

TPG Twin Brook Capital Income Fund (TCAP)

Portfolio Update

TCAP is a public, non-exchange traded perpetual life business development company with the objective of generating attractive, consistent total returns – predominantly in the form of current income and, to a lesser extent, capital appreciation – by targeting investment opportunities with favorable risk-adjusted returns.

Pricing Information

	Class S	Class D	Class I
Net Asset Value Per Share ¹	\$25.15	\$25.15	\$25.15
September Declared Distribution ²	\$0.2075	\$0.2200	\$0.2200
October Declared Distribution ²	\$0.2018	\$0.2147	\$0.2200
Annualized Distribution Rate ²	10.1%	10.7%	11.0%

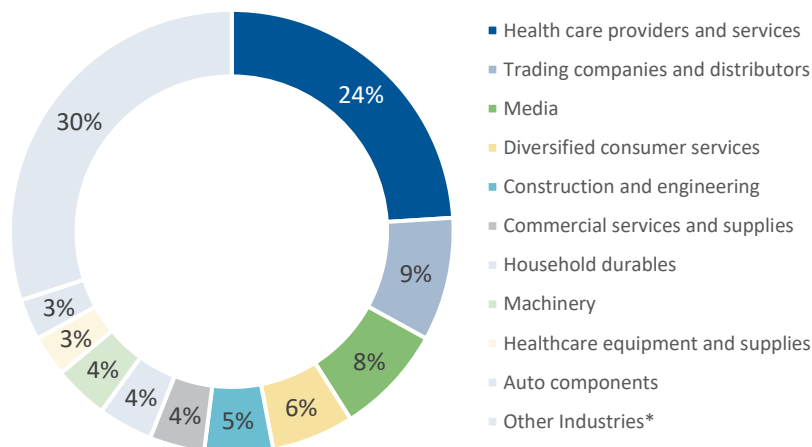
Total Returns⁸

	1-Month	3-Month	YTD	1-Year	ITD
Class S (With Max Sales Load)	-3.3%	-1.7%	3.3%	5.4%	8.2%
Class S (No Sales Load)	0.2%	1.8%	7.0%	9.2%	10.2%
Class D (With Max Sales Load)	-1.2%	0.5%	5.9%	8.2%	9.7%
Class D (No Sales Load)	0.3%	2.0%	7.5%	9.8%	10.6%
Class I (No Sales Load)	0.3%	2.0%	7.5%	9.9%	9.7%

By the Numbers

\$3.9B Investments at Fair Value	11.0% Annualized Distribution Rate ⁷
40% Average Loan to Value ³	\$18.2M Average EBITDA ⁴
100% Senior Secured ⁶	258 Portfolio Companies

Industry Diversification⁵



* Less than 3% individually.

Past performance is not indicative of future results. Investing in TCAP involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. See "Summary of Risk Factors."

1) Net asset value is determined based on the value of TCAP's assets less liabilities, including accrued fees and expenses, as of any date of determination.

2) Annualized distribution rate reflects the current month's distribution, divided by the last reported NAV, annualized, assuming the reinvestment of distributions in the distribution reinvestment plan. This does not include any Special Dividend. Distributions are not guaranteed and there can be no assurance as to the amount or timing of any future distribution. TCAP may fund distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital or offering proceeds, and we have no limits on the amounts we may pay from such sources. Distributions may be funded, directly or indirectly, from temporary waivers or expense reimbursements borne by TCAP's Adviser or its affiliates that may be subject to reimbursement to the Adviser or its affiliates. We have not established limits on the amounts we may fund from such sources. As of September 30, 2025, 100% of inception to date distributions were funded from net investment income or realized short-term capital gains. See TCAP's prospectus for more information and TCAP's website for notices regarding distributions subject to Section 19(a).

3) Loan-to-value calculation uses the weighted average of all term loans, funded delay draw term loans & funded revolving, in each case as of investment close date.

4) Earnings before interest, taxes, depreciation and amortization. Calculated as a weighted average at investment closing.

5) Measured as the fair value of investments for each category relative to the total fair value of investments. Totals may not sum due to rounding. The above is shown for illustrative purposes only. There can be no assurance that future investments of the Fund will have similar characteristics.

6) Represents senior secured first lien debt as a percentage of TCAP's total debt investments and excludes TCAP's equity investments.

7) Represents annualized distribution rate for Class I. Annualized distribution rate for share classes are as follows: 11.0% for Class I, 10.1% for Class S, and 10.7% for Class D. See Footnote 2 for additional information.

