16.50%	18.6%
8	West Virginia	9/1/21	9/1/24	9,500,000	11,086,045	11,027,624	3.3%	-	Floating	17.75% (6)	2.00%	19.75%	26.1%
9 ⁽⁹⁾	Pennsylvania	9/3/21	6/30/24	15,000,000	16,278,729	16,278,729	4.8%	-	Floating	19.25% (6)	3.00%	22.25%	19.3%
10	Michigan	9/20/21	9/30/24	470,411	169,871	169,871	0.1%	-	Fixed	11.00%	-	11.00%	21.4%
11	Maryland	9/30/21	9/30/24	32,000,000	33,142,423	32,784,450	9.7%	-	Floating	17.25% (6)	2.00%	19.25%	22.0%
12	Various	11/8/21	10/31/24	13,574,667	8,710,222	8,642,007	2.6%	-	Floating	17.50% (6)	-	17.50%	19.8%
13	Michigan	11/22/21	11/1/24	13,100,000	13,004,225	12,930,060	3.8%	-	Floating	14.50% (6)	1.50%	16.00%	18.9%
14	Various	12/27/21	12/27/26	5,000,000	5,125,000	5,125,000	1.5%	-	Floating	19.75% (6)	2.50%	22.25%	23.5%
16	Florida	12/30/21	12/31/24	13,000,000	4,887,500	4,863,651	1.4%	5,500,000	Floating	17.75% (6)	-	17.75%	33.6%
17	Florida	1/18/22	1/31/25	15,000,000	15,000,000	14,831,662	4.4%	-	Floating	13.25% (6)	-	13.25%	14.4%
18	Ohio	2/3/22	2/28/25	11,662,050	13,000,915	12,888,749	3.8%	-	Floating	10.25% (6)	5.00%	15.25%	22.1%
19	Florida	3/11/22	8/29/25	20,000,000	20,537,025	20,481,500	6.0%	-	Fixed	11.00%	3.00%	14.00%	15.5%
20	Missouri	5/9/22	5/30/25	17,000,000	17,602,435	17,509,901	5.2%	-	Fixed	11.00%	2.00%	13.00%	14.7%
21	Illinois	7/1/22	6/30/26	9,000,000	5,192,975	5,130,537	1.5%	4,000,000	Floating	17.00% (6)	3.00%	20.00%	25.6%
22	Maryland	1/24/23	1/24/26	11,250,000	10,795,144	10,273,497	3.0%	-	Floating	14.25% (6)	1.40%	15.65%	20.4%
23	Arizona	3/27/23	3/31/26	2,000,000	1,920,000	1,878,500	0.6%	-	Floating	16.00% (6)	-	16.00%	18.9%
24	Oregon	3/31/23	9/27/26	1,000,000	900,000	900,000	0.3%	-	Floating	19.00% (6)	-	19.00%	21.7%
25	New York	8/1/23	6/29/36	18,746,662	18,417,846	18,417,846	5.4%	-	Fixed	15.00%	-	15.00%	16.7%
26	Connecticut	8/31/23	2/27/26	5,450,000	5,450,000	5,318,237	1.6%	-	Fixed	14.00%	-	14.00%	19.1%
27	Nebraska	8/15/23	6/30/27	6,103,870	6,103,870	6,103,870	1.8%	-	Floating	17.25% (6)	-	17.25%	19.0%
28	Ohio	9/13/23	3/13/25	2,466,705	2,466,705	2,466,705	0.7%	-	Fixed	15.00%	-	15.00%	17.4%
			Subtotal	355,941,660	341,813,501	338,792,488	100.0%	11,204,000		15.3%	1.7%	17.00%	19.3%

Total Commitment: \$355.9M

Portfolio Overview (continued)

Notes:

- (1) All loans originated prior to April 1, 2021 were purchased from affiliated entities at fair value plus accrued interest on or subsequent to April 1, 2021
- (2) Certain loans are subject to contractual extension options and may be subject to performance based or other conditions as stipulated in the loan agreement. Actual maturities may differ from contractual maturities stated herein as certain borrowers may have the right to prepay with or without paying a prepayment penalty. The Company may also extend contractual maturities and amend other terms of the loans in connection with loan modifications.
- (3) Total Commitment excludes future amounts to be advanced at sole discretion of the lender and reflects receipt of scheduled amortization payments as of September 30, 2023.
- (4) "P" = prime rate and depicts floating rate loans that pay interest at the prime rate plus a specific percentage; "PIK" = paid in kind interest. Subtotals represent weighted average rates based on principal outstanding.
- (5) 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. 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 and collectability of exit fees, the probability and timing of prepayments and the probability of contingent features occurring. For example, certain credit agreements 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.
- (6) This Loan is subject to prime rate floor. Refer to Note 3 of the consolidated financial statements on Form 10-Q as of September 30, 2023 for detailed listing of rate floor by loan.
- (7) This Loan is subject to an interest rate cap. Refer to Note 3 of the consolidated financial statements on Form 10-Q as of September 30, 2023 for detailed listing of rate cap by loan.
- (8) The aggregate loan commitment to Loan #3 includes a \$15.9 million initial commitment which has a base interest rate of 13.625%, 2.75% PIK and a second commitment of \$4.2 million which has an interest rate of 15.00%, 2.00% PIK. The statistics presented reflect the weighted average of the terms under all advances for the total aggregate loan commitment.
- (9) As of May 1, 2023, Loan #9 was placed on non-accrual status and continues to be on non-accrual as of September 30, 2023. Loan #9 is included on the consolidated balance sheet as a loan held for investment – related party .

