



8/20/2025

# Chicago Atlantic R.E.F. (REFI)

Company Update: Overweight

ADE/share \$	CY24a	CY25e	Prev	CY26e	Prev	CY27e	Prev
1Q	0.54	0.47 A	0.47	0.50	0.50	0.52	0.52
2Q	0.51	0.52 A	0.52	0.51	0.51	0.52	0.52
3Q	0.57	0.50 E	0.50	0.51	0.51	0.53	0.53
4Q	0.47	0.47 E	0.47	0.46	0.46	0.47	0.47
FY	2.08	1.96 E	1.96	1.97	1.98	2.04	2.04
Reg DPS \$	CY24a	CY25e	Prev	CY26e	Prev	CY27e	Prev
1Q	0.47	0.47 A	0.47	0.47	0.47	0.47	0.47
2Q	0.47	0.47 A	0.47	0.47	0.47	0.47	0.47
3Q	0.47	0.47 E	0.47	0.47	0.47	0.47	0.47
4Q	0.47	0.47 E	0.47	0.47	0.47	0.47	0.47
FY	1.88	1.88 E	1.88	1.88	1.88	1.88	1.88
BVPS \$	CY24a	CY25e		CY26e	Prev	CY27e	Prev
1Q	14.97	14.87 A		14.68		14.63	
2Q	14.92	14.71 A		14.68		14.64	
3Q	14.73	14.73 E		14.68		14.66	
4Q	14.83	14.69 E		14.62		14.62	
Debt/Equity	CY24a	CY25e		CY26e		CY27e	
1Q	37%	28% A		31%		43%	
2Q	40%	39% A		34%		46%	
3Q	40%	19% E		37%		48%	
4Q	43%	29% E		40%		48%	
Share price (US\$)	\$14.14	Performance	REFI	REIT Index	MSOS ETF	Rating	Overweight
Share count (mn)	21.1	30d	6%	4%	72%	Price target	No PT
Market Cap (\$Mn)	298	90d	-5%	12%	64%	Fiscal Year	Dec
Ticker	REFI	1yr	-9%	-13%	-43%	Div yield	13.3%
Comps		REIT Index	REFI	AFCG	LIEN	NLCP	IIPR
Price to BVPS		-29%	-2%	-50%	-18%	-26%	-17%
Dividend yield %		11.4%	13.0%	14.6%	12.5%	12.2%	13.8%

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## Company Update

**We rate REFI Overweight.** With spreads of 800bp (YTM 16.8%) and a generally robust loan book (non-accruals are only 5% of the book), REFI is well-placed to continue to benefit from the capital demand/supply imbalance in US cannabis. That said, unscheduled payments of \$57Mn thru 8/7 in 3Q, may constrain the company's plans for net book growth in CY25, especially in a context where borrowers may take a wait and see stance given potential US reform news flow (say, rescheduling). We have adjusted our estimates and no longer model a special dividend for 4Q25 (we had assumed 12c, which was already below 18c in 4Q24 and 29c in 4Q23). Still, taking the regular annual DPS of 47c (104% covered per our estimates), the dividend yield is attractive at 13.3% (900bps above 10-year Treasuries). The stock trades at a 4% discount to par.

### 2Q25 recap.

- **Book:** Loans held for investment at carrying value increased by \$14.5Mn vs. 1Q25 (+4% qoq) to \$414Mn at the end of June (\$409.6Mn net of CECL provisions), with \$416.4Mn in principal. New fundings in 2Q amounted to \$16.5Mn (compared with \$4.4Mn in 1Q25 and \$161Mn for all of 2024) and there were \$3.1Mn in repayments; PIK interest was \$1.5Mn. Most of the 2Q new fundings were comprised by \$9.6Mn to loan #7 (for a total balance of \$23.6Mn now) and \$3Mn to loan #16 (\$6.6Mn). Regarding real estate collateral coverage, 53% of the loan book had real estate collateral coverage of less than 1x (and 60% below 1.25x) compared with 50% at YE24 (66%), 30% YE23 (10%), and 19% YE22 (42%). The % of the book with risk ratings of 1-2 was 60% in 2Q25 (1:12%; 2: 48%) vs. 72% at YE24. Loans in category 4 risk increased to 10% of the book (REFI does not disclose which exactly) vs. 5% in 1Q25.
- **Leverage:** At the end of June, REFI had \$120Mn in total debt (\$49Mn in notes payable, and it had used \$71Mn of the \$110Mn revolving line), up from \$87Mn in Mar. Net debt was \$85Mn (\$35Mn cash balance). In terms of leverage, gross debt to equity was 39% (27% net debt/equity). The revolving facility carries rate of prime plus a range of 0% to 1.25% (prime is at 7.50%), with a prime rate floor of 3.25%; with the book gross portfolio yield at 16.8%, this makes for an attractive >800bp spread at present.
- **Earnings power:** Adjusted distributable earnings (ADE) per fully diluted share in 2Q25 was 50c, above the 46c reported in 1Q25 and 4Q24; incremental fee income added 5c qoq to ADE. Interest income increased by \$1.5Mn yoy, all due to fee income (vs. \$0.1Mn in 2Q24 and \$0.4Mn in 1Q25), with 2/3 due to the refinancing of loan 7 (extended by 3 years). Net interest income ex non-recurring fees was stable qoq (2Q25 \$12.9Mn vs. 1Q25 \$12.6Mn), despite the increase in book size. Recurring cash opex ex management and incentive fees (and ex provisions for CECL and other non-cash items) as % of net interest income was 10.6% in 2Q25 vs. 11.2% in 1Q25 and 11.1% in 2Q25.



- **Dividend:** At 47c, the current regular dividend per share has been stable since 2Q22. The regular cash dividend in 2Q25 was 91% of ADE per basic share vs. 90% on average for CY24. Factoring the special dividend (18c paid in 4Q24; 29c in 4Q23 and in 4Q22), in CY24 REFI paid out 99% of ADE per basic share (94% in CY23 and 100% in CY22).

#### More color on the loan book.

- Past dues and non-accruals: \$22.8Mn was in non-accruals (past due more than 90 days) as of June 2025 compared with \$16.5Mn by end of 1Q25; these two loans (loan #9 and loan #6, which went to non-accrual in 2Q25) represented 5.5% of the book's principal at the end of 2Q25. Loan #9 relates to an operator in PA (25K sq ft plus three dispensary licenses), which is in the process of foreclosure (at this point, it remains unclear whether the PA legislature will finally agree on a rec program). Loan #6 is with an operator in MI, a state where license transfers are easier to get done compared with PA.
- Reserves and collateral coverage: Current expected credit loss (CECL) reserve is \$4.4Mn, or 1.1% of the book (vs. 0.8% in 1Q25); CECL reserve is 15% of the book at AFCG.
- Upcoming maturities: Seven loans mature in 4Q25 (six in Dec; one in Nov).
- Loan concentration: REFI disclosed 31 loans outstanding as of June 2025. In terms of the carrying value balance, 8 loans accounted for 5% or more of the book (loan #18 in OH was 11.1% of the book; and there were three loans accounting for 6-7% of the book each; see appendix for details). These 8 loans and for 54% on a combined basis.
- Regional concentration: The REFI portfolio was spread across 16 states as of 2Q25, with 8 states accounting for 6% or more of the book (IL 17%; OH 15%; FL 11%; PA 9%; MN 9% MI 8%, AZ 6%; CA 6%), or for two thirds of the book combined. We realize operator quality will vary even within a same state market, but if we define higher risks markets based on below average wholesale prices and subpar retailer economics (rev/store; spreads), we calculate only 21% of the book is in what we deem markets with challenging economics (30% if we include PA). Sequentially, exposure to IL increased by \$9Mn and by \$35Mn to MM, while exposure to MO fell by \$31Mn.

#### Outlook and forward comments.

- During 3Q25 thru 8/7, REFI received unscheduled payments for \$56.8Mn (loans #3, #20, #29, #32, #33, and #39) and will book \$1Mn in prepayment fees. Of these loans, \$54Mn were unscheduled payments from Vireo Growth. REFI also received \$0.5Mn in scheduled payments and advanced \$4Mn to existing borrowers (as of 6/30/25, future fundings were disclosed at \$16.6Mn) during 3Q25 thru 8/7.

