

BrightSpire Capital (NYSE: BRSP) is a commercial real estate credit REIT focused on originating, acquiring, financing and managing a diversified portfolio of commercial real estate debt investments in the United States totaling \$3.8 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.



## VERTICALLY INTEGRATED BALANCE SHEET LENDER

### Investment Objectives

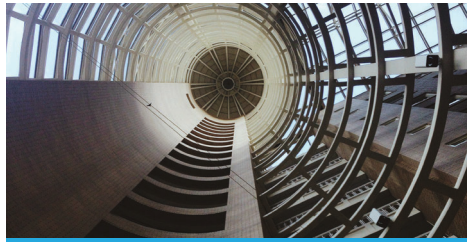
<b>Investment Size</b>	Ranges from \$15MM to \$125MM
<b>Security Types</b>	Primarily First Mortgages, Selectively B-Notes, Participations, Mezzanine Loans, Preferred Equity
<b>Property Types</b>	All major property types, including subordinate debt for construction
<b>Geographic Locations</b>	Throughout the United States
<b>Term</b>	3-5 years on average for senior loans; up to 10 years for mezzanine loans / preferred equity
<b>Target Returns/Pricing</b>	<p><b>First Mortgage Loans</b> Floating rate loans (generally over a SOFR floor)</p> <p><b>Mezzanine Loans/Preferred Equity</b> Fixed &amp; Floating rate loans with all-in coupons starting in the low double-digits</p>
<b>Closing Time Frame</b>	Typically 30 days with a track record of closing in shorter time lines
<b>Non-Recourse</b>	Non-recourse, except for standard "bad-boy" carveouts and depending on circumstances other credit enhancements

\*As of March 31, 2026

## 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 First Mortgage Transactions



**\$24,281,000**

Multifamily  
Dallas, TX



**\$70,800,000**

Multifamily  
Los Angeles, CA



**\$25,000,000**

Industrial  
Wilmer, TX



**\$50,000,000**

Multifamily  
Sunnyvale, CA



**\$36,000,000**

Industrial  
Oklahoma City, OK



**\$41,500,000**

Multifamily  
Madison, AL



**\$42,800,000**

Multifamily  
San Bernardino, CA



**\$32,340,000**

Multifamily  
New Braunfels, TX



**BRIGHTSPIRE**  
CAPITAL

NYSE: BRSP | [www.brightspire.com](http://www.brightspire.com)

**FLEXIBLE FINANCING SOLUTIONS FROM \$15 MILLION TO \$125 MILLION**

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