Loan Origination Pipeline

Driven by proprietary deal sourcing

Over 700 **Qualified Deals**
Sourced and Reviewed

\$48mm¹ in Potential Fundings

\$55mm¹
Terms Issued

**Total current pipeline of
\$640mm¹**

- Continued legalization at the state level creates a new influx of opportunities
- Increase in M&A activity requires additional debt financing
- Robust set of profitable operators and refinancing opportunities

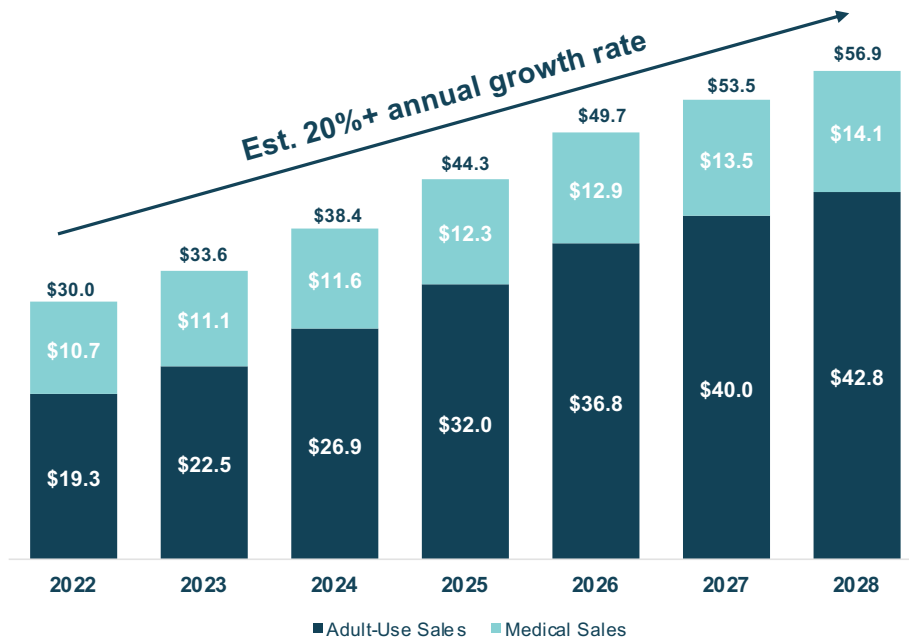


Note:
(1) As of November 1, 2023

Compelling Market Opportunity

U.S. CANNABIS SALES ⁽¹⁾

(\$ in billions)



MARKET DRIVERS

- Sales of the U.S. cannabis industry expected to rival beer (\$100bn), spirits (\$97bn) and wine (\$62bn) by 2030
- Continued legalization at state level expected to drive continued demand for capital
- Highly fragmented industry ripe for consolidation
- Wave of East Coast and Midwest Adult-Use Legalization appears imminent

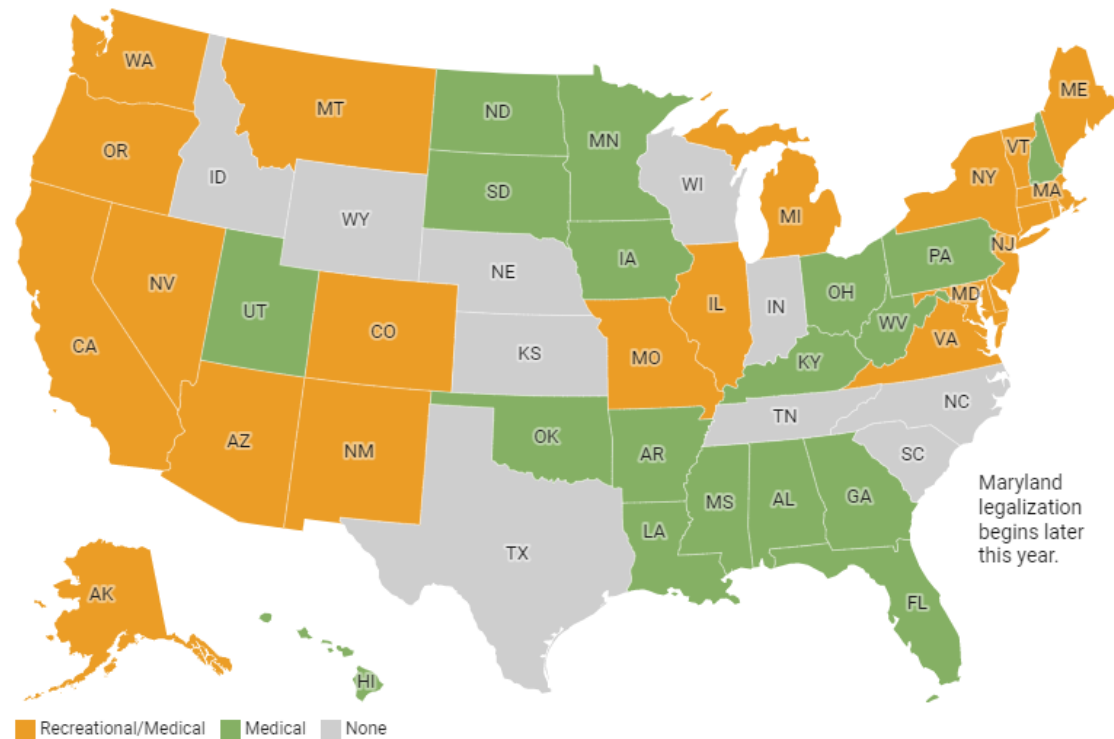
Note:
 (1) Source: MJBiz Factbook 2023; (\$ in billions)