- REFI has four big loan maturities due 12/31/25: Loan #2 for \$27Mn; #8 for \$8.5Mn; #18 \$46Mn, and #19 \$18Mn. For modelling purposes, we assume these loans are refinanced (and factored refi fees of \$1.5Mn for 4Q25).
- Although management does not give guidance, we believe the 3Q prepayments will be deployed back into the market. That said, management recognizes there is generally less capex activity among operators (at least in the current reg context, but this could change, both at the state and federal level), and REFI itself has a more cautious outlook on the industry.
- In terms of leverage, management is comfortable with 0.5x debt to equity; this was 0.39x at the end of June. So, that means REFI can fund up to \$200Mn. Compared with current total debt of \$120Mn, this still leaves room to fund another \$80Mn). To put this in context, the net book has grown by ~\$30Mn per annum over the past two years.
- Albeit the interest rate outlook remains unclear, REFI has negotiated higher floors in the event rates drop.
- Total annual dividend will remain in the 90-100% payout ratio (of ADE per basic share). We no longer model a special dividend for 4Q25 (we had assumed before 12c, which was still below the 4Q24 and 4Q23 levels).

**Stock performance and valuation.** REFI is down 5% in the last 90 days (+6% last 30d) vs. +64% for the MSOS ETF (+72%) and -28% for direct peer AFCG (-19%); during this time the S&P500 was up 8% (+2%). Over the last 3 months, the 10-year Treasury rate has fluctuated between 4.2% and 4.8% (4.31% now). At \$14.14, REFI trades at a 4% discount to BVPS (AFCG -55%) and the dividend yield (47c x 4) is 13.3%. While other finco stocks in the cannabis space may seem more attractively valued (especially in terms of discount to par), and growth for the MJ-lending group (and for REFI) has generally slowed, REFI has executed better over the past three years and manages a better-quality loan book. Per our estimates for 2H25, the regular dividend is well protected (and it is 9pt above 10-year Treasuries).

Table 1: MJ Lenders Valuation Comps

US\$Mn		Z&A	19-Aug-25	FD	Total	Financial	Book	Prem/Disc	Regular	Dividend
		Spot EV	US\$ price	mn shares	Mkt Cap	net debt	Value	to BVPS	DPS	Yield
<b>MJ Finco Stocks</b>										
Advanced Flower Capital	AFCG	181	\$3.70	23.1	85	-96	\$8.18	-55%	\$0.15	16.2%
Innovative Industrial Properties	IIPR	1,667	\$52.68	28.1	1,482	-185	\$66.40	-21%	\$1.90	14.4%
Chicago Atlantic BDC	LIEN	234	\$10.87	22.8	248	14	\$13.23	-18%	\$0.34	12.5%
NewLake Capital Partners	NLCP	273	\$13.94	20.6	288	14	\$19.11	-27%	\$0.43	12.3%
Chicago Atlantic Real Estate Finance	REFI	389	\$14.14	21.5	304	-85	\$14.71	-4%	\$0.47	13.3%

Source: FactSet, company reports, Z&amp;A estimates

Table 2: Stock Chart (REFI vs. DJ Equity All-REIT Index)



Source: FactSet, company reports, Z&A estimates

Table 3: Stocks mentioned in this report

Company name	Ticker	Ticker	Rating
<b>US MSOs</b>			
4Front Ventures		FFNTF	not rated
Ascend Wellness		AAWH	not rated
AYR Wellness		AYRWF	not rated
Cannabist		CCHWF	not rated
Consortium		CNTMF	will cover
Cresco Labs		CRLBF	Overweight
Curaleaf Holdings		CURLF	will cover
GlassHouse Brands		GLASF	not rated
Green Thumb Industries		GTBIF	Overweight
Grown Rogue		GRUSF	not rated
Jushi Holdings		JUSHF	Overweight
MariMed		MRMD	Overweight
Planet 13 Holdings		PLNHF	Overweight
Schwazze		SHWZ	not rated
TerrAscend		TSNDF	not rated
TILT Holdings		TLLTF	Neutral
Trulieve Cannabis		TCNNF	will cover
Verano Holdings		VRNOF	Overweight
Vext Science		VEXTF	Overweight
Vireo Growth		VREOF	Overweight
<b>Finance (MJ) Companies</b>			
AFC Gamma		AFCG	Neutral
Chicago Atlantic BDC		LIEN	Overweight
Chicago Atlantic REAF		REFI	Overweight
Innovative Industrial Properties		IIPR	will cover
New Lake Capital Partners		NLCP	Overweight
SHF Holdings		SHFS	not rated

Company name	Ticker	Rating
<b>Canada LPs</b>		
Aurora Cannabis	ACB	Neutral
Auxly Cannabis Group	XLY	will cover
Avant Brands	AVNT	not rated
Avicanna	AVCN	not rated
Ayurcann Holdings	AYURF	not rated
Cannara Biotech	LOVFF	not rated
Canopy Growth	CGC	Neutral
Cronos Group	CRON	will cover
Decibel Cannabis Co	DB	Overweight
Organigram Holdings	OGI	will cover
Rubicon Organics	RUBI	Overweight
SNDL Inc	SNDL	will cover
Tilray Brands	TLRY	Neutral
Village Farms Intl	VFF	Overweight
<b>Other</b>		
Cantourage AG	HIGH:FF	not rated
Charlotte's Web	CWBHF	will cover
Flora Growth	FLGC	not rated
Grow Generation	GRWG	not rated
IM Cannabis	IMCC	not rated
Intercure	INCR	not rated
Ispire Technology	ISPR	will cover
Leafly	LFLY	not rated
LFTD Partners Inc.	LIFD	Overweight
Smoores International	SMORF	will cover
Urban-gro	UGRO	not rated
WM Technology	MAPS	Neutral

Source: Z&amp;A ratings



# Appendix I: Company Financials

20 August 2025

## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 1: Financial Highlights

US\$ 000s	Dec CY22	Dec CY23	Dec CY24	Mar 1Q25	Jun 2Q25	Sep 3Q25e	Dec 4Q25e	Dec CY25e	Dec CY26e	Dec CY27e
<b>Net interest</b>	48,858	57,147	54,951	13,042	14,425	13,785	14,421	55,673	57,297	59,768
qoq ch %	na	na	na	-7%	11%	-4%	5%	na	na	na
yoy ch %	na	17%	-4%	-1%	9%	-5%	3%	1%	3%	4%
guidance consensus						14,259	14,368	56,464	55,950	0
<b>Profit metrics</b>										
Expenses	-16,565	-18,617	-17,737	-3,001	-5,713	-4,043	-5,305	-18,061	-19,145	-20,351
as % of inv inc		-33%	-32%	-23%	-40%	-29%	-37%	-32%	-33%	-34%
Income from ops	32,292	38,530	37,214	10,041	8,712	9,742	9,116	37,612	38,152	39,418
as % of inv inc		67%	68%	77%	60%	71%	63%	68%	67%	66%
consensus						9,765	9,617	38,594	39,564	0
<b>EPS</b>										
EPS	1.82	2.11	1.88	0.47	0.41	0.46	0.43	1.78	1.81	1.87
consensus						0.54	0.52	2.11	2.13	0.00
DPS - regular	1.81	1.88	1.88	0.47	0.47	0.47	0.47	1.88	1.88	1.88
consensus				0.48	0.48	0.48	0.56	1.99	2.03	0.00
FD Distributable earnings/share (DEPS)	2.09	2.27	2.03	0.46	0.50	0.50	0.47	1.94	1.97	2.04
Div coverage (DEPS/DPS)	116%	121%	108%	97%	107%	107%	101%	103%	105%	109%
<b>BS &amp; CF highlights</b>										
Equity	264,033	271,853	308,958	310,780	310,028	310,471	309,682	309,682	308,213	308,010
Net cash (debt)	-52,284	-58,102	-77,696	-77,277	-84,853	-49,866	-81,202	-81,202	-113,072	-148,838
cash	5,716	7,898	26,400	9,879	35,562	10,000	10,000	10,000	10,000	10,000
gross debt	58,000	66,000	104,096	87,156	120,415	59,866	91,202	91,202	123,072	158,838
debt to equity	22%	24%	34%	28%	39%	19%	29%	29%	40%	52%
NAV per share	14.86	14.94	14.83	14.87	14.71	14.73	14.69	14.69	14.62	14.62
consensus				15.09	15.11	15.29	15.15	15.15	0.00	0.00
NAV per share inc cum. DPS				15.34	15.65	16.14	16.57	16.57	18.38	20.26
future cumulative DPS				0.47	0.94	1.41	1.88	1.88	3.76	5.64

