

BrightSpire Capital (NYSE: BRSP) is an internally-managed commercial real estate credit REIT focused on originating, acquiring, financing and managing a diversified portfolio of commercial real estate debt and net lease real estate investments in the United States totaling \$4.8 billion of assets under management.*

Our team is composed of seasoned real estate finance professionals with a demonstrated track record of providing customers with flexible solutions across the capital stack.

Prior to internalization, BrightSpire Capital formerly operated as Colony Credit Real Estate.

PURSUING GROWTH TOGETHER

Investment Objectives

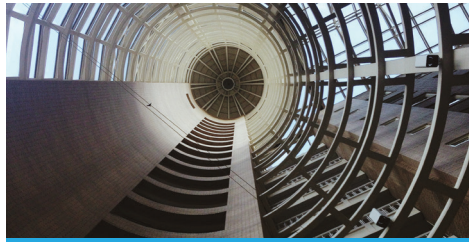
Investment Size	Ranges from \$10MM to \$150MM+
Security Types	First Mortgages, B-Notes, Senior or Junior Participations, Mezzanine Loans, Preferred Equity
Property Types	All property types, including subordinate debt for construction
Geographic Locations	Throughout the United States (no "red lined" markets)
Term	3-5 years on average for senior loans up to 10 years for mezzanine loans / preferred equity
Target Returns/Pricing	<p>First Mortgage Loans Floating rate loans (generally over a SOFR floor), with market competitive pricing, depending on asset type and risk</p> <p>Mezzanine Loans/Preferred Equity Floating rate loans (generally over a SOFR floor), with all-in coupons starting in the low 10.00% range, depending on asset type and risk; Fixed rate loans of 10% or higher</p>
Closing Time Frame	Typically 30 days with a track record of closing in shorter time lines
Non-Recourse	Non-recourse, except for standard "bad-boy" carveouts and depending on circumstances other credit enhancements

*As of March 31, 2023.

Target Investments



SENIOR MORTGAGE LOANS



MEZZANINE LOANS



PREFERRED EQUITY

BRSP directly originates and invests in commercial real estate debt and equity across a wide range of property types and geographic locations and can invest throughout the capital structure. Financing structures are custom-tailored to our customers' needs and we have successfully built a franchise with a reputation for innovation, speed, scale, reliability and responsiveness.

Representative Transactions



\$26,701,000

Multifamily
Phoenix, AZ



\$40,050,000

Multifamily
Denver, CO



\$43,000,000

Multifamily
Jersey City, NJ



\$52,981,000

Multifamily
Dallas, TX



\$24,433,000

Multifamily
Austin, TX



\$42,558,000

Office
Reston, VA



\$46,000,000

Mixed-Use
New York, NY



\$28,200,000

Mezzanine Construction
Las Vegas, NV



BRIGHTSPIRE
CAPITAL

NYSE: BRSP | www.brightspire.com

FLEXIBLE FINANCING SOLUTIONS FROM \$10 MILLION TO \$150 MILLION

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