Compelling Market Opportunity

LEGISLATIVE TAILWINDS

- Continued state-level legalization, including transition from medical to adult-use cannabis.
- Adult-use sales began during the first quarter of 2023 in Missouri and Connecticut.
- Adult use cannabis sales began in Maryland on July 1, 2023.

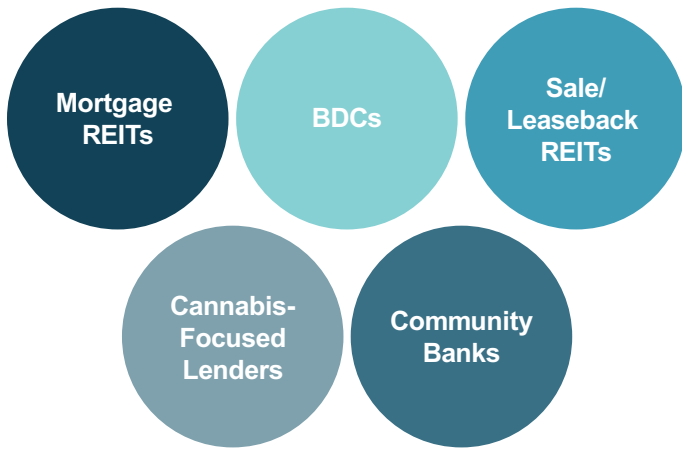
CURRENT LEGALIZATION ⁽¹⁾: 40 STATES



Note:
(1) Per MJBiz Daily, as of May 2023

Competitive Landscape

COMPETITORS: GROUPS