Source: Z&A estimates, company reports



20 August 2025

## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 2: Income Statement

US\$ 000s														
INCOME STATEMENT	CY22	CY23	1Q24	2Q24	3Q24	4Q24	CY24	1Q25	2Q25	3Q25e	4Q25e	CY25e	CY26e	CY27e
<b>Revenues</b>	<b>48,858</b>	<b>57,147</b>	<b>13,240</b>	<b>13,183</b>	<b>14,459</b>	<b>14,068</b>	<b>54,951</b>	<b>13,042</b>	<b>14,425</b>	<b>13,785</b>	<b>14,421</b>	<b>55,673</b>	<b>57,297</b>	<b>59,768</b>
(+) Interest income	51,472	62,900	15,344	15,022	16,259	15,479	62,104	15,107	16,502	15,588	15,932	63,129	65,686	71,014
(-) Interest expense	-2,614	-5,753	-2,104	-1,839	-1,799	-1,411	-7,153	-2,065	-2,077	-1,803	-1,511	-7,456	-8,389	-11,246
(+) Fee and reimbursables														
<b>Expenses</b>	<b>-16,565</b>	<b>-18,617</b>	<b>-4,506</b>	<b>-3,999</b>	<b>-3,248</b>	<b>-5,984</b>	<b>-17,737</b>	<b>-3,001</b>	<b>-5,713</b>	<b>-4,043</b>	<b>-5,305</b>	<b>-18,061</b>	<b>-19,145</b>	<b>-20,351</b>
(-) Management and incentive fees, net	-6,562	-8,783	-1,755	-1,775	-1,669	-2,863	-8,062	-1,736	-1,933	-1,685	-2,839	-8,193	-9,347	-10,130
(-) General and administrative expenses	-3,528	-5,260	-1,390	-1,255	-1,254	-1,490	-5,389	-1,196	-1,271	-1,213	-1,269	-4,949	-5,042	-5,260
(-) Professional fees	-2,152	-2,154	-450	-409	-469	-483	-1,811	-493	-480	-455	-476	-1,904	-1,891	-1,972
(-) Stock-based compensation	-436	-1,480	-531	-836	-846	-846	-3,059	-649	-881	-689	-721	-2,941	-2,865	-2,988
(-) Organizational expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(-) Provisions for current expected credit loss	-3,887	-940	-380	275	990	-301	583	1,073	-1,147	0	0	-74	0	0
<b>Income from operations</b>	<b>32,292</b>	<b>38,530</b>	<b>8,733</b>	<b>9,184</b>	<b>11,212</b>	<b>8,085</b>	<b>37,214</b>	<b>10,041</b>	<b>8,712</b>	<b>9,742</b>	<b>9,116</b>	<b>37,612</b>	<b>38,152</b>	<b>39,418</b>
(+) Interest income	0	76	-76	0	0	-165	-241	0	165	0	0	165	0	0
(-) Interest expense	0	105	72	0	0	0	72	0	0	0	0	0	0	0
(-) Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Profit before tax</b>	<b>32,292</b>	<b>38,710</b>	<b>8,730</b>	<b>9,184</b>	<b>11,212</b>	<b>7,920</b>	<b>37,045</b>	<b>10,041</b>	<b>8,877</b>	<b>9,742</b>	<b>9,116</b>	<b>37,777</b>	<b>38,152</b>	<b>39,418</b>
(-) Income tax provision expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Income</b>	<b>32,292</b>	<b>38,710</b>	<b>8,730</b>	<b>9,184</b>	<b>11,212</b>	<b>7,920</b>	<b>37,045</b>	<b>10,041</b>	<b>8,877</b>	<b>9,742</b>	<b>9,116</b>	<b>37,777</b>	<b>38,152</b>	<b>39,418</b>
(-) preferred stock dividends	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(-) non-controlled/non-affiliate investments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net income attributable to common stockholders</b>	<b>32,292</b>	<b>38,710</b>	<b>8,730</b>	<b>9,184</b>	<b>11,212</b>	<b>7,920</b>	<b>37,045</b>	<b>10,041</b>	<b>8,877</b>	<b>9,742</b>	<b>9,116</b>	<b>37,777</b>	<b>38,152</b>	<b>39,418</b>
Basic EPS	1.83	2.14	0.48	0.47	0.57	0.40	1.92	0.48	0.42	0.46	0.43	1.80	1.81	1.87
FD EPS	1.82	2.11	0.47	0.46	0.56	0.39	1.88	0.47	0.41	0.46	0.43	1.78	1.81	1.87
basic share count (Mn)	17.7	18.1	18.3	19.4	19.6	19.8	19.3	20.9	21.0	21.1	21.1	21.0	21.1	21.1
diluted share count (Mn)	17.7	18.3	18.6	19.9	20.1	20.3	19.7	21.3	21.5	21.1	21.1	21.2	21.1	21.1

Source: Z&A estimates, company reports

20 August 2025

## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 3: Adj Distributable Earnings

US\$ 000s														
ADJUSTED DISTRIBUTABLE EARNINGS	CY22	CY23	1Q24	2Q24	3Q24	4Q24	CY24	1Q25	2Q25	3Q25e	4Q25e	CY25e	CY26e	CY27e
<b>Net income</b>	<b>32,292</b>	<b>38,710</b>	<b>8,730</b>	<b>9,184</b>	<b>11,212</b>	<b>7,920</b>	<b>37,045</b>	<b>10,041</b>	<b>8,877</b>	<b>9,742</b>	<b>9,116</b>	<b>37,777</b>	<b>38,152</b>	<b>39,418</b>
Adjustments to net income														
non-cash equity compensation expense	436	1,480	531	836	846	846	3,059	649	881	689	721	2,941	2,865	2,988
depreciation and amortization	563	551	91	92	92	-17	257	110	110	150	150	520	600	600
provision for current expected credit loss	3,887	940	380	-275	-990	301	-583	-1,073	1,147	0	0	74	0	0
change in unrealized (gain) on debt securi	0	-76	0	0	0	165	241	0	-165	0	0	-165	0	0
Distributable earnings	37,179	41,606	9,808	9,837	11,159	9,214	40,094	9,728	10,851	10,582	9,987	41,147	41,616	43,006
Adjustments to distributable earnings	-1	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adj distributable earnings</b>	<b>37,178</b>	<b>41,606</b>	<b>9,808</b>	<b>9,837</b>	<b>11,159</b>	<b>9,214</b>	<b>40,094</b>	<b>9,728</b>	<b>10,851</b>	<b>10,582</b>	<b>9,987</b>	<b>41,147</b>	<b>41,616</b>	<b>43,006</b>
Basic - per share	2.11	2.30	0.54	0.51	0.57	0.47	2.08	0.47	0.52	0.50	0.47	1.96	1.97	2.04
Diluted - per share	2.09	2.27	0.53	0.49	0.56	0.46	2.03	0.46	0.50	0.50	0.47	1.94	1.97	2.04
<b>Regular cash dividend</b>	<b>1.81</b>	<b>1.88</b>	<b>0.47</b>	<b>0.47</b>	<b>0.47</b>	<b>0.47</b>	<b>1.88</b>	<b>0.47</b>	<b>0.47</b>	<b>0.47</b>	<b>0.47</b>	<b>1.88</b>	<b>1.88</b>	<b>1.88</b>
Reg DPS / ADE fully diluted per share	86%	83%	89%	95%	84%	102%	93%	103%	93%	94%	99%	97%	95%	92%
<i>End of period share count (mn)</i>	<i>17.8</i>	<i>18.2</i>	<i>19.1</i>	<i>19.6</i>	<i>20.1</i>	<i>20.8</i>	<i>20.8</i>	<i>20.9</i>	<i>21.1</i>	<i>21.1</i>	<i>21.1</i>	<i>21.1</i>	<i>21.1</i>	<i>21.1</i>
<i>Avg FD share count for the period (mn)</i>	<i>17.7</i>	<i>18.3</i>	<i>18.6</i>	<i>19.9</i>	<i>20.1</i>	<i>20.3</i>	<i>19.7</i>	<i>21.3</i>	<i>21.5</i>	<i>21.1</i>	<i>21.1</i>	<i>21.2</i>	<i>21.1</i>	<i>21.1</i>