Performance Commentary

Sponsored middle market lending volume, including both syndicated and direct activity, amounted to approximately \$140 billion⁹ year-to-date through the third quarter of 2025, a 10%+ increase over the same period the prior year. We believe the lower mid-market (<\$25 million of EBITDA) continues to offer a compelling investment opportunity, with sponsored middle market M&A volume outpacing the upper middle market (>\$50 million of EBITDA) year-to-date,¹⁰ despite smaller deal sizes. As a result, we continue to believe the opportunity set in the lower mid-market remains robust, especially given conservative loan structures and lender protections afforded.¹¹

TCAP's portfolio has been built with the objective of generating attractive, consistent total returns across market cycles. Supported by our dedicated team of nearly 130 professionals and diligent underwriting process, we believe our portfolio remains healthy and resilient. A few key components of our all-weather strategy are continuing to shine such as (1) the leadership role we play in transactions, nearly 100% Admin Agent or Co-Lead Arranger in TCAP's investments, which is a testament to our strong relationships and established origination platform, (2) our ability to source attractive deal flow, and maintain high selectivity of <4% of screened opportunities annually and (3) our focus on the lower mid-market where we believe the competitive landscape allows for greater pricing power and more friendly lender terms, supporting our goal of producing favorable risk-adjusted returns.

TCAP's \$3.9 billion investment portfolio as of September 30, 2025, was comprised of 258 portfolio companies operating across 42 different sectors, with a weighted average yield at fair value of 9.6%, weighted average EBITDA of \$18.2 million, and a weighted average loan to value of 40%. TCAP remains focused on first lien senior secured debt representing 100% of the Fund's debt portfolio. TPG Twin Brook expects to originate 100% of its loans as floating rate investments.

In the third quarter of 2025, TCAP generated a total return of 2.0% and paid total distributions of \$0.66 for Class I shares. TCAP was launched on January 1, 2023, and has since generated an inception to date return of 9.7%⁸ and an annualized distribution rate of 11.0%¹¹ for Class I Shares. Performance has been supported by structurally higher base rates, but more importantly our focus on transactions that have a demonstrated track record of cash flow generation.

Key Performance Statistics:

- \$25.15 Net Asset Value Per Share
- 100% Senior Secured Debt, representing 98% of Fair Value
- 40% Weighted Average Loan-to-Value and 60% Equity Cushion
- 100% PE sponsored, covenants on 100% of deals
- 100% Floating Rate Debt at Origination
- 11.0% Annualized Distribution Rate¹²
- 2 Loans on Non-Accrual Status (0.2% of total cost)

As a result of our differentiated business selection via our established, proprietary sourcing network, rigorous underwriting process, and prudent structuring made possible by our transaction leadership, we believe our portfolio is well positioned to navigate the complex market environment ahead and meet its investment objective of generating attractive, consistent total returns.

Relative Returns as of September 30, 2025

	1-Month	3-Month	YTD	1-Yr	Inception to Date ⁸
TCAP ¹³	0.3%	2.0%	7.5%	9.9%	9.7%
Morningstar LSTA US B/BB Ratings Loan Index ¹⁴	0.5%	1.6%	4.7%	7.0%	8.1%
Bloomberg US Aggregate Index ¹⁴	1.1%	2.0%	6.1%	2.9%	2.4%

8) Inception to date ("ITD") Total Return is calculated as the change in NAV per share during the period, plus distributions per share (assuming dividends and distributions are reinvested) divided by the beginning NAV per share. All returns are derived from unaudited financial information and are net of all TCAP expenses, including general and administrative expenses, transaction related expenses, management fees, incentive fees, and share class specific fees. Returns are prior to the impact of any potential upfront placement fees, unless otherwise noted. ITD Total Return has been annualized for periods less than or greater than one year. An investment in TCAP is subject to a maximum upfront placement fee of 1.5% for Class D and 3.5% for Class S, which would reduce the amount of capital available for investment, if applicable. There are no upfront placement fees for Class I shares. ^(a) Past performance is historical and not a guarantee of future results. The returns have been prepared using unaudited data and valuations of the underlying investments in TCAP's portfolios which are estimates of fair value and form the basis for TCAP's NAV. Valuations based on unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value, and may not accurately reflect the price at which assets could be liquidated. The Class I inception date is May 10, 2022, which is the date Class I shares were first sold to third parties by AGTB Private BDC, TCAP's predecessor. TCAP merged with AGTB Private BDC on January 1, 2023, with TCAP surviving. For additional information regarding such merger, see TCAP's prospectus. The Class S inception date is October 1, 2023 and the Class D inception date is December 1, 2023.

