

2022 U.S. FINANCING HIGHLIGHTS

400+

Loans Originated

\$15B

Financed

246

Cities

\$105.5B

AUM/AUA¹

Production by Capital Source

\$5.8B

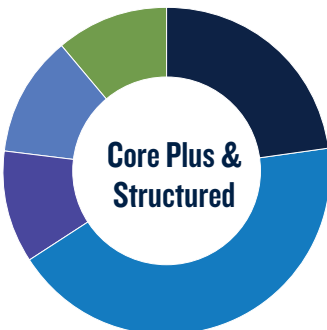
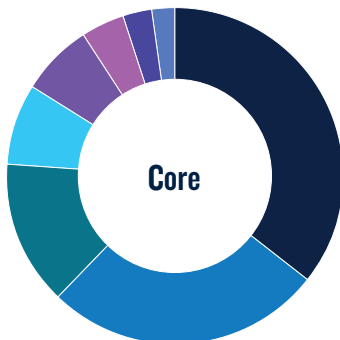
Core

\$2.5B










Core Plus/Structured

\$6.7B

Agency



Production by Asset Type

| | Core | Core Plus & Structured |
|---|------|------------------------|
|  Industrial | 36% | 23% |
|  Multifamily | 27% | 43% |
|  Retail | 14% | 0% |
|  Hospitality | 8% | 0% |
|  Unsecured | 7% | 0% |
|  Life Science | 4% | 0% |
|  Health Care & Senior Living | 3% | 11% |
|  Office | 2% | 12% |
|  Self Storage | 0% | 11% |

Percentages may not add to 100% due to rounding.

¹ U.S. Debt, gross AUM/A as of December 31, 2022. Net AUM \$54.6B.



With over 140 years of experience* in real estate financing, PGIM Real Estate is well-positioned to meet market demand, with capital available to invest from core to core plus and structured debt. Today more than ever, we offer a distinct advantage – choice.”

MELISSA FARRELL
Head of U.S. Originations

Representative Deals



Navy Yard Portfolio
\$150M | Core
Life Science
Philadelphia, PA



Valley & Bloom
\$87.1M | Core
Multifamily
Montclair, NJ



Watson Industrial Portfolio
\$97.5M | Core
Industrial
Southern California



Bear Creek Village
\$31M | Core
Retail
Redmond, WA



BIG 5 Industrial Portfolio
\$49.8M | Core Plus
Industrial
Various Locations



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



Bella on Canyon
\$39.6M | Core Plus
Multifamily
Puyallup, WA



Lake Maggiore Apartments
\$26.5M | Structured
Multifamily
St. Petersburg, FL

* 140 years includes legacy lending through PGIM's parent company, Prudential Financial, Inc.

All data is as of December 31, 2022.

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