Source: Z&A estimates, company reports

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### Exhibit 4: Cash Flow

US\$ 000s														
SUMMARY CASH FLOW	CY22	CY23	1Q24	2Q24	3Q24	4Q24	CY24	1Q25	2Q25	3Q25e	4Q25e	CY25e	CY26e	CY27e
Net income	32,292	38,710	8,730	9,184	11,212	7,920	37,045	10,041	8,877	9,742	9,116	37,777	38,152	39,418
(+) adjustments ex PIK	2,012	-193	528	283	-1	1,204	1,203	-684	1,493	0	0	810	0	0
(-) paid-in-kind interest	-6,920	-9,458	-3,009	-2,793	-1,886	-1,460	-9,148	-1,595	-1,521	0	0	-3,116	0	0
(+) changes in assets and liabilities	-10,379	-643	669	-463	-594	-5,554	-5,942	-137	-2,386	25,107	453	23,036	99	437
(+) other	0	0	0	0	0	0	0	0	0	-24,957	0	-24,957	5,500	0
<b>Net cash provided in operating activities</b>	<b>17,005</b>	<b>28,416</b>	<b>6,918</b>	<b>6,211</b>	<b>8,731</b>	<b>2,111</b>	<b>23,159</b>	<b>7,625</b>	<b>6,463</b>	<b>9,892</b>	<b>9,569</b>	<b>33,550</b>	<b>43,750</b>	<b>39,855</b>
(-) net uses	-125,244	-1,925	-18,717	-2,855	23,541	-41,265	-39,297	5,507	-3,555	35,000	-31,000	5,952	-36,000	-36,000
<b>Net cash used in investing activities</b>	<b>-125,244</b>	<b>-1,925</b>	<b>-18,717</b>	<b>-2,855</b>	<b>23,541</b>	<b>-41,265</b>	<b>-39,297</b>	<b>5,507</b>	<b>-3,555</b>	<b>35,000</b>	<b>-31,000</b>	<b>5,952</b>	<b>-36,000</b>	<b>-36,000</b>
(-) debt	58,000	82,000	15,250	-4,500	-22,750	1,000	-11,000	-17,000	33,200	-60,549	31,336	-13,013	31,870	35,766
(-) dividends	-28,174	-39,134	-13,867	-9,240	-9,258	-9,268	-41,632	-13,605	-10,425	-9,905	-9,905	-43,840	-39,620	-39,620
(+) share issuance (repurchase)	4,506	7,222	9,812	10,941	44	18,795	39,592	1,033	0	0	0	1,033	0	0
(+) other	-626	-397	-390	-390	-90	-351	-1,220	-82	0	0	0	-82	0	0
(-) stock options/warrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net cash provided from financing activities</b>	<b>33,706</b>	<b>49,691</b>	<b>10,806</b>	<b>-3,189</b>	<b>-32,054</b>	<b>10,177</b>	<b>-14,261</b>	<b>-29,654</b>	<b>22,775</b>	<b>-70,454</b>	<b>21,431</b>	<b>-55,902</b>	<b>-7,750</b>	<b>-3,855</b>
<b>Increase in cash and cash equivalents</b>	<b>-74,533</b>	<b>2,182</b>	<b>-994</b>	<b>167</b>	<b>-310</b>	<b>19,640</b>	<b>18,502</b>	<b>-16,521</b>	<b>25,683</b>	<b>-25,562</b>	<b>0</b>	<b>-16,400</b>	<b>0</b>	<b>0</b>
Cash at start of year	80,249	5,716	7,898	6,904	7,071	6,760	7,898	26,400	9,879	35,562	10,000	26,400	10,000	10,000
Cash at end of year	5,716	7,898	6,904	7,071	6,760	26,400	26,400	9,879	35,562	10,000	10,000	10,000	10,000	10,000
<b>Net (debt) cash</b>	<b>-52,284</b>	<b>-58,102</b>	<b>-74,346</b>	<b>-69,679</b>	<b>-47,240</b>	<b>-77,696</b>	<b>-77,696</b>	<b>-77,277</b>	<b>-84,853</b>	<b>-49,866</b>	<b>-81,202</b>	<b>-81,202</b>	<b>-113,072</b>	<b>-148,838</b>
Cash	5,716	7,898	6,904	7,071	6,760	26,400	26,400	9,879	35,562	10,000	10,000	10,000	10,000	10,000
Debt	58,000	66,000	81,250	76,750	54,000	104,096	104,096	87,156	120,415	59,866	91,202	91,202	123,072	158,838
<b>Debt ratios</b>														
debt / equity	22%	24%	28%	26%	18%	34%	34%	28%	39%	19%	29%	29%	40%	52%
net debt / equity	20%	21%	26%	24%	16%	25%	25%	25%	27%	16%	26%	26%	37%	48%

Source: Z&A estimates, company reports.

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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 5: Balance Sheet

US\$000s														
BALANCE SHEET	CY22	CY23	1Q24	2Q24	3Q24	4Q24	CY24	1Q25	2Q25	3Q25e	4Q25e	CY25e	CY26e	CY27e
Loans held for investment at carrying value,	335,333	348,668	370,488	376,782	350,582	398,130	398,130	396,181	409,554	374,554	405,554	405,554	441,554	477,554
(+) Loans held for investment	339,274	353,641	375,844	381,863	354,673	402,477	402,477	399,455	413,975	378,598	409,932	409,932	446,321	482,710
not related	0	337,238	359,317	365,460	338,270	364,239	364,239	360,988	373,991	0	0	0	0	0
related party	0	16,402	16,527	16,402	16,402	38,238	38,238	38,468	39,985	0	0	0	0	0
(-) Current expected credit loss reserve	-3,941	-4,973	-5,356	-5,081	-4,091	-4,347	-4,347	-3,274	-4,421	-4,044	-4,378	-4,378	-4,767	-5,155
Loans at fair value - related party	0	0	0	0	0	5,335	5,335	5,335	5,500	5,500	5,500	5,500	0	0
Cash and cash equivalents	5,716	7,898	6,904	7,071	6,760	26,400	26,400	9,879	35,562	10,000	10,000	10,000	10,000	10,000
Interest receivable	1,204	1,004	927	1,170	484	1,454	1,454	1,516	3,296	3,150	3,295	3,295	3,327	3,467
Other receivables and assets, net	1,018	706	5,143	629	615	459	459	525	423	404	423	423	427	445
Related party receivables	0	107	192	839	1,472	3,370	3,370	1,229	879	840	879	879	887	925
Other assets	0	0	0	0	6,000	0	0	0	0	0	0	0	0	0
Debt securities at fair value	0	842	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL ASSETS</b>	<b>343,271</b>	<b>359,226</b>	<b>383,655</b>	<b>386,490</b>	<b>365,913</b>	<b>435,149</b>	<b>435,149</b>	<b>414,665</b>	<b>455,214</b>	<b>394,448</b>	<b>425,651</b>	<b>425,651</b>	<b>456,195</b>	<b>492,391</b>
Revolving loan	58,000	66,000	81,250	76,750	54,000	55,000	55,000	38,000	71,200	10,651	41,987	41,987	73,857	109,623
Dividend payable	13,619	13,867	9,007	9,257	9,268	13,605	13,605	9,820	9,905	9,905	9,905	9,905	9,905	9,905
Management and incentives fees payable	3,296	3,244	1,755	1,775	1,669	2,863	2,863	1,736	1,933	1,847	1,932	1,932	1,951	2,033
Related party payables	1,398	2,052	1,819	1,950	1,571	2,043	2,043	1,587	1,872	1,789	1,872	1,872	1,890	1,969
Accounts payable and other liabilities	1,058	1,135	1,343	1,542	1,358	2,285	2,285	2,540	1,356	1,295	1,355	1,355	1,368	1,426
Interest reserve	1,868	1,075	2,520	2,492	2,581	1,298	1,298	548	243	233	243	243	246	256
Other liabilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payable for investment purchase	0	0	0	0	0	0	0	500	9,462	9,042	9,459	9,459	9,550	9,953
Notes payable, net	0	0	0	0	0	49,096	49,096	49,156	49,215	49,215	49,215	49,215	49,215	49,215
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total liabilities</b>	<b>79,238</b>	<b>87,372</b>	<b>97,694</b>	<b>93,765</b>	<b>70,446</b>	<b>126,191</b>	<b>126,191</b>	<b>103,885</b>	<b>145,186</b>	<b>83,978</b>	<b>115,969</b>	<b>115,969</b>	<b>147,982</b>	<b>184,381</b>
Preferred stock	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Common stock	177	182	191	196	196	208	208	209	211	211	211	211	211	211
Additional paid in capital	268,996	277,483	291,859	298,923	299,722	318,887	318,887	320,487	321,366	321,366	321,366	321,366	321,366	321,366
Accumulated deficit	-5,140	-5,812	-6,089	-6,394	-4,452	-10,137	-10,137	-9,916	-11,549	-11,106	-11,895	-11,895	-13,364	-13,566
<b>Total stockholders equity</b>	<b>264,033</b>	<b>271,853</b>	<b>285,961</b>	<b>292,725</b>	<b>295,467</b>	<b>308,958</b>	<b>308,958</b>	<b>310,780</b>	<b>310,028</b>	<b>310,471</b>	<b>309,682</b>	<b>309,682</b>	<b>308,213</b>	<b>308,010</b>
Non controlling interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>343,271</b>	<b>359,226</b>	<b>383,655</b>	<b>386,490</b>	<b>365,913</b>	<b>435,149</b>	<b>435,149</b>	<b>414,665</b>	<b>455,214</b>	<b>394,448</b>	<b>425,651</b>	<b>425,651</b>	<b>456,195</b>	<b>492,391</b>
Total net assets	264,033	271,853	285,961	292,725	295,467	308,958	308,958	310,780	310,028	310,471	309,682	309,682	308,213	308,010
<b>NET ASSET VALUE PER SHARE</b>	<b>14.86</b>	<b>14.94</b>	<b>14.97</b>	<b>14.92</b>	<b>14.73</b>	<b>14.83</b>	<b>14.83</b>	<b>14.87</b>	<b>14.71</b>	<b>14.73</b>	<b>14.69</b>	<b>14.69</b>	<b>14.62</b>	<b>14.62</b>