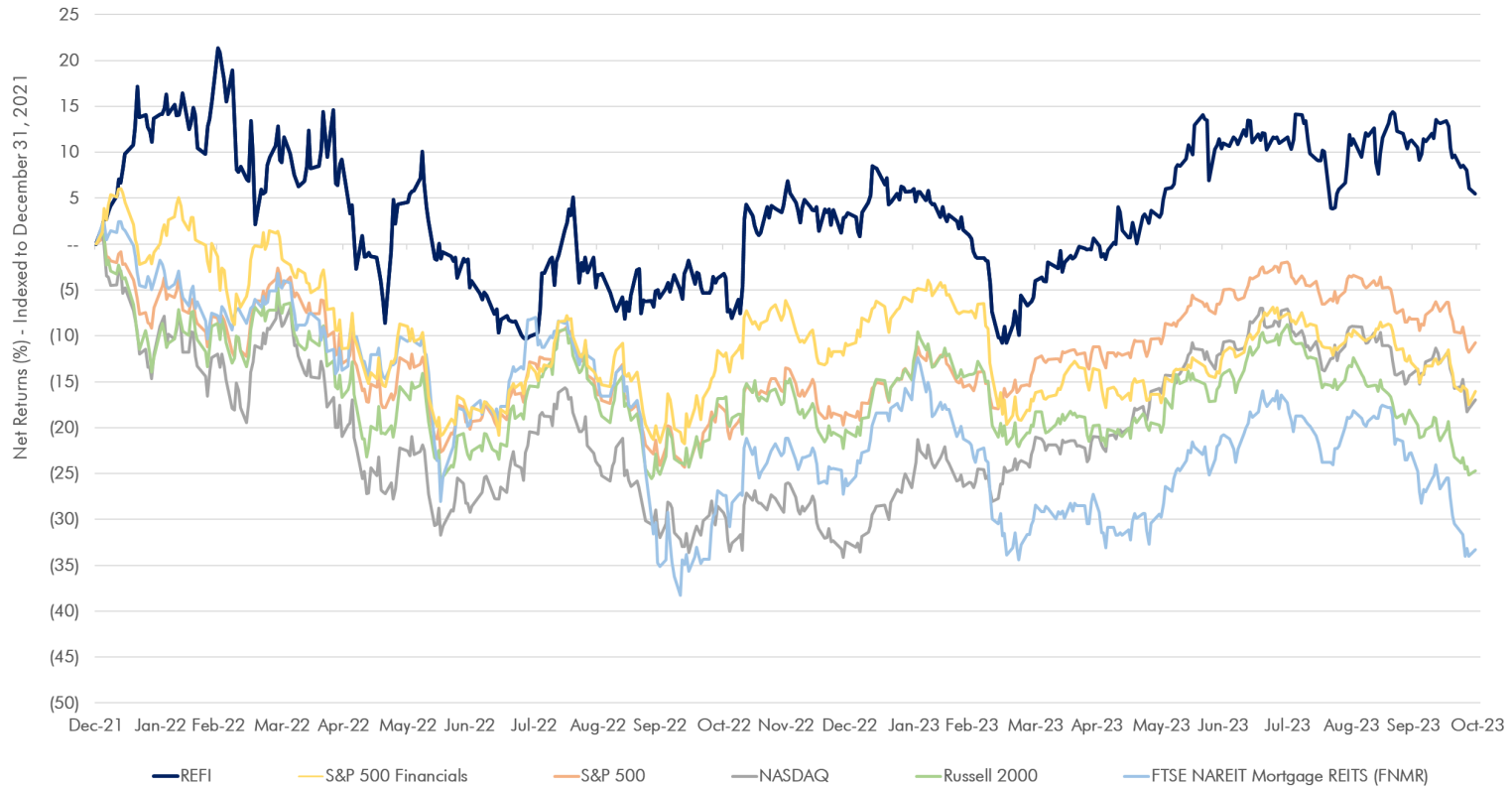


COMPETITIVE ADVANTAGES

Shorter loan durations	Better diversification
Lower LTVs	Deal leads
Ability to upsize	Close relationships with management teams
We negotiate the deal	REIT shares 50% of the origination fee
Underwrite enterprise value in the borrowers	Our borrower's only source of debt

Market Performance | Total Net Returns vs. Selected Indexes

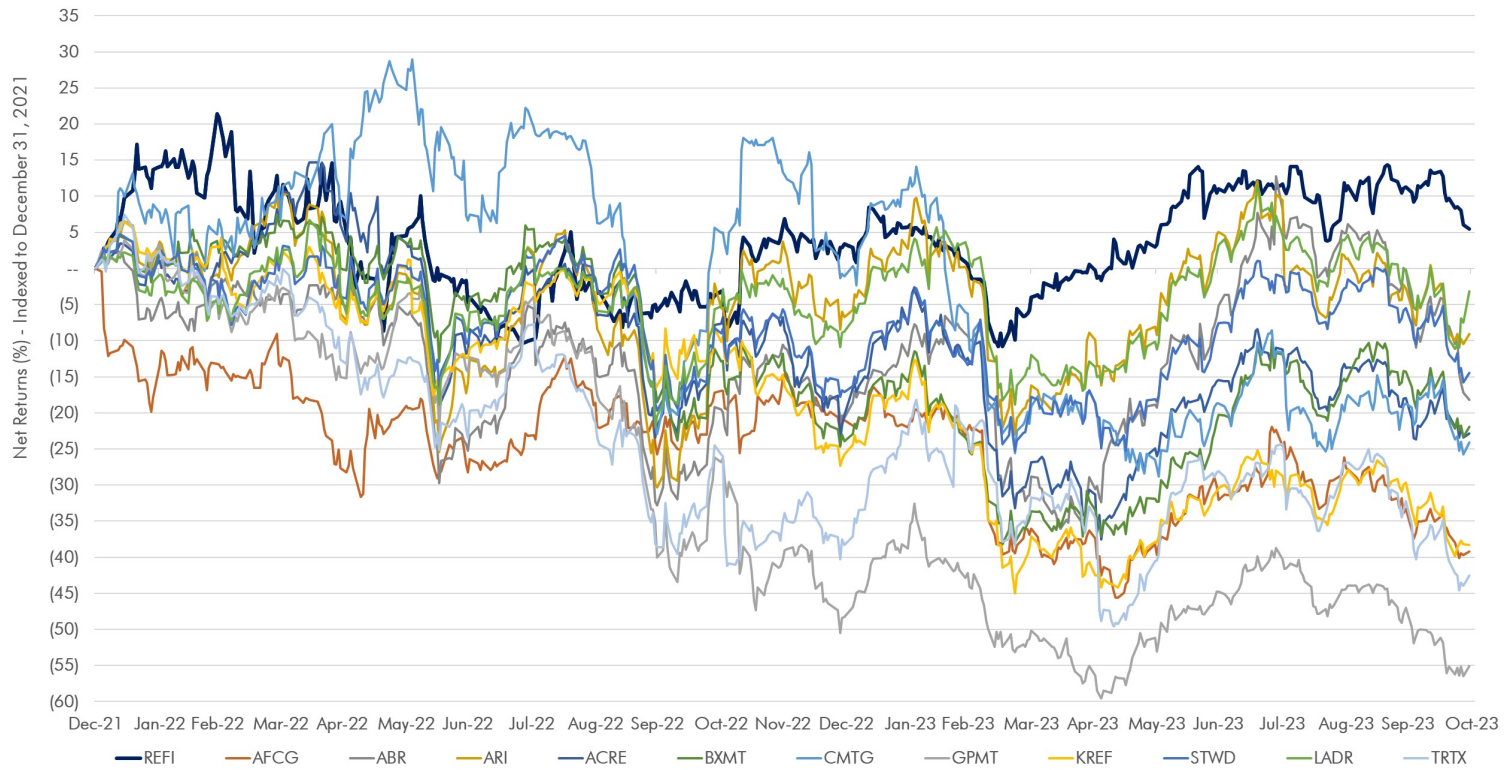
Total Net Returns (Indexed to Dec 31, 2021)



