

DLP Preferred Credit Fund

INVESTMENT OVERVIEW

DLP Preferred Credit Fund is an open-ended, private real estate investment trust (REIT) that seeks to provide risk-adjusted returns and consistent monthly income by investing primarily in private credit investments in attainable housing for working families. The Fund focuses on secondary and tertiary Sun Belt markets.

INVESTMENT HIGHLIGHTS

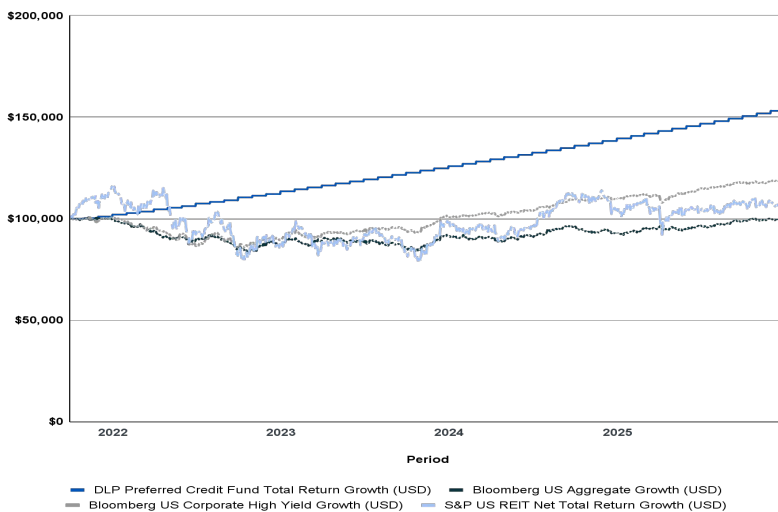
10.96%Annualized Inception to Date Return¹**10-11%**

Target Annual Return (Net)

12.42%

Annualized Distribution Rate

GROWTH OF \$100,000



FUND FACTS

Assets Under Management ³	\$208.8MM
Equity Commitments	\$177.0MM
# of Active Investments	19
Geography	National
Fund Strategy	Senior Debt, Mezzanine and Preferred Equity
Property Type	Multifamily/Mixed-Use
Total Originations	\$232.8MM

FUND TERMS

Inception Date	October 2021
Fund Structure	Evergreen Private REIT
Minimum Investment	\$200K
Targeted Annual Return (Net)	10-11%
Preferred Return	9%
Distribution Frequency	Monthly
Liquidity Terms	90-Day Redemption Notice
Management Fee	1.25% of AUM
Performance Fee	20% of Total Distributions
QBI (199A) Deduction Eligible	Yes ³
Tax Reporting	1099-DIV
Legal Counsel	Foley & Lardner LLP
Audit	CohnReznick LLP

Fund/Index	YTD	1-Year Return	3-Year Return	Inception to Date	
				Performance	Annualized Standard Deviation
DLP Preferred Credit Fund ²	2.81%	10.90%	10.92%	10.82%	0.47%
Bloomberg US Aggregate	-0.05%	4.35%	3.63%	-0.06%	6.69%
Bloomberg US Corporate High Yield	-0.50%	6.97%	8.59%	3.87%	7.13%
Morningstar LSTA US Leveraged Loan	-0.55%	4.82%	8.00%	6.01%	3.32%
MSCI REIT	4.84%	6.79%	9.13%	3.60%	19.06%