Source: Z&A estimates, company reports

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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

Exhibit 6: Loan book as of 2Q25

Loan #	Location	Initial Funding Date	Maturity Date	Principal Balance	Original Issue Discount	Carrying Value	% of Loan Portfolio	Future Fundings	Int Rate Floor		Periodic Payment	YTM IRR	Prior Qtr
1	Various	27-Oct-22	30-Oct-26	19,187	-191	18,996	4.6%		6.25%	P+6.50% Cash	P&I	17.1%	17.1%
2	Michigan	31-Dec-21	31-Dec-25	27,111	-19	27,091	6.5%		8.50%	P+3% Cash	I/O	17.3%	17.3%
3	Various	18-Nov-21	29-Jan-27	21,523	-398	21,125	5.1%			P+10.375% Cash, 2.75%PIK	I/O	23.5%	22.6%
4	Arizona	1-Jun-24	17-Jun-26	6,627		6,627	1.6%			11.91% Cash	I/O	17.0%	17.0%
6	Michigan	20-Aug-21	30-Jan-26	4,959	-2	4,957	1.2%			P + 6.50% Cash	I/O	17.2%	17.2%
7	IL, AZ	30-Jun-25	30-Jun-28	33,131	-538	32,593	7.9%	3,000	7.00%	P+5.75% Cash	P&I	15.6%	19.3%
8	West Virginia	30-Aug-24	31-Dec-25	8,492	0	8,492	2.1%			10% Cash	I/O	15.0%	15.0%
9	Pennsylvania	31-Mar-25	31-Mar-28	17,927	-108	17,819	4.3%			9% Cash	P&I	9.7%	9.5%
12	Various	8-Nov-21	31-Oct-27	14,808	-96	14,712	3.6%			P+7% Cash, 2% PIK	I/O	19.6%	19.3%
16	Florida	1-Jun-25	29-Jan-27	9,558	-128	9,430	2.3%	500		16.75% Cash	I/O	26.7%	31.2%
18	Ohio	3-Feb-22	31-Dec-25	46,168	-228	45,940	11.1%			P+1.75% Cash, 5% PIK	I/O	16.7%	16.5%
19	Florida	11-Mar-22	31-Dec-25	18,062	-11	18,051	4.4%			11% Cash, 5% PIK	P&I	16.5%	16.5%
20	Missouri	9-May-22	2-Nov-25	21,105	-35	21,070	5.1%			11% Cash, 2% PIK	P&I	14.7%	14.7%
21	Illinois	1-Jul-22	29-Jul-26	6,325	-20	6,305	1.5%			P+7% Cash, 2% PIK	P&I	23.3%	23.3%
23	Arizona	27-Mar-23	31-Mar-26	1,500	-9	1,491	0.4%			P + 7.50% Cash	P&I	18.7%	18.7%
24	Oregon	27-Sep-22	27-Sep-26	460		460	0.1%		5.50%	P+10.50% Cash	P&I	21.7%	21.7%
25	New York	1-Jul-23	29-Jun-36	23,581		23,581	5.7%			15% Cash	P&I	16.6%	16.6%
27	Nebraska	15-Aug-23	30-Jun-27	17,400		17,400	4.2%			P+6.5% Cash	I/O	15.7%	15.7%
29	Illinois	11-Oct-23	9-Oct-26	1,898		1,898	0.5%			11.4% Cash, 1.5% PIK	P&I	14.7%	14.7%
30	MO/AZ	19-Dec-23	31-Dec-26	18,400	-95	18,305	4.4%		8.50%	P+7.75% Cash	P&I	18.7%	18.7%
31	California/ AZ	3-May-23	3-May-26	6,680		6,680	1.6%		7.50%	P+8.75% Cash	I/O	18.3%	18.3%
32	Nevada	15-Apr-24	15-Aug-27	5,750	-22	5,728	1.4%		8.00%	P+6.5% Cash	I/O	16.1%	16.1%
33	Minnesota	20-May-24	28-May-27	1,044	-3	1,041	0.3%			12% Cash	P&I	13.3%	12.9%
34	Arizona	17-Jun-24	29-May-26	10,000		10,000	2.4%			11.91% Cash	I/O	12.8%	12.8%
35	California	23-Aug-24	23-Aug-27	24,624		24,624	5.9%			12% Cash, 3% PIK	I/O	16.3%	16.3%
36	Illinois	28-Oct-24	1-Jan-27	26,570	-95	26,475	6.4%	1,030		P+6.25% Cash	I/O	15.4%	15.4%
37	Various	26-Nov-24	24-Nov-28	20,120	-341	19,780	4.8%	10,000		12% Cash, 1% PIK	I/O	15.2%	15.2%
38a	Various	13-Dec-24	12-Dec-25	2,065	-53	2,012	0.5%	2,065		10% Cash	I/O	15.6%	16.1%
38b		15-Jan-25	12-Dec-25	840	-24	816	0.2%			10% Cash	I/O	15.6%	
40	Ohio	28-Mar-25	28-Jul-28	233	-22	212	0.1%			14.5% Cash	I/O	19.4%	16.4%
41		1-Mar-25	13-Mar-27	271	-7	264	0.1%					16.1%	0.0%
Subtotal				416,418	-2,443	413,975	100%	16,595		17.60% Wtd Average		16.8%	

Source: Z&A estimates, company reports

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### Exhibit 7: Market Size Projections (cannabis sales by state)

