



THIRD LINE
—REAL ESTATE INCOME FUND—

N-PX

June 30, 2025

FORM N-PX FILER INFORMATION Form N-PX	UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549 FORM N-PX ANNUAL REPORT OF PROXY VOTING RECORD	OMB APPROVAL OMB Number: 3235-0582 Estimated average burden hours per response: 20.8
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N-PX: Filer Information

Filer CIK:	0001854370
Filer CCC:	*****
Date of Report:	06/30/2025
Are you a Registered Management Investment Company or an Institutional Manager?	Registered Management Investment Company
Filer Investment Company Type	Form N-2 Filer (Closed-End Investment Company)
Is this a LIVE or TEST Filing?	LIVE
Is this an electronic copy of an official filing submitted in paper format?	

Submission Contact Information

Name	FilePoint
Phone	919-706-4090
E-mail Address	file@filepoint.com

Notification Information

Notify via Filing Website only?	
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N-PX: Series/Class (Contract) Information

N-PX: Cover Page

Name and address of reporting person:

Name of reporting person (For registered management investment companies, provide exact name of registrant as specified in charter)	Thirdline Real Estate Income Fund
Street 1	1810 MacTavish Ave
Street 2	
City	RICHMOND
State/Country	VA
Zip code and zip code extension or foreign postal code	23230
Telephone number of reporting person, including area code:	804-564-6810

Name and address of agent for service:

Name of agent for service	Capitol Services, Inc
Street 1	109 Lakeland Avenue
Street 2	
City	Dover
State/Country	DE
Zip code and zip code extension or foreign postal code	19901

Reporting Period:	Report for the year ended June 30,	2025
SEC Investment Company Act or Form 13F File Number:	811-23653	
CRD Number (if any):		
Other SEC File Number (if any):		
Legal Entity Identifier (if any):	549300F1JKGJ8UVL7618	

Report Type (check only one):

	Registered Management Investment Company.		
	☐	Fund Voting Report (Check here if the registered management investment company held one or more securities it was entitled to vote.)	
	☒	Fund Notice Report (Check here if the registered management investment company did not hold any securities it was entitled to vote.)	
	Institutional Manager.		
	☐	Institutional Manager Voting Report (Check here if all proxy votes of this reporting manager are reported in this report.)	
	☐	Institutional Manager Notice Report (Check here if no proxy votes are reported in this report and complete the notice report filing explanation section below)	
	☐	Institutional Manager Combination Report (Check here if a portion of the proxy votes for this reporting manager are reported in this report and a portion are reported by other reporting person(s).)	
	☐	Yes	☒
Do you wish to provide explanatory information pursuant to Special Instruction B.4?:			
Additional information:			

N-PX: Summary - Included Series

Number of Series:	0
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N-PX: Signature Block

Reporting Person:	Thirdline Real Estate Income Fund
By (Signature):	Charles C. Hutchens
By (Printed Signature):	Charles C. Hutchens
By (Title):	President
Date:	08/20/2025