

CORE PLUS AND STRUCTURED FINANCING

LOAN AMOUNT	Senior: \$30 to \$400 million Mezzanine/Preferred Equity: \$15-100 million
TERM	3-7 years inclusive of extension options
INTEREST RATE	Senior: SOFR + 300-375 bps Mezzanine/Preferred Equity: 11-14%
LTC/LTV	Up to 80% as-stabilized
RECOURSE	Non-recourse, except for standard carve-outs
PREPAYMENT	Flexible with minimum interest
PROPERTY TYPES	All major property types, storage, senior housing, student housing, and life science
MARKETS	U.S. Top 50 MSAs
STRUCTURE	Tailored for each transaction with future fundings, earnout fundings, release flexibility, and an interest reserve
FEES	Origination, exit, and extension fees may be applicable

\$2.5B

2022 Core Plus and Structured Financing

\$2.2B

2021 Core Plus and Structured Financing

REPRESENTATIVE INVESTMENTS



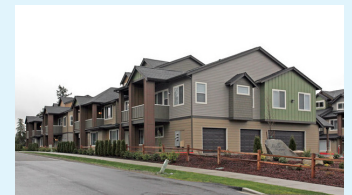
Brighton Creek Apartments
\$14.5M | Structured – Preferred Equity
Multifamily
Kansas City, MO



Campus on Villa La Jolla
\$133.5M | Core Plus – Senior
Medical Office
San Diego, CA



Industrial Portfolio
\$49.8M | Core Plus – Senior
Industrial
Various Locations



Bella on Canyon
\$39.6M | Core Plus – Senior
Multifamily
Tacoma, WA



Project Brighton
\$277.5M | Core Plus – Senior
Health Care Senior Living
Various Locations



Metro Self Storage
\$35.0M | Core Plus – Senior
Self-Storage
Various Locations



Fulton Market Portfolio
\$100.9M | Core Plus – Senior
Mixed Use – Retail & Office
Chicago, IL



Lake Maggiore Apartments
\$26.5M | Structured – Preferred Equity – Development
Multifamily
St. Petersburg, FL