US\$ Mn	CY19	CY20	CY21	CY22	CY23	CY24	1Q25	2Q25e	3Q25e	4Q25e	CY25e	CY26e	CY27e	CY28e	CY29e	CY30e	rec began
Total	11,306	18,045	24,004	25,210	28,075	30,078	7,453	7,661	7,936	7,914	30,965	33,652	38,481	37,929	40,534	43,384	
rec		10,832	15,135	16,241	19,318	21,631	5,432	5,629	5,886	5,871	22,817	24,673	25,807	26,726	27,658	28,601	
med		7,212	8,868	8,969	8,758	8,447	2,022	2,032	2,051	2,043	8,148	8,979	12,674	11,203	12,877	14,783	
"MSO states"	11,077	17,586	23,401	24,328	27,049	28,947	7,155	7,359	7,618	7,589	29,721	32,189	36,845	36,202	38,502	41,218	
Total (med/rec)	11,306	18,045	24,004	25,210	28,075	30,078	7,453	7,661	7,936	7,914	30,965	33,652	38,481	37,929	40,534	43,384	
AZ	841	801	1,359	1,426	1,419	1,274	319	287	278	297	1,182	1,178	1,199	1,222	1,245	1,268	Jan'21
CA	2,406	4,037	4,963	4,636	4,446	4,162	945	943	976	909	3,772	3,890	4,009	4,127	4,246	4,364	Oct'16
CO	1,748	2,191	2,229	1,769	1,529	1,397	325	327	340	320	1,312	1,288	1,301	1,315	1,329	1,343	Jan'14
CT	84	117	150	150	277	294	70	73	80	84	307	331	342	353	365	377	Jan'23
FLA	506	1,308	1,603	1,708	1,852	1,787	434	420	429	418	1,701	1,701	1,736	1,754	2,663	4,001	Jul'29
GA		0	1	16	49	109	34	34	34	34	136	156	216	355	475	530	med
IL	251	1,035	1,776	1,907	1,960	2,008	482	507	487	502	1,977	1,995	2,020	2,045	2,071	2,098	Jan'20
MA	677	962	1,644	1,755	1,806	1,838	432	453	491	480	1,857	1,919	1,953	1,987	2,023	2,059	Nov'18
MD	252	453	551	509	787	1,141	281	298	321	327	1,227	1,367	1,473	1,567	1,630	1,654	Jul'23
ME	9	16	93	171	229	256	62	68	77	68	275	288	302	317	332	348	Oct'20
MI	289	985	1,793	2,294	3,029	3,290	766	804	866	827	3,263	3,334	3,341	3,348	3,354	3,361	Dec'19
MN	20	20	25	36	66	125	34	35	37	38	143	418	619	762	877	991	Jan'26
MO	20	21	210	390	1,338	1,461	370	384	389	395	1,538	1,672	1,822	1,988	2,171	2,372	Feb'23
MT				304	319	304	76	81	72	82	312	318	326	335	345	355	Jan'22
NH	10	13	17	20	24	27	8	8	8	8	30	34	37	40	44	47	med
NJ	95	196	217	556	800	1,084	277	284	302	314	1,177	1,300	1,426	1,565	1,718	1,887	Apr'22
NM	119	119	119	358	556	589	139	145	142	140	567	554	563	563	563	563	Apr'22
NV	702	780	1,042	882	825	832	182	181	185	177	726	729	743	757	771	786	Jul'17
NY	173	200	250	265	431	1,167	401	443	492	541	1,876	2,621	2,722	2,831	2,948	3,074	Dec'22
OH	56	223	379	467	482	675	248	263	282	307	1,100	1,409	1,692	1,768	1,848	1,932	Aug'24
OK	428	831	941	780	728	714	179	185	175	175	714	724	735	746	757	769	med
OR	840	1,111	1,184	994	955	968	236	245	252	244	978	987	997	1,007	1,017	1,028	Oct'15
PA	306	823	1,353	1,457	1,530	1,726	428	449	449	449	1,775	2,136	5,209	2,882	2,880	3,008	Jul'26
RI	40	47	44	53	108	118	28	30	31	31	120	131	141	150	160	169	Dec'22
VA	0	10	27	100	167	237	67	68	70	71	276	307	501	995	1,245	1,403	Jul'27
VT	5	6	8	9	11	12	3	3	3	3	14	15	17	19	20	22	May'22
WA	1,200	1,280	1,422	1,294	1,259	1,265	306	315	327	320	1,268	1,270	1,273	1,275	1,278	1,281	Jul'14
WV	0	0	0	22	66	85	23	24	25	26	99	116	129	129	129	129	med
Other states	229	459	603	883	1,027	1,132	298	303	318	325	1,244	1,463	1,636	1,726	2,033	2,166	

Source: Z&A estimates, company reports



# Appendix II: Valuation Comps

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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

Exhibit 8: Valuation Comps for Lenders to the Cannabis Industry (per latest disclosure – may differ from FactSet headline numbers)

		19-Aug-25				
		US\$		Disc	Regular	Dividend
		price	BVPS	Prm	DPS	Yield
<b>MJ Finco Stocks</b>						
Advanced Flower Capital	AFCG	\$3.70	\$8.18	-55%	\$0.15	16.2%
Innovative Industrial Properties	IIIPR	\$52.68	\$66.40	-21%	\$1.90	14.4%
Chicago Atlantic BDC	LIEN	\$10.87	\$13.23	-18%	\$0.34	12.5%
NewLake Capital Partners	NLCP	\$13.94	\$19.11	-27%	\$0.43	12.3%
Chicago Atlantic Real Estate Finance	REFI	\$14.14	\$14.71	-4%	\$0.47	13.3%

Z&A	mn	mn	Total	Gross		Net Debt		Pref Stock
Spot EV	shares	deriv	Mkt Cap	Debt	Cash	to Equity	Equity	& Min Int
181	22.6	0.5	85	99.3	3.4	-52%	185	
1,704	28.0	0.1	1,482	289.9	104.9	-10%	1,860	36.8
234	22.8		248	0.0	13.8	5%	302	
280	20.6	0.1	288	7.6	21.9	4%	393	6.8
389	21.1	0.4	304	120.4	35.6	-27%	310	

Source: Z&A estimates



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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 9: mREITs

US\$Mn			8/19/25				Mkt				Stock Performance		
Company name	Ticker	Listing	Price US\$	Price to BVPS	Div Yield	(mn) Shares	Cap US\$Mn	Debt to Equity	Net (Debt)	Ent Value	Last 30d	Last 90d	Last 12mo
<b>mREITS</b>				0.70x	11.8%						3%	6%	-15%
Arbor Realty Trust Inc	ABR	NYSE	11.49	0.94x	13.8%	189.3	2,175	433%	-9,315	11,490	2%	15%	-14%
Ares Commercial Real Estate Corporat	ACRE	NYSE	4.46	0.47x	17.9%	54.5	243	226%	-1,106	1,349	1%	-7%	-35%
Advanced Flower Capital Inc.	AFCG	NASDAQ	3.70	0.45x	28.1%	22.3	83	103%	-85	168	-19%	-28%	-63%
Apollo Commercial Real Estate Finance,	ARI	NYSE	10.21	0.77x	9.8%	138.2	1,411	348%	-6,073	7,484	5%	4%	0%
Blackstone Mortgage Trust, Inc. Class A	BXMT	NYSE	18.91	0.90x	9.9%	172.8	3,267	432%	-15,401	18,669	-2%	-2%	7%
Claros Mortgage Trust, Inc.	CMTG	NYSE	3.46	0.28x	2.9%	139.4	482	279%	-4,756	5,238	13%	51%	-57%
Granite Point Mortgage Trust Inc.	GPMT	NYSE	2.76	0.22x	7.2%	48.8	135	245%	-1,358	1,493	13%	15%	6%
KKR Real Estate Finance Trust, Inc.	KREF	NYSE	9.29	0.67x	10.8%	68.7	638	515%	-4,794	5,432	5%	0%	-17%
Ladder Capital Corp. Class A	LADR	NYSE	11.22	0.95x	8.2%	127.1	1,426	210%	-1,830	3,256	2%	7%	-5%
Chicago Atlantic Real Estate Finance, In	REFI	NASDAQ	14.14	0.96x	13.3%	20.8	295	34%	-78	372	6%	-5%	-9%
Starwood Property Trust, Inc.	STWD	NYSE	19.99	1.06x	9.6%	337.4	6,745	274%	-16,824	23,569	2%	0%	1%
TPG RE Finance Trust, Inc.	TRTX	NYSE	9.13	0.66x	10.5%	81.0	740	231%	-2,378	3,118	13%	17%	8%
<b>Cannabis "Fincos"</b>													
Advanced Flower Capital Inc.	AFCG	NASDAQ	3.70	0.45x	28.1%	22.3	83	103%	-85	168	-19%	-28%	-63%
Innovative Industrial Properties Inc	IIPR	NYSE	52.68	0.80x	14.4%	28.3	1,493	16%	-148	1,640	0%	-8%	-55%
NewLake Capital Partners, Inc.	NLCP	US OTC	13.94	0.73x	11.2%	20.5	286	2%	12	273	1%	-7%	-30%
Chicago Atlantic BDC, Inc.	LIEN	NASDAQ	10.87	0.82x	9.2%	22.8	248	0%	24	224	5%	3%	-6%
SHF Holdings Inc Class A	SHFS	NASDAQ	2.71	-0.43x	NA	2.8	8	-68%	-10	17	-24%	27%	-79%
Chicago Atlantic Real Estate Finance, In	REFI	NASDAQ	14.14	0.96x	13.3%	20.8	295	34%	-78	372	6%	-5%	-9%

Source: FactSet, company reports, and Z&A estimates

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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 10: Industrial REITs