Sources: Bloomberg, S&P Global Data Repository

Market Performance | Total Net Returns vs. Selected Peers

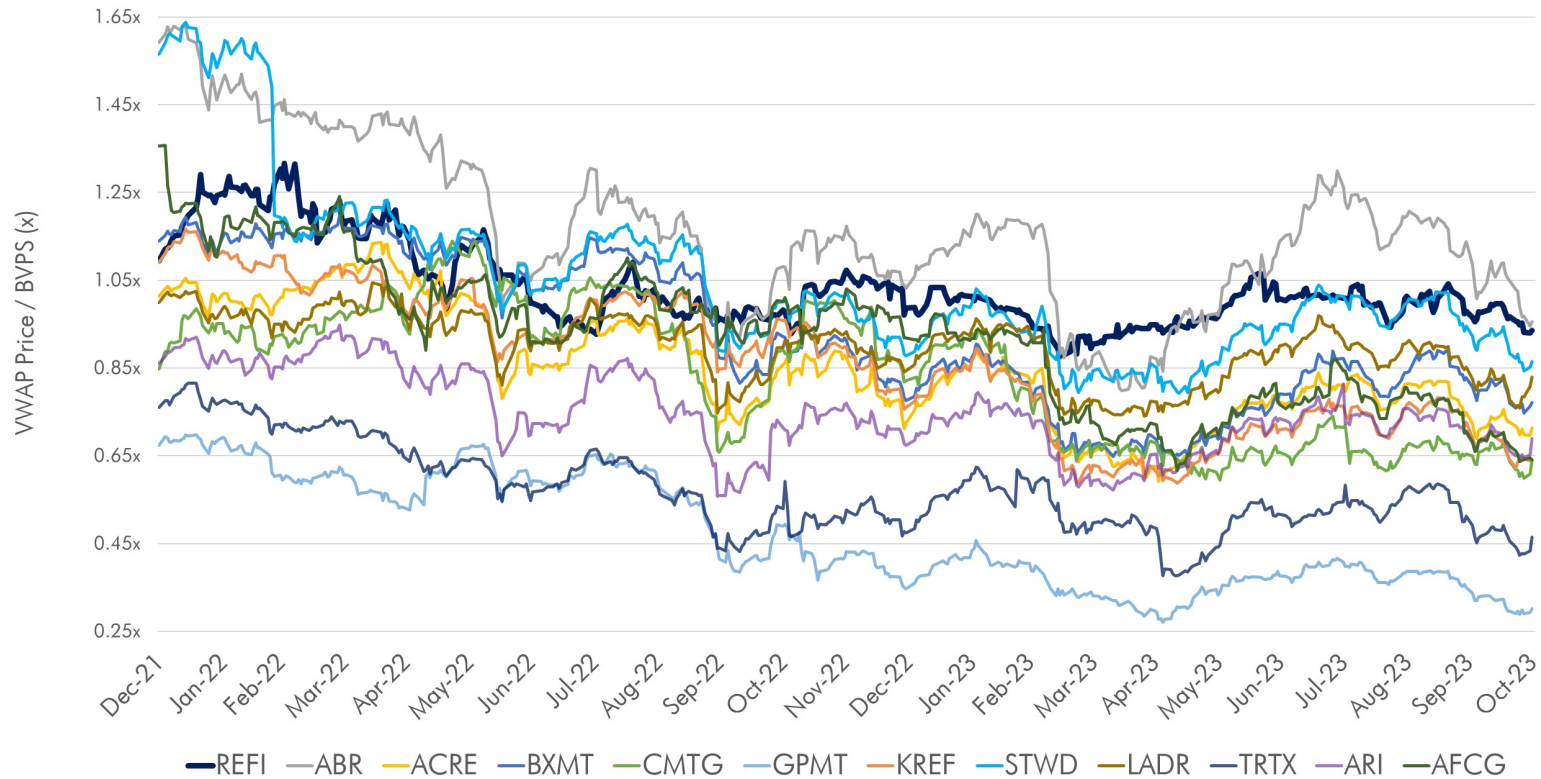
Total Net Returns (Indexed to Dec 31, 2021)