(a) Total Annual Fund Expenses for TCAP are Class S - 10.28%; Class D - 9.68%, Class I - 9.43%. As of December 31, 2024. Weighted average net assets employed as the denominator for total annual expense ratio computation is approximately \$1.5 billion, which represents total net assets as of December 31, 2024. "Annual Expenses" are composed of base management fees, incentive fees, shareholder servicing and/or distribution fees, interest payment on borrowed funds ("interest expense"), and other expenses, as set forth in more detail in TCAP's prospectus. Incentive fees are based on actual amounts of the incentive fee incurred during the year ended December 31, 2024. Other expenses include, but are not limited to, accounting, legal and auditing fees, reimbursement of expenses to TCAP's administrator, organization and offering expenses and fees payable to TCAP's board of trustees. Other expenses are based on actual amounts of other expenses incurred during the year ended December 31, 2024. TCAP has and may continue to borrow funds to make investments, including before TCAP has fully invested the proceeds of its continuous offering. The costs associated with interest expense will be indirectly borne by shareholders. Interest expense is based on actual amounts of the interest payment on borrowed funds incurred during the year ended December 31, 2024. Total Annual Expenses set forth above does not reflect the agreement of TCAP's adviser to pay (1) up to 0.60% of the shareholder servicing and/or distribution fee on Class S shares sold for the one-year period ended October 1, 2024 (2) up to 0.25% of the shareholder servicing and/or distribution fee on Class S shares sold beginning October 1, 2024 through September 30, 2025 and (3) up to 0.25% of the shareholder servicing and/or distribution fee for the period between December 1, 2024 through September 30, 2025, on Class D shares sold. Actual expenses may be greater or less than shown and these figures should not be considered a representation of future expenses.

9) LSEG LPC's 3Q25 US Sponsored Middle Market Private Deals Analysis. Measures year-to-date volume in 2025 versus the first, second and third quarters of 2024.

10) LSEG LPC's 3Q25 US Sponsored Middle Market Private Deals Analysis. Measures sponsored middle market M&A volume year-to-date. Lower middle market (<\$25 million of EBITDA) and upper middle market >\$50 million of EBITDA.

11) Lender protections are structural elements of a loan investment that serve to strengthen the lender's position but are not a guarantee against losses. These may include, but are not limited to, first lien perfected security interests on tangible/intangible assets of a portfolio company and covenant packages with both financial and negative covenants.

12) Annualized distribution rate reflects the current month's distribution, divided by the last reported NAV, annualized, assuming the reinvestment of distributions in the distribution reinvestment plan. This does not include any Special Dividend. Annualized distribution rate for share classes are as follows: 11.0% for Class I, 10.1% for Class S, and 10.7% for Class D. Distributions are not guaranteed and there can be no assurance as to the amount or timing of any future distribution. TCAP may fund distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital or offering proceeds, and we have no limits on the amounts we may pay from such sources. Distributions may be funded, directly or indirectly, from temporary waivers or expense reimbursements borne by TCAP's Adviser or its affiliates that may be subject to reimbursement to the Adviser or its affiliates. We have not established limits on the amounts we may fund from such sources. As of September 30, 2025, 100% of inception to date distributions were funded from net investment income or realized short-term capital gains. See TCAP's prospectus for more information and TCAP's website for notices regarding distributions subject to Section 19(a).

13) Represents Class I. One Month (1-Month) total return for Class S (no/with max sales load): 0.2%/-3.3%. One Month total return for Class D (no/with max sales load): 0.3%/-1.2%. Three Month (3-Month) total return for Class S (no/with max sales load): 1.8%/-1.7%. Three Month total return for Class D (no/with max sales load): 2.0%/0.5%. Year-to-Date (YTD) total return for Class S (no/with max sales load): 7.0%/3.3%. Year-to-Date total return for Class D (no/with max sales load): 7.5%/5.9%. One Year (1-Yr) total return for Class S (no/with max sales load): 9.2%/5.4%. One Year (1-Yr) total return for Class D (no/with max sales load): 9.8%/8.2%. Inception to date (ITD) total return for Class S (no/with max sales load): 10.2%/8.2%. ITD total return for Class D (no/with max sales load): 10.6%/9.7%. The Class I inception date is May 10, 2022, which is the date Class I shares were first sold to third parties by AGTB Private BDC, TCAP's predecessor. TCAP merged with AGTB Private BDC on January 1, 2023, with TCAP surviving. For additional information regarding such merger, see TCAP's prospectus. The Class S inception date is October 1, 2023, and the Class D inception date is December 1, 2023.