US\$Mn			19-Aug-25				Mkt				Stock Performance		
Company name	Ticker	Listing	Price US\$	Price to BVPS	Div Yield	(mn) Shares	Cap US\$Mn	Debt to Equity	Net (Debt)	Ent Value	Last 30d	Last 90d	Last 12mo
<b>Industrial REITs</b>				1.52x	5.6%						5%	7%	-17%
Americold Realty Trust, Inc.	COLD	NYSE	14.72	1.35x	6.1%	284.3	4,184	118%	-3,633	7,817	-9%	-17%	-48%
EastGroup Properties, Inc.	EGP	NYSE	166.72	2.58x	3.4%	51.8	8,640	47%	-1,550	10,191	1%	-3%	-8%
First Industrial Realty Trust, Inc.	FR	NYSE	50.59	2.53x	3.2%	132.3	6,696	85%	-2,184	8,880	1%	0%	-7%
Innovative Industrial Properties Inc	IIPR	NYSE	52.68	0.80x	14.4%	28.3	1,493	16%	-148	1,640	0%	-8%	-55%
Industrial Logistics Properties Trust	ILPT	NASDAQ	5.96	0.76x	1.3%	66.1	394	835%	-4,077	4,472	14%	71%	26%
LXP Industrial Trust	LXP	NYSE	8.65	1.24x	6.2%	294.5	2,547	77%	-1,485	4,032	5%	5%	-12%
NewLake Capital Partners, Inc.	NLCP	US OTC	13.94	0.73x	12.3%	20.5	286	2%	12	273	1%	-7%	-30%
Prologis, Inc.	PLD	NYSE	110.76	1.95x	3.6%	926.3	102,595	63%	-31,955	134,550	4%	2%	-10%
Plymouth Industrial REIT, Inc.	PLYM	NYSE	21.53	1.79x	4.5%	45.4	977	120%	-612	1,590	39%	33%	-8%
Rexford Industrial Realty, Inc.	REXR	NYSE	39.45	1.08x	4.3%	225.3	8,887	42%	-3,449	12,336	8%	12%	-22%
STAG Industrial, Inc.	STAG	NYSE	36.09	1.96x	4.1%	186.5	6,731	90%	-3,060	9,792	1%	1%	-8%
Terreno Realty Corporation	TRNO	NYSE	55.70	1.45x	3.5%	99.2	5,528	25%	-922	6,449	-1%	-4%	-18%
<b>Cannabis "Fincos"</b>													
Advanced Flower Capital Inc.	AFCG	NASDAQ	3.70	0.45x	28.1%	22.33	83	103%	-85	168	-19%	-28%	-63%
Innovative Industrial Properties Inc	IIPR	NYSE	52.68	0.80x	14.4%	28.33	1493	16%	-148	1640	0%	-8%	-55%
NewLake Capital Partners, Inc.	NLCP	US OTC	13.94	0.73x	12.3%	20.51	286	2%	12	273	1%	-7%	-30%
Chicago Atlantic BDC, Inc.	LIEN	NASDAQ	10.87	0.82x	11.7%	22.82	248	0%	24	224	5%	3%	-6%
SHF Holdings Inc Class A	SHFS	NASDAQ	2.71	-0.43x	0.0%	2.78	8	-68%	-10	17	-24%	27%	-79%
Chicago Atlantic Real Estate Finance, In	REFI	NASDAQ	14.14	0.96x	13.3%	20.83	295	34%	-78	372	6%	-5%	-9%

Source: FactSet, company reports, and Z&A estimates

20 August 2025

## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 11: BDCs

US\$Mn			8/19/25				Mkt				Stock Performance		
Company name	Ticker	Listing	Price US\$	Price to BVPS	Div Yield	(mn) Shares	Cap US\$Mn	Debt to Equity	Net (Debt)	Ent Value	Last 30d	Last 90d	Last 12mo
<b>BDCs</b>				<b>0.91x</b>	<b>13.8%</b>			<b>130%</b>			<b>-2%</b>	<b>-1%</b>	<b>-8%</b>
Gladstone Investment Corporation	GAIN	NASDAQ	14.21	1.09x	6.8%	36.8	523	95%	-356	879	1%	-5%	6%
Great Elm Capital Corp	GECC	NASDAQ	11.15	0.92x	12.9%	11.5	129	136%	-181	310	1%	5%	13%
Gladstone Capital Corporation	GLAD	NASDAQ	26.79	1.26x	7.4%	22.2	596	69%	-322	918	-7%	-1%	15%
Horizon Technology Finance Corporati	HRZN	NASDAQ	6.94	1.03x	19.0%	39.9	277	174%	-367	644	-14%	-7%	-38%
Chicago Atlantic BDC, Inc.	LIEN	NASDAQ	10.87	0.82x	11.7%	22.8	248	0%	24	224	5%	3%	-6%
Logan Ridge Finance Corporation	LRFC	NASDAQ	19.08	0.64x	7.7%	2.7	51	132%	-73	123	0%	6%	-12%
Monroe Capital Corp.	MRCC	NASDAQ	6.99	0.84x	14.3%	21.7	151	163%	-283	434	11%	8%	-10%
OFS Capital Corp.	OFS	NASDAQ	8.20	0.75x	16.6%	13.4	110	169%	-241	350	-3%	-6%	0%
Oxford Square Capital Corp.	OXSQ	NASDAQ	2.24	1.08x	18.8%	69.8	156	86%	-89	245	-4%	-7%	-25%
PennantPark Investment Corporation	PNNT	NYSE	7.15	0.97x	13.4%	65.3	467	161%	-722	1,189	-2%	3%	1%
Portman Ridge Finance Corporation	PTMN	NASDAQ	12.17	0.68x	19.1%	9.2	112	161%	-193	305	-5%	-1%	-36%
Saratoga Investment Corp.	SAR	NYSE	25.48	1.00x	10.7%	15.2	387	202%	-577	964	1%	3%	13%
Stellus Capital Investment Corp.	SCM	NYSE	14.56	1.10x	11.0%	27.5	400	163%	-573	973	-2%	6%	6%
TriplePoint Venture Growth BDC Corp.	TPVG	NYSE	6.21	0.72x	19.3%	40.1	249	115%	-320	569	-14%	-10%	-18%
WhiteHorse Finance, Inc.	WHF	NASDAQ	8.46	0.72x	18.2%	23.2	197	129%	-326	522	-5%	-8%	-27%
<b>Cannabis "Fincos"</b>													
Advanced Flower Capital Inc.	AFCG	NASDAQ	3.70	0.45x	28.1%	22.33	83	103%	-85	168	-19%	-28%	-63%
Innovative Industrial Properties Inc	IIPR	NYSE	52.68	0.80x	14.4%	28.33	1493	16%	-148	1640	0%	-8%	-55%
NewLake Capital Partners, Inc.	NLCP	US OTC	13.94	0.82x	11.7%	20.51	286	2%	12	273	1%	-7%	-30%
Chicago Atlantic BDC, Inc.	LIEN	NASDAQ	10.87	0.82x	11.7%	22.82	248	0%	24	224	5%	3%	-6%
SHF Holdings Inc Class A	SHFS	NASDAQ	2.71	-0.43x	0.0%	2.78	8	-68%	-10	17	-24%	27%	-79%
Chicago Atlantic Real Estate Finance, In	REFI	NASDAQ	14.14	0.96x	13.3%	20.83	295	34%	-78	372	6%	-5%	-9%

Source: FactSet, company reports, and Z&A estimates

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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 12: US MSO Valuation Multiples