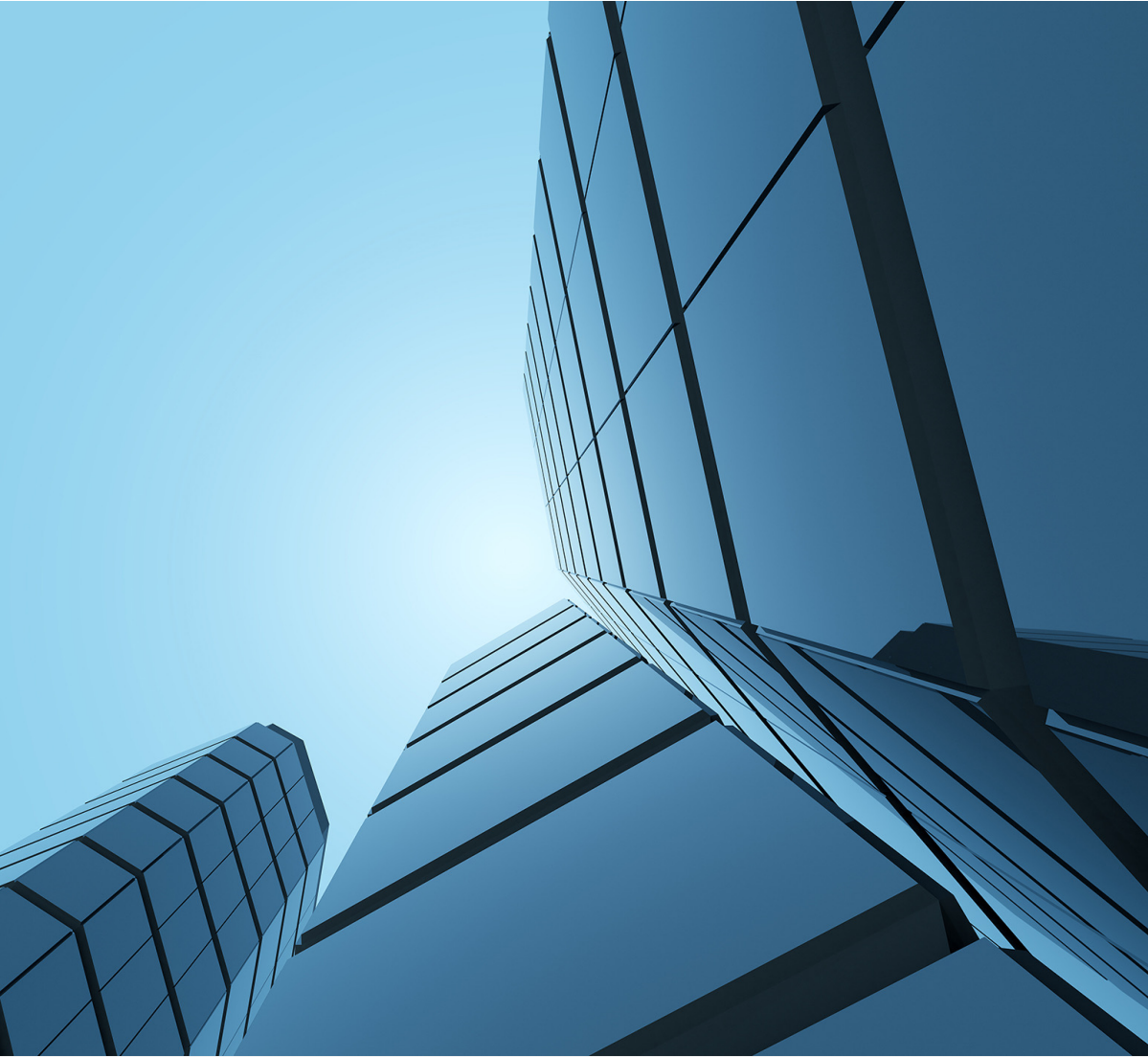
Sources: Bloomberg, S&P Global Data Repository

Market Performance | Price to Book Value per Share vs. Selected Peers

Daily VWAP Price to Book Value per Share (REFI vs Select Peers)



Sources: Bloomberg, Capital IQ, Company Filings
 Note: Book value per share amounts are based on latest reported metrics at the time of stock trading; Book values represent common equity.
 VWAP = Volume weighted average trading price



CHICAGOATLANTIC
REAL ESTATE FINANCE

Appendix

Q3 2023 Financial Overview

Collateral Overview (as of September 30, 2023)

