January 9, 2020

Dear Stockholder:

InPoint Commercial Real Estate Income, Inc. (“InPoint”) completed a private placement for accredited investors and launched a public offering in July 2019. As of December 2, 2019, InPoint had raised a total of $290 million from both offerings. InPoint has invested its offering proceeds in a portfolio of commercial real estate investments that as of November 30, 2019, totaled $658 million with approximately $511 million of commercial mortgage loans and $147 million of real estate securities.

InPoint’s monthly net asset value (NAV) for each share class is reported around the midpoint of every month and can be found on the InPoint website: https://inland-investments.com/inpoint. Following the NAV pricing date, the transaction price for each class of shares of our common stock will be the prior month’s NAV per share for such class. The NAV as of November 30, 2019, was as follows:

- Class A: $25.0532
- Class T: $25.0483
- Class S: $24.9968
- Class D: $25.0447
- Class I: $25.0580

**InPoint’s Progress as of Q3 2019**

In the third quarter, InPoint originated seven new investments, including four first mortgage loans and three commercial mortgage-backed securities (CMBS), totaling $85.4 million of which $65.9 million was made up of first mortgage loans. As of September 30, 2019, the portfolio was comprised of 43 investments, consisting of 74.3% first mortgage loans, 1.9% credit loans, and 23.8% CMBS loans. Ninety-eight percent of the investments in InPoint’s portfolio are floating rate investments that typically adjust every 30 days.

**Portfolio Diversification**

Geographic diversification within the portfolio is a priority for InPoint in order to reduce the risk of a single economic impact in any area of the United States to affect the entire portfolio. As of September 30, 2019, our diversification of loans is as follows:

- 33% Southwest;
- 22% West;
- 16% Southeast;
- 10% Great Lakes;
- 8.5% Mid-Atlantic;
- 2% Rocky Mountains; and
- 8.5% across various regions.

(Continued on reverse side.)
In an effort to minimize risks related to specific property sectors or demographic shifts, we also diversify by property type:

- 35% Multifamily;
- 26% Office;
- 26% Hospitality;
- 8% Industrial;
- 3% Retail; and
- 2% Mixed-use.

**View on Current Market Environment**

We believe that market volatility is becoming more prevalent as investors may question how much longer the current prolonged positive economic cycle can continue. Various economic indicators, including job reports and economic growth, and other factors can cause market volatility. Although we expect some further volatility moving forward, we do not assume that the United States economy is on the verge of a recession, and we believe the overall health of the economy right now appears to be very strong.

Commercial real estate debt and first mortgage loans in which InPoint invests are not traded and as such we believe they may be less subject to short-term market volatility than some other types of investments. Although many of the commercial mortgage-backed securities in InPoint’s portfolio are traded regularly, we believe they will be less volatile generally than investments in some other types of securities such as high-yield bonds and leveraged loans.

Thank you for your InPoint investment and confidence in our expertise. If you have questions, please contact your financial advisor or our Inland Investor Services team at 800-826-8228.

Sincerely,

Inland InPoint Advisor, LLC - advisor to InPoint Commercial Real Estate Income, Inc.

Mitchell Sabshon
President and CEO, Inland Real Estate Investment Corp.
CEO, InPoint Commercial Real Estate Income, Inc.

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 those 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.