US\$m	Z&A Spot EV / Sales			Z&A Spot EV / EBITDA			NET DEBT RATIOS				BROADER DEFINITION OF NET DEBT			
	Current	CY25e	CY26e	Current	CY25e	CY26e	Net Debt/Sales		Net Debt/EBITDA		BDND/Sales		BDND/EBITDA	
19-Aug-25	Current	CY25e	CY26e	Current	CY25e	CY26e	Current	CY25	Current	CY25	Current	CY25	Current	CY25
<b>Tier 1 MSOs</b>	<b>2.2x</b>	<b>2.2x</b>	<b>1.9x</b>	<b>9.6x</b>	<b>10.2x</b>	<b>7.7x</b>								
Cresco Labs	1.6x	1.6x	1.6x	6.5x	7.3x	6.6x	-0.5x	-0.5x	-2.0x	-2.2x	-0.9x	-0.9x	-3.7x	-4.1x
Curaleaf	2.6x	2.6x	2.4x	12.4x	12.1x	10.3x	-0.5x	-0.5x	-2.6x	-2.5x	-1.0x	-1.0x	-4.7x	-4.6x
Glass House	4.1x	3.9x	2.9x	21.6x	29.4x	15.9x	-0.2x	-0.1x	-0.8x	-1.1x	-0.2x	-0.2x	-0.9x	-1.2x
Green Thumb	1.7x	1.7x	1.6x	5.9x	5.8x	5.4x	-0.1x	-0.1x	-0.2x	-0.2x	-0.1x	-0.1x	-0.4x	-0.4x
TerrAscend	2.1x	2.3x	2.2x	12.5x	9.3x	8.4x	-0.6x	-0.6x	-3.5x	-2.6x	-1.1x	-1.2x	-6.3x	-4.7x
Trulieve	1.9x	1.9x	1.8x	5.1x	5.3x	5.4x	-0.2x	-0.2x	-0.5x	-0.5x	-0.7x	-0.7x	-1.8x	-1.9x
Verano	1.5x	1.4x	1.4x	5.5x	4.9x	4.7x	-0.4x	-0.4x	-1.5x	-1.4x	-0.8x	-0.8x	-3.1x	-2.8x
Vireo Growth	2.0x	1.9x	1.4x	7.1x	7.4x	4.7x	0.0x	na	-0.1x	na	-0.2x	na	-0.7x	na
<b>Tier 2 MSOs</b>	<b>1.4x</b>	<b>1.2x</b>	<b>1.1x</b>	<b>6.8x</b>	<b>4.0x</b>	<b>7.0x</b>								
Ascend Wellness	1.3x	1.3x	1.2x	5.9x	6.1x	5.5x	-0.5x	-0.5x	-2.0x	-2.1x	-1.1x	-1.1x	-4.7x	-4.9x
Cannabist Co	1.3x	1.3x	1.3x	13.4x	12.4x	9.3x	-0.8x	-0.8x	-8.4x	-7.7x	-1.2x	-1.2x	-11.8x	-10.8x
Consortium	1.3x	na	na	4.7x	na	na	-0.4x	na	-1.3x	na	-0.9x	na	-3.3x	na
Grown Rogue	2.0x	na	na	2.9x	na	na	0.2x	na	0.3x	na	0.0x	na	0.1x	na
Jushi	1.7x	1.7x	1.5x	8.2x	9.1x	7.7x	-0.7x	-0.7x	-3.2x	-3.6x	-1.3x	-1.3x	-6.3x	-7.0x
MarlMed	0.9x	0.9x	0.8x	7.5x	7.5x	4.9x	-0.4x	-0.4x	-3.4x	-3.4x	-0.6x	-0.6x	-4.7x	-4.7x
Planet 13	1.0x	1.0x	0.9x	na	-15.4x	12.9x	0.1x	0.1x	na	-1.1x	-0.2x	-0.2x	na	3.2x
Vext	1.3x	1.3x	0.9x	5.3x	4.4x	1.9x	-0.5x	-0.5x	-2.2x	-1.8x	-0.5x	-0.5x	-2.2x	-1.8x
<b>Other MSOs</b>														
Ayr Wellness	6.7x	na	na	25.6x	na	na	-5.1x	na	-19.6x	na	-6.6x	na	-25.4x	na
4Front Ventures	1.8x	na	na	11.7x	na	na	-1.0x	na	-6.8x	na	-1.8x	na	-11.7x	na
iAnthus	1.2x	na	na	na	na	na	-1.0x	na	na	na	-1.0x	na	na	na
Schwazze	na	1.0x	na	5.1x	na	na	na	na	-4.2x	na	na	na	-5.1x	na
TILT	8.1x	na	na	27.9x	na	na	-4.7x	na	-16.1x	na	-7.9x	na	-27.2x	na

1) Current is based on the latest reported qtr annualized (Sales and EBITDA); 2) We take FactSet consensus estimates for CY25e and CY26e multiples, if available.

3) The 'tiering' above is based on \$ market cap

Source: FactSet, company reports, and Z&A estimates

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## Chicago Atlantic Real Estate Finance: Update Post 2Q25

### Exhibit 13: Stock Performance

19-Aug-25	Stock Performance		
Ticker	Last 30d	Last 90d	Last 12mo
<b>US MSOs</b>			
Ascend	57%	84%	-50%
Ayr	-79%	-86%	-98%
Cannabist	70%	100%	-61%
Cansortium	-3%	43%	-47%
Cresco	87%	40%	-49%
Curaleaf	150%	186%	-22%
4Front	13%	-40%	-98%
GlassHouse	27%	14%	-29%
Gold Flora	na	na	-53%
Grown Rogue	7%	6%	-30%
Green Thumb	32%	30%	-34%
iAnthus	0%	43%	-64%
Jushi	36%	56%	-24%
MariMed	9%	25%	-58%
Planet13	51%	12%	-59%
Schwazze	na	na	-99%
StateHouse	na	na	-51%
Trulieve	76%	60%	-30%
TerrAscend	140%	106%	-50%
Verano	159%	92%	-67%
Vext	37%	118%	-5%
Vireo Growth	45%	60%	7%
<b>International</b>			
InterCure	8%	40%	-27%
PharmaCielo	-3%	32%	148%

	Stock Performance		
Ticker	Last 30d	Last 90d	Last 12mo
<b>Canadian LPs</b>			
Aurora	5%	-11%	-32%
Avant	13%	4%	-45%
Auxly	16%	90%	256%
Ayurcann	-15%	0%	-58%
Cannara	-31%	-6%	61%
Canopy Growth	15%	-29%	-82%
Cronos	23%	19%	1%
Decibel	25%	100%	92%
Entourage	na	na	na
High Tide	25%	30%	51%
OGI	5%	13%	-27%
Rubicon	22%	40%	16%
SNDL	36%	58%	-5%
Tilray	71%	134%	-45%
VFF	106%	151%	138%
<b>Tech</b>			
LFLY	22%	13%	-89%
SBIG	-47%	-69%	-75%
MAPS	10%	-6%	-2%
<b>Vape parts</b>			
GNLN	-2%	-22%	-100%
ISPR	-4%	7%	-63%
SMORF	0%	0%	2%
TLTTF	14%	40%	-60%

	Stock Performance		
Ticker	Last 30d	Last 90d	Last 12mo
<b>MJ Fincos</b>			
AFCG	-19%	-28%	-63%
IIPR	0%	-8%	-55%
NLCP	1%	-7%	-30%
SHFS	-24%	27%	-79%
LIEN	5%	3%	-6%
REFI	6%	-5%	-9%
<b>Pix &amp; Shovel</b>			
AGFY	12%	9%	623%
GRWG	53%	34%	-33%
HYFM	6%	45%	-17%
SMG	-7%	-1%	-14%
UGRO	11%	-10%	-74%
<b>CBD</b>			
CVSI	7%	40%	-27%
CWEB	-1%	5%	-36%
LFID	-6%	-19%	-64%
<b>Index</b>			
S&P 500	2%	8%	15%
S&P 477	2%	0%	6%
Nasdaq	5%	15%	34%
MSOS ETF	72%	64%	-43%
YOLO ETF	49%	55%	-13%
<b>Simple Group Averages</b>			
Large Canada LPs	43%	56%	-9%
Tier 1 MSOs	101%	81%	-40%

Source: FactSet



# Appendix III: Bio and Disclaimers



## Analyst Bio

Pablo Zuanic is a well-known and highly rated equity analyst following the cannabis and psychedelics sector. Over the past five years he launched coverage of over 40 companies in the US, Canada, and overseas (MSOs, LPs, CBD, ancillary, psychedelics), kept close track of sectoral trends, and followed the reform process in the US and elsewhere. His firm Zuanic & Associates publishes equity research on the cannabis and psychedelics sectors, both from a macro/sectoral level in a thematic manner, as well as specific reports on listed stocks. The research service is aimed at institutional investors and corporations. The firm is also available for short-term consulting and research advisory projects. At various points in his career, Pablo was II ranked and called as expert witness in industry investigations. He has a deep global background having covered stocks over the past 20 years in the US, Europe, Latin America, and Asia, across consumer sub sectors. Prior employers include JP Morgan, Barings, and Cantor Fitzgerald. An MBA graduate of Harvard Business School, he started his career as a management consultant, which brings a strategic mindset to his approach to equity research. *Pablo Zuanic can be contacted via the company's portal [www.zuanicassociates.com](http://www.zuanicassociates.com); via email [pablo.zuanic@zuanicgroup.com](mailto:pablo.zuanic@zuanicgroup.com); or via X @420Odysseus.*



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