Loan	Investment ⁽¹⁾	Location	Property Type	Principal Balance as of 9/30/2023	Implied Real Estate Collateral for REIT ⁽²⁾	Our Real Estate Collateral Coverage as of 9/30/2023 ⁽⁴⁾
1	Senior Real Estate Corporate Loan ⁽³⁾	Multi-State	Retail/Industrial	\$ 30,000,000	\$ 5,264,571	0.2x
2	Senior Real Estate Corporate Loan	Michigan	Retail/Industrial	\$ 38,400,627	\$ 55,177,842	1.4x
3	Senior Real Estate Corporate Loan ⁽³⁾	Multi-State	Retail/Industrial	\$ 20,524,482	\$ 19,356,702	0.9x
4	Senior Real Estate Corporate Loan ⁽³⁾	Arizona	Industrial	\$ 14,722,749	\$ 23,900,000	1.6x
5	Senior Real Estate Corporate Loan	Massachusetts	Retail/Industrial	\$ 3,197,120	\$ 900,000	0.3x
6	Senior Real Estate Corporate Loan ⁽³⁾	Michigan	Retail/Industrial	\$ 4,264,421	\$ 14,800,000	3.5x
7	Senior Real Estate Corporate Loan ⁽³⁾	Multi-State	Retail/Industrial	\$ 20,913,172	\$ 41,666,775	2.0x
8	Senior Real Estate Corporate Loan ⁽³⁾	West Virginia	Retail/Industrial	\$ 11,086,045	\$ 13,940,000	1.3x
9	Senior Real Estate Corporate Loan ⁽³⁾	Pennsylvania	Retail/Industrial	\$ 16,278,729	\$ 16,750,000	1.0x
10	Senior Loan ⁽³⁾	Michigan	Retail	\$ 169,871	\$ 5,402,107	31.8x
11	Senior Real Estate Corporate Loan ⁽³⁾	Maryland	Industrial	\$ 33,142,423	\$ 30,400,000	0.9x
12	Senior Real Estate Corporate Loan ⁽³⁾	Multi-State	Retail/Industrial	\$ 8,710,222	\$ 7,923,334	0.9x
13	Senior Real Estate Corporate Loan	Michigan	Retail/Industrial	\$ 13,004,225	\$ 40,887,132	3.1x
14	Senior Loan	Multi-State	Retail/Industrial	\$ 5,125,000	\$ -	0.0x
16	Senior Real Estate Corporate Loan ⁽³⁾	Multi-State	Retail/Industrial	\$ 4,887,500	\$ -	0.0x
17	Senior Real Estate Corporate Loan	Florida	Retail/Industrial	\$ 15,000,000	\$ 32,840,000	2.2x
18	Senior Real Estate Corporate Loan	Ohio	Retail/Industrial	\$ 13,000,915	\$ 32,730,000	2.5x
19	Senior Real Estate Corporate Loan	Florida	Retail/Industrial	\$ 20,537,025	\$ 27,700,000	1.3x
20	Senior Real Estate Corporate Loan ⁽³⁾	Missouri	Retail/Industrial	\$ 17,602,435	\$ 27,400,000	1.6x
21	Senior Real Estate Corporate Loan	Illinois	Retail/Industrial	\$ 5,192,975	\$ 9,770,000	1.9x
22	Senior Real Estate Corporate Loan	Maryland	Retail/Industrial	\$ 10,795,144	\$ 28,560,000	2.6x
23	Senior Real Estate Corporate Loan	Arizona	Retail/Industrial	\$ 1,920,000	\$ 3,887,500	2.0x
24	Senior Real Estate Corporate Loan	Oregon	Retail/Industrial	\$ 900,000	\$ 3,600,000	4.0x
25	Senior Delayed Draw Term Loan	New York	Retail	\$ 18,417,846	\$ 33,400,000	1.8x
26	Senior Loan	Connecticut	Industrial	\$ 5,450,000	\$ 7,699,497	1.4x
27	Senior Real Estate Corporate Loan	Nebraska	Industrial	\$ 6,103,870	\$ 28,221,768	4.6x
28	Senior Real Estate Corporate Loan	Ohio	Retail	\$ 2,466,705	\$ 2,000,000	0.8x
				\$ 341,813,501	\$ 514,177,228	1.5x

Collateral Overview (continued)

Notes:

- (1) Senior Real Estate Corporate Loans are structured as loans to owner operators secured by real estate. Senior Loans are loans to a property owner and leased to third party tenant.
- (2) Real estate is based on appraised value as is, or on a comparable cost basis, as completed. The real estate values shown in the collateral table are estimates by a third-party appraiser of the market value of the subject real property in its current physical condition, use, and zoning as of the appraisal date. The appraisals assume that the highest and best use is use as a cannabis cultivator or dispensary, as applicable. The appraisals recognize that the current use is highly regulated by the state in which the property is located; however, there are sales of comparable properties that demonstrate that there is a market for such properties. The appraisals utilize these comparable sales for the appraised property's value in use. For properties used for cannabis cultivation, the appraisals use similar sized warehouses in their conclusion of the subject's "as-is" value without licenses to cultivate cannabis. However, the appraised value is assumed to be realized from a purchase by another state-licensed cannabis operator or a third party purchaser that would lease the subject property to a state-licensed cannabis operator. The regulatory requirements related to real property used in cannabis-related operations may cause significant delays or difficulties in transferring a property to another cannabis operator, as the state regulator may require inspection and approval of the new tenant/user. Further, the value is also determined using the income approach, based on market lease rates for comparable properties, whether dispensaries or cultivation facilities. It indicates the value to a third-party owner that leases to a dispensary or cultivation facility. Finally, the appraisal contains a value based on the cost for another operator to construct a similar facility, which we refer to as the "cost approach." We believe the cost approach provides an indication of what another state-licensed operator would pay for a separate facility instead of constructing it itself. The appraisal's opinion of value reflects current conditions and the likely actions of market participants as of the date of appraisal. It is based on the available information gathered and provided to the appraiser, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.
- (3) Certain affiliated co-lenders subordinated their interest in the real estate collateral to the Company, thus increasing the collateral coverage for the applicable loan.
- (4) The real estate collateral coverage ratio represents a weighted portfolio average real estate collateral coverage ratio.