Source: YCharts

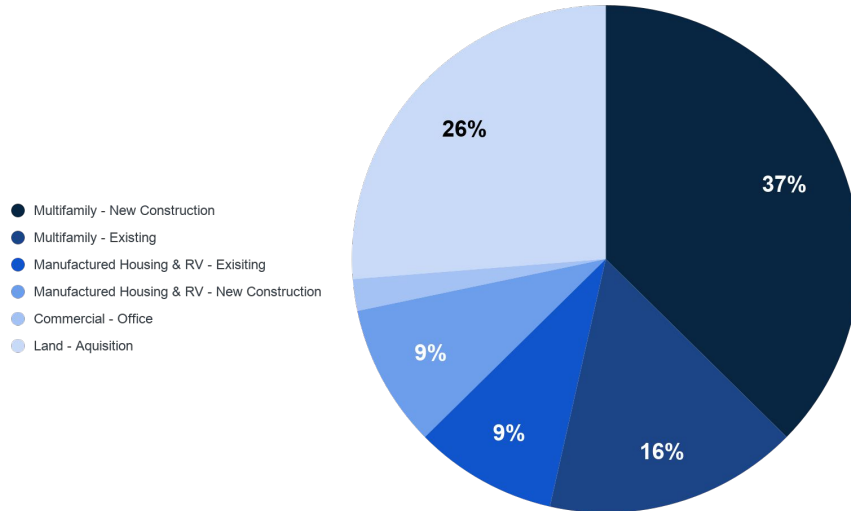
(1) As of March 31, 2026. Annualized Net Performance since inception. Fund returns are based on several factors and risks. Investors should read the PPM for details and disclosures. (2) As of March 31, 2026 since Fund inception in October 2021. (3) Section 199A dividends are not subject to the same income limitations as the other QBI component.

© 2026 YCharts, Inc. All rights reserved. The information contained herein: (1) is proprietary to YCharts, Inc. and/or its content providers; (2) may not be copied, reproduced, retransmitted, or distributed; and (3) is provided "AS IS" with all faults and is not warranted to be accurate, complete, or timely. YCHARTS, INC. AND ITS CONTENT PROVIDERS EXPRESSLY DISCLAIM, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY WARRANTY OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ACCURACY OF INFORMATIONAL CONTENT, OR ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR COURSE OF PERFORMANCE. Neither YCharts, Inc. nor its content providers are responsible for any damages or losses arising from any use of this information. Past performance is no guarantee of future results

DLP Preferred Credit Fund

PROPERTY SECTOR

GEOGRAPHIC ALLOCATION



Top States

Texas	65%
Florida	19%
Alabama	9%
Other	7%

BORROWER PROFILE

Total Value of Underlying Real Estate	\$1.37B
Total Fund Investment Amount	\$194.4MM
Average Fund Investment	\$14.9MM
Weighted Average All-In Interest Rate	15.94%

LOAN ORIGINATIONS

2026	\$26.0MM
2025	\$99.2MM
2024	\$71.3MM
2023	\$19.0MM
2022	\$17.4MM



PERFORMANCE SUMMARY

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2026	0.86%	0.94%	0.98%										2.81%
2025	0.88%	0.85%	0.86%	0.84%	0.83%	0.84%	0.85%	0.84%	0.85%	0.85%	0.85%	0.85%	10.73%
2024	0.91%	0.90%	0.85%	0.84%	0.85%	0.84%	0.84%	0.84%	0.88%	0.85%	0.84%	0.91%	10.85%
2023	0.88%	0.81%	0.83%	0.87%	0.83%	0.85%	0.89%	0.95%	0.91%	0.86%	0.86%	0.88%	10.93%
2022	0.75%	0.70%	1.09%	0.75%	0.75%	1.18%	0.75%	0.75%	1.31%	0.75%	0.75%	1.18%	11.25%
2021*										0.28%	0.75%	0.96%	10.54%

This material has been prepared as a matter of general information. It is not intended to be a complete description of any security or company mentioned and is not an offer to buy or offer to sell any security. All facts and statistics are from sources believed reliable but are not guaranteed as to accuracy. Some of the information in this document may contain projections or other forward-looking statements regarding future events or the future financial performance of DLP Preferred Credit Fund, LLC. We wish to caution you that these statements are only estimates and that actual events or results will likely differ materially. (1) Depending on multiple factors, DLP Capital has the discretion to exceed the stated LTV (e.g. bridge loans). (2) As of March 31, 2026. (3) Fund returns are based on several factors and risks. Investors should read the PPM for details and disclosures. Importantly, past performance is calculated on a compounded basis assuming investors reinvest their quarterly distributions. Returns are also based on the entire fund composite blended management fee.