

Thirdline Real Estate Income Fund

A Delaware Statutory Trust

Notification of Sources of Distributions

Pursuant to Rule 19a-1 under the Investment Company Act of 1940

DISTRIBUTION PAID DATE: September 30, 2025

DISTRIBUTION AMOUNT PER COMMON SHARE: \$0.1875

We are providing shareholders of Thirdline Real Estate Income Fund (the “Fund”), a Delaware Statutory Trust, with information concerning the portion of the distribution declared on September 30, 2025, that was from a source other than net investment book income. No action is required on your part.

In accordance with generally accepted accounting principles (GAAP), the Fund estimates that 100% of the current distribution is attributable to return of capital and 100% of distributions for the Fund’s fiscal year is attributable to return of capital. This notice is not for tax reporting purposes and is being provided only for informational purposes to comply with the requirements of Section 19 of the Investment Company Act of 1940, as amended.

The Fund distributes a quarterly dividend of net investment income calculated during each quarterly dividend calculation period. The amounts and sources of distributions reported in this notice are estimates, are not being reported for tax reporting purposes and may later be determined to be from taxable net investment income, short-term gains, long-term gains (to the extent permitted by law), and return of capital. (Return of capital may occur for example when some or all of the money that you invested in the Fund is paid back to you). The actual amounts and sources for tax reporting purposes will depend upon the Fund’s investment experience during the remainder of the fiscal year and may be subject to changes based on tax regulations. You will receive a Form 1099-DIV for the calendar year that will tell you how to report these distributions for federal income tax purposes. As a result, shareholders should not use this distribution information for tax reporting purposes.

	Current Distribution	% of Current Distribution	Cumulative Distribution for the Fiscal Year to Date	% of the Cumulative Distribution for the Fiscal year to Date
Estimated Net Investment Income	-	-	-	0.00%
Estimated Short Term Capital Gains	-	-	-	0.00%
Estimated Long Term Capital Gains	-	-	-	0.00%
Estimated Long Term Capital Gains	-	-	-	0.00%
Estimated Return of Capital	0.1875	100.00%	0.3750	100.00%
Total (Per Share)	\$0.1875	100.00%	\$0.3750	100.00%

Pay Date: September 30, 2025 **Ticker:** TREIX **Fund Name:** Thirdline Real Estate Income Fund **CUSIP:**

This information is not intended to be substituted for specific tax documents or specific individualized tax, legal or investment planning advice. Where specific advice is necessary or appropriate, we recommend consultation with a qualified tax advisor, CPA or Financial Planner.

Notice to Broker-Dealers: This notice should be provided to the underlying shareholders.