

October 10, 2023

Dear Fellow Stockholder:

InPoint Commercial Real Estate Income, Inc. (“we,” the “Company,” the “REIT” or “InPoint”) declared a distribution in a gross amount equal to \$0.1042 per share for stockholders of record as of September 30, 2023. This distribution, which will be paid on or about October 18, 2023, represents an approximate 7.19 percent annualized distribution rate based on InPoint’s aggregate net asset value (“NAV”) per share as of August 31, 2023. The Company is pleased to continue paying distributions supported by our operations.

As we remain focused on the operations and management of our portfolio, in tandem our team is working to address some of the challenges created by the current credit market environment. We are continuing our exploration of strategic alternatives with a current focus on growth in the form of a potential recapitalization with one or more institutional investors. Our portfolio continues to deliver stable performance, and we believe the Company is well-situated for opportunity, although there is no assurance we will be able to successfully implement a strategic alternative on acceptable terms.

To better position the REIT and its stockholders for maximum long-term value, InPoint entered into a contract to sell the Renaissance Chicago O’Hare, a real estate owned asset, for a purchase price of \$12 million. With an appraised value of \$19 million as of December 31, 2022, a minor loss was recognized as a result of the pending sale¹, but selling the hotel removes the potential for future losses resulting from inconsistent operating performance and supports our strategic alternatives initiative.

In addition, due to an accounting standard that requires companies to estimate a current expected credit loss on financial instruments, including commercial mortgage loans, InPoint’s NAV as of August 31, 2023 reflects an approximate \$1.13 per share reduction over the May 31, 2023 NAV. InPoint recorded an unrealized estimated loss in connection with this accounting requirement related to five of InPoint’s portfolio mortgage loans scheduled to mature before December 31, 2023. Four of the five mortgage loans are backed by office properties, a sector that has experienced significant dislocation due to the global pandemic and accompanying hybrid and work-from-home policies, many of which are still in place and still impact the office sector.

I look forward to keeping you apprised of updates related to our strategic efforts. And, as always, we will continue to communicate with you through our regular public filings and as conditions warrant. Please reach out to your financial professional or Inland Investor Services at (800) 826-8228 with any questions.

Sincerely,
INPOINT COMMERCIAL REAL ESTATE INCOME, INC.



Mitchell Sabshon
Chief Executive Officer

¹ Equating to approximately \$0.60 per share reduction in NAV as of May 31, 2023

Cautionary Note Regarding Forward-Looking Statements and Distributions

Certain statements in this letter constitute “forward-looking statements” within the meaning of Section 27A of the Securities Act and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). Words such as “may,” “could,” “should,” “expect,” “intend,” “plan,” “goal,” “seek,” “anticipate,” “believe,” “estimate,” “predict,” “variables,” “potential,” “continue,” “expand,” “maintain,” “create,” “strategies,” “likely,” “will,” “would” and variations of these terms and similar expressions indicate forward-looking statements. These forward-looking statements reflect the intent, belief or current expectations of our management based on their knowledge and understanding of the business and industry, the economy and other future conditions. These statements are not factual or guarantees of future performance, and we caution stockholders not to place undue reliance on them. Actual results may differ materially from those expressed or forecasted in forward-looking statements due to a variety of risks, uncertainties and other factors, including but not limited to risks related to blind pool offerings, best efforts offerings, use of short-term financing, borrower defaults, changing interest rates, the effects of the COVID-19 pandemic, particularly on hospitality, office and retail properties, including our hotel, and on related mortgage loans and securities, and other risks detailed in the Risk Factors section in our most recent Annual Report on Form 10-K and in subsequent filings on Form 10-Q as filed with the Securities and Exchange Commission and made available on our website. Forward-looking statements reflect our management’s view only as of the date of this letter and may ultimately prove to be incorrect. We undertake no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results except as required by applicable law. We intend for these forward-looking statements to be covered by the applicable safe harbor provisions created by Section 27A of the Securities Act and Section 21E of the Exchange Act.

InPoint cannot guarantee that it will make distributions. Past distributions have not been covered by the Company’s earnings and have been and may again be funded from sources other than cash flows from operating activities. The distributions received by holders of Class D, Class S and Class T common stock will be less than the gross distribution amounts received by holders of other classes of our common stock because the amount of the distributions received by Class D, Class S and Class T holders are net of stockholder servicing fees applicable to these classes, respectively, and the annualized rate for these classes will be lower than for the other classes accordingly. Please see our website for the annualized distribution rate for each class of our common stock.