14) See "Important Disclosure Information - Index Definitions" regarding index comparisons and more information on these indices.

Important Disclosure Information

TPG Twin Brook Capital Income Fund (formerly known as "AG Twin Brook Capital Income Fund") ("TCAP") is a non-diversified, closed-end management investment company that has elected to be regulated as a business development company ("BDC"). The contents of this communication: (i) do not constitute an offer to sell securities or a solicitation of an offer to buy securities, (ii) do not and cannot replace the offering documents and is qualified in its entirety by the offering documents, and (iii) may not be relied upon in making an investment decision related to any investment offering by a fund managed by an affiliate of Angelo, Gordon & Co., L.P. ("TPG Angelo Gordon"). Offers can be made only by the respective offering documents which are available upon request. Investments mentioned may not be in the best interest of, or be suitable for, all investors. All potential investors must read the offering documents in order to fully understand all the implications and risks of an investment and no person may invest without acknowledging receipt and complete review of the offering documents.

Certain information contained in this material has been obtained from third-party sources. While such information is believed to be reliable for the purposes used herein, TPG Angelo Gordon has not independently verified such information and TPG Angelo Gordon makes no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Certain economic and market conditions contained herein has been obtained from published sources and/or prepared by third-parties and in certain cases has not been updated through the date hereof. There is no representation or guarantee regarding the reliability, accuracy or completeness of this material, and neither TPG Angelo Gordon, its affiliates nor their respective members, officers or employees will be liable for any damages including loss of profits which result from reliance on this material. Past performance is no guarantee of future results. To the extent that target returns are included, there is no assurance that such targets can be achieved or that actual results will not differ, perhaps materially, from such target returns.

Foreside, an unaffiliated third party, serves as TCAP's intermediary manager. You should exercise your own judgment and/or consult with a professional advisor to determine whether it is advisable for you to invest in any TPG Angelo Gordon strategy or product. For financial advice relating to an investment in any TPG Angelo Gordon strategy or product, contact your own professional advisor.

Neither the Securities and Exchange Commission nor any state securities regulator has approved or disapproved of these securities or determined if the prospectus is truthful or complete. Any representation to the contrary is a criminal offense. Securities regulators have also not passed upon whether this offering can be sold in compliance with existing or future suitability or conduct standards including the 'Regulation Best Interest' standard to any or all purchasers.

Index Definitions

Index Comparison: The volatility and risk profile of the indices presented in this document is likely to be materially different from that of TCAP. In addition, the indices employ different investment guidelines and criteria than TCAP and do not employ leverage; as a result, the holdings in TCAP and the liquidity of such holdings may differ significantly from the securities that comprise the indices. The indices are not subject to fees or expenses, and it may not be possible to invest in the indices.

Morningstar LSTA US B/BB Ratings Loan Index: The index is a sub-index of the Morningstar LSTA US Leveraged Loan 100 Index. The full Leveraged Loan 100 Index measures the performance of the 100 largest loan facilities meeting the criteria defined in Eligibility Criteria. The index is market-value weighted. The sub-index is composed of loans with ratings between BB+ and B-, as determined by S&P Global Ratings. TPG Twin Brook believes that the Leveraged Loan 100 B/BB index is the index whose constituents best match the credit profile of our borrowers. Its inclusion is intended to demonstrate how the most liquid of loans with similar credit quality to TPG Twin Brook's loans have performed over different periods.

Bloomberg US Aggregate Bond Index: The Bloomberg US Agg Index a broad base, market capitalization-weighted bond market index representing intermediate term investment grade bonds traded in the United States. In addition to investment grade corporate debt, the index tracks government debt, mortgage-backed securities (MBS) and asset-backed securities (ABS) to simulate the universe of investable bonds that meet certain criteria. To be included in the Agg, bonds must be of investment grade or higher, have an outstanding par value of at least \$100 million and have at least one year until maturity. Its inclusion is intended to demonstrate the performance of the non-leveraged portions of the US bond market