Balance Sheet

	September 30, 2023 (unaudited)	December 31, 2022
Assets		
Loans held for investment	\$ 322,513,760	\$ 339,273,538
Loan held for investment – related party (Note 7)	16,278,729	-
Loans held for investment at carrying value	338,792,489	339,273,538
Current expected credit loss reserve	(5,112,195)	(3,940,939)
Loans held for investment at carrying value, net	333,680,294	335,332,599
Cash and cash equivalents	8,702,157	5,715,827
Debt securities, at fair value	3,469,340	-
Interest receivable	2,226,902	1,204,412
Other receivables and assets, net	946,077	1,018,212
Related party receivables	3,284,900	-
Total Assets	\$ 352,309,670	\$ 343,271,050
Liabilities		
Revolving loan	\$ 63,000,000	\$ 58,000,000
Dividend payable	8,568,252	13,618,591
Management and incentive fees payable	1,601,387	3,295,600
Related party payables	1,668,783	1,397,515
Accounts payable and other liabilities	1,187,591	1,058,128
Interest reserve	498,264	1,868,193
Total Liabilities	76,524,277	79,238,027
Commitments and contingencies (Note 8)		
Stockholders' equity		
Common stock, par value \$0.01 per share, 100,000,000 shares authorized and 18,182,241 and 17,766,936 shares issued and outstanding, respectively	181,823	176,859
Additional paid-in-capital	276,946,111	268,995,848
Accumulated earnings (deficit)	(1,342,541)	(5,139,684)
Total stockholders' equity	275,785,393	264,033,023
Total liabilities and stockholders' equity	\$ 352,309,670	\$ 343,271,050

Statement of Operations

	Three months ended September 30, 2023 (unaudited)	Three months ended June 30, 2023 (unaudited)	Nine months ended September 30, 2023 (unaudited)	Nine months ended September 30, 2022 (unaudited)
Revenues				
Interest income	\$ 15,183,450	\$ 14,659,222	46,369,976	35,478,178
Interest expense	(1,449,143)	(994,926)	(4,062,365)	(1,383,172)
Net interest income	13,734,307	13,664,296	42,307,611	34,095,006
Expenses				
Management and incentive fees, net	1,601,387	1,799,667	5,539,059	3,266,487
General and administrative expense	1,251,307	1,280,401	3,833,733	2,410,151
Professional fees	491,107	537,894	1,598,376	1,649,360
Stock based compensation	540,426	263,844	942,605	328,356
(Reversal)/provision for current expected credit losses	(41,351)	1,139,112	1,193,880	1,403,892
Total expenses	3,842,876	5,020,918	13,107,653	9,058,246
Change in unrealized gain on debt securities, at fair value	85,567	-	112,767	-
Net income before income taxes	9,976,998	8,643,378	29,312,725	25,036,760
Income tax expense	-	-	-	-
Net Income	\$ 9,976,998	\$ 8,643,378	29,312,725	25,036,760
Earnings per common share:				
Basic earnings per common share (in dollars per share)	\$ 0.55	\$ 0.48	1.62	\$ 1.42
Diluted earnings per common share (in dollars per share)	\$ 0.54	\$ 0.47	1.60	\$ 1.41
Weighted average number of common shares outstanding:				
Basic weighted average shares of common stock outstanding (in shares)	18,175,467	18,094,288	18,052,293	17,652,367
Diluted weighted average shares of common stock outstanding (in shares)	18,562,930	18,273,512	18,269,171	17,747,612

Reconciliation of Distributable Earnings and Adjusted Distributable Earnings to GAAP Net Income

	Three Months ended September 30, 2023 (unaudited)	Three Months ended June 30, 2023 (unaudited)
Net Income	\$ 9,976,998	\$ 8,643,378
Adjustments to net income		
Non-cash equity compensation expense	540,426	263,844
Depreciation and amortization	146,676	91,798
(Reversal)/provision for current expected credit losses	(41,351)	1,139,112
Change in unrealized gain on debt securities, at fair value	(85,567)	-
Distributable Earnings	10,537,182	10,138,132
Adjustments to Distributable Earnings	-	-
Adjusted Distributable Earnings	10,537,182	10,138,132
Basic weighted average shares of common stock outstanding (in shares)	18,175,467	18,094,288
Adjusted Distributable Basic Earnings per Weighted Average Share	\$ 0.58	\$ 0.56
Diluted weighted average shares of common stock outstanding (in shares)	18,562,930	18,273,512
Adjusted Distributable Diluted Earnings per Weighted Average Share	\$ 0.57	\$ 0.55

Management Agreement Overview

External Manager

- Externally-managed by Chicago Atlantic REIT Manager, LLC, a subsidiary of Chicago Atlantic Group, LLC
- John Mazarakis (Executive Chairman), Tony Cappell (CEO) and Andreas Bodmeier (Co-President & CIO) control and beneficially own the Manager
- The Manager is comprised of an experienced team of investment professionals, who currently manage several externally-managed vehicles with over \$800mm in additional assets
 - Synergies from over 60 professionals, spanning real estate credit, asset-based lending and real estate private equity, as well as robust accounting and compliance functions

Management Agreement and Equity Incentive Plan

- Initial term of three years
- Following the initial term, the agreement automatically renews every year for an additional one-year period, unless Chicago Atlantic or the Manager elects not to renew
- Shareholder-friendly management agreement:
- 8.5% equity incentive plan:
 - 0.5% granted at completion of IPO
 - 8% granted at discretion of Board based on Company performance after IPO

MANAGEMENT FEES

Annual Base Management Fee (on Equity)	1.5%
Origination Fees (Rebated to REIT)	50.0%

Incentive Compensation Terms:

Incentive Fees (of Core Earnings)	20.0%
Hurdle Amount (on Avg. Equity); No Catch-up Provision	8.0%