

Timbercreek Financial announces its Annual Meeting Voting Results

Timbercreek Financial (the "**Company**") (TSX:TF) announced the results of the election of its board of directors which took place at its Annual Meeting on May 4, 2017. The nominees listed in the management proxy circular dated March 15, 2017 were elected as directors of the Company at the Annual Meeting. Detailed results of the vote are as follows:

<u>Name of Nominee</u>	<u>Votes For</u>	<u>Votes Withheld</u>	<u>Total Votes Cast</u>
Zelick L. Altman	15,833,726	1,231,040	17,064,766
Ugo Bizzarri	11,486,130	5,578,636	17,064,766
Andrew Jones	11,678,935	5,385,831	17,064,766
Steven Scott	15,638,928	1,425,838	17,064,766
W. Glenn Shyba	15,790,629	1,274,137	17,064,766
R. Blair Tamblyn	11,038,235	6,026,531	17,064,766
Derek J. Watchorn	15,826,390	1,238,376	17,064,766

KPMG LLP was reappointed as the Company's auditors to hold office until the next annual meeting of shareholders of the Company and the directors were authorized to fix their remuneration.

For further information please contact:

Timbercreek Financial
Cameron Goodnough
Investor Relations
cgoodnough@timbercreek.com

About the Company

Timbercreek Financial is a leading non-bank, commercial real estate lender providing shorter-duration, structured financing solutions to commercial real estate professionals. 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 generating strong risk-adjusted yields for investors.