Summary of Risk Factors

TPG Twin Brook Capital Income Fund (formerly known as "AG Twin Brook Capital Income Fund") ("TCAP") is a non-diversified, closed-end management investment company that has elected to be regulated as a business development company ("BDC"). TCAP is externally managed by our adviser, AGTB Fund Manager, LLC (the "Adviser"). The Adviser is an affiliate of TPG Angelo Gordon. Foreside, an unaffiliated third party, serves as TCAP's intermediary manager. Investing in TCAP involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. You should read the prospectus carefully for a description of the risks associated with an investment in TCAP. These risks include, but are not limited to, the following:

- We have limited operating history and there is no assurance that we will achieve our investment objectives.
- We cannot guarantee that we will be able to replicate the historical results achieved by other TPG Angelo Gordon products.
- As required by the Investment Company Act of 1940, as amended, a significant portion of our investment portfolio is and will be recorded at fair value as determined in good faith and, as a result, there is and will be uncertainty as to the value of our portfolio investments.
- If a subscription request, including the full subscription amount, is not received in good order at least five business days prior to the first day of the month, the investor may not be eligible to purchase securities during that month's offering. Accordingly, if the subscription is not withdrawn, such investor will not know the NAV per share until the following month's NAV is determined, which will be a significant period of time from the initial subscription. If an investor disagrees with the NAV per share at which a purchase is made and decides to tender such common shares of beneficial interest ("Common Shares") within a year of such purchase, such investor would be subject to an early repurchase deduction and such Common Shares will be repurchased at 98% of NAV at the time of repurchase ("Early Repurchase Deduction").
- You should not expect to be able to sell your shares regardless of how we perform.
- You should consider that you may not have access to the money you invest for an extended period of time.
- We do not intend to list our shares on any securities exchange, and we do not expect a secondary market in our shares to develop.
- Because you may be unable to sell your shares, you will be unable to reduce your exposure in any market downturn.
- We have implemented a share repurchase program, but only a limited number of shares will be eligible for repurchase and repurchases will be subject to available liquidity and other significant restrictions.
- An investment in our Common Shares is not suitable for you if you need access to the money you invest.
- You will bear substantial fees and expenses in connection with your investment.
- We cannot guarantee that we will make distributions, and if we do we may fund such distributions from sources other than cash flow from operations, including the sale of assets, borrowings or return of capital, and although we generally expect to fund distributions from cash flow from operations, we have not established limits on the amounts we may pay from such sources.
- Distributions may also be funded in significant part, directly or indirectly, from temporary waivers or expense reimbursements borne by the Adviser or its affiliates, that may be subject to reimbursement to the Adviser or its affiliates. The repayment of any amounts owed to the Adviser or any of its affiliates will reduce future distributions to which you would otherwise be entitled.
- The Fund's distributions may be funded from unlimited amounts of offering proceeds or borrowings, which may constitute a return of capital and reduce the amount of capital available to the Fund for investment. Any capital returned to shareholders through distributions will be distributed after payment of fees and expenses.
- A return of capital to shareholders is a return of a portion of their original investment in the Fund, thereby reducing the tax basis of their investment. As a result from such reduction in tax basis, shareholders may be subject to tax in connection with the sale of shares, even if such shares are sold at a loss relative to the shareholder's original investment.
- We use and expect to continue to use leverage, which will magnify the potential for loss on amounts invested in us.
- We qualify as an "emerging growth company" as defined in the Jumpstart Our Business Startups Act and we cannot be certain if the reduced disclosure requirements applicable to emerging growth companies will make our Common Shares less attractive to investors.
- We invest in securities that are rated below investment grade by rating agencies or that would be rated below investment grade if they were rated. Below investment grade securities, which are often referred to as "junk," have predominantly speculative characteristics with respect to the issuer's capacity to pay interest and repay principal. They may also be illiquid and difficult to value.
- We invest primarily in privately-held companies for which very little public information exists. Such companies may experience substantial variations in operating results.

This sales material is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus, which must be made available to you prior to making a purchase of shares and is available at WWW.AGTBCAP.COM. Prior to making an investment, investors should read the prospectus, including the "Risk Factors" section therein, which contains a discussion of the risks and uncertainties that we believe are material to our business, operating results, prospects and financial condition.

Forward-Looking Statement Disclosure

Certain information contained in this presentation constitutes "forward-looking statements" that can be identified by the use of forward-looking terminology such as "may," "will," "should," "expect," "anticipate," "target," "project," "estimate," "intend," "continue," or "believe" or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results or the actual performance of any TPG Angelo Gordon investment may differ materially from those reflected or contemplated in such forward-looking statements.