

## **Timbercreek Financial Not Impacted by New Mortgage Rules**

Toronto Stock Exchange: TF

**TORONTO**, October 14, 2016 – Timbercreek Financial (the "Company") (TSX: TF), a leading non-bank commercial real estate lender, commented today that the Federal Department of Finance's recently announced changes to the rules relating to insured residential mortgages are not expected to impact the Company's portfolio or financial performance.

"We do not have any exposure to insured mortgages, which is the target of the rule changes," said Andrew Jones, Chief Executive Officer of Timbercreek Financial. "An important differentiator for Timbercreek is our focus on lending against income-producing investment properties, including commercial real estate and multi-residential rental apartments. The single family and condominium markets – segments that could be negatively impacted given the rule changes are expected to reduce home ownership levels – represent less than 5% of the portfolio. In fact, more than 50% of the portfolio is tied to multi-residential rental apartments, a segment of the market we believe may see improvements in occupancy levels resulting from the regulation changes."

### **About Timbercreek Financial**

Timbercreek Financial is a leading non-bank, commercial real estate lender providing shorter-duration, structured financing solutions to commercial real estate investors. Our sophisticated, service-oriented approach allows us to meet the needs of borrowers, including faster execution and more flexible terms that are not typically provided by Canadian financial institutions. By employing thorough underwriting, active management and strong governance, we are able to meet these needs while targeting strong risk-adjusted returns for investors.

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