

# Q2 2021 Investor Presentation

**The information herein relates to Business Corporation of America's (the "Company" or "BDCA") business and financial information as of June 30, 2021 and does not reflect subsequent developments unless otherwise noted. The COVID-19 pandemic and resulting economic dislocations have and continue to have adverse consequences for the business operations and financial performance of some of our portfolio companies, which impacts the valuation of our investments. For more information on the COVID-19 pandemic's effect upon BDCA and our portfolio companies, please see our most recent annual report filed on Form 10-K and subsequent quarterly reports filed on Form 10-Q.**

This presentation was prepared exclusively for the benefit and use of BDCA investors to whom it is directly addressed and delivered and does not carry any right of publication or disclosure, in whole or in part, to any other party. This presentation is for discussion purposes only. Neither this presentation nor any of its contents may be distributed or used for any other purpose without the prior written consent of BDCA Adviser, LLC ("BDCA Adviser") and is incomplete without reference to, and should be viewed in conjunction with, the oral briefing provided by BDCA Adviser. BDCA Adviser is an affiliate of Benefit Street Partners L.L.C. ("Benefit Street" or "BSP").

The sole purpose of this presentation is to provide investors with an update on BDCA. The description of certain aspects of BDCA in this presentation is a condensed summary only. This summary does not purport to be complete, and no obligation to update or otherwise revise such information is being assumed. This summary is not an offer to sell securities and is not soliciting an offer to buy securities in any jurisdiction where the offer or sale is not permitted. This summary is not advice, a recommendation or an offer to enter into any transaction with BDCA or any of their affiliated funds.

The following slides contain summaries of certain financial information about BDCA. The information contained in this presentation is summary information that is intended to be considered in the context of our SEC filings and other public announcements that we may make, by press release or otherwise, from time to time. We undertake no duty or obligation to publicly update or revise the information contained in this presentation. In addition, information related to past performance, while helpful as an evaluative tool, is not necessarily indicative of future results, the achievement of which cannot be assured. You should not view the past performance of BDCA, or information about the market, as indicative of BDCA's future results.

The information contained in this presentation will be superseded by, and is qualified in its entirety by reference to, the BDCA's Annual Report and Form 10-K, which will contain information about the investment objective, terms and conditions of an investment in BDCA and subsequent quarterly reports file on Form 10-Q. Investors should consider the investment objectives, risks, and charges and expenses of BDCA carefully before investing. BDCA's Annual Report on Form 10-K contain this and other information about the investment company. You may obtain a copy of the most recent Annual Report by calling 844-785-4393 and/or visiting [www.bdcocofamerica.com](http://www.bdcocofamerica.com).

There is no guarantee that any of the estimates, targets or projections illustrated in this summary will be achieved. Any references in this presentation to any of BDCA's past or present investments, portfolio characteristics, or performance, have been provided for illustrative purposes only. It should not be assumed that these investments were or will be profitable or that any future investments will be profitable or will equal the performance of these investments. There can be no guarantee that the investment objective of BDCA will be achieved. Any investment entails a risk of loss. An investor could lose all or substantially all of his or her investment. Please refer to BDCA's Annual Report on Form 10-K for a more complete list of risk factors. There can be no assurances that future dividends will match or exceed historic ones, or that they will be made at all. It should not be assumed that investments made in the future will be profitable or will equal the performance of investments in this document. Net returns give effect to all fees and expenses. Unless otherwise noted, information included herein is presented as of the date indicated on the cover page and may change at any time without notice. BDCA is subject to certain significant risks relating to its business and investment objective. For more detailed information on risks relating to BDCA, see the latest Form 10-K and subsequent quarterly reports filed on Form 10-Q.

On February 1, 2019, Franklin Templeton completed its acquisition of BSP, including BSP's 100% ownership interest in our Adviser (the "FT Transaction"). All investment professionals managing us and our investments, and all members of the BSP's Investment Committee maintained their respective responsibilities after the closing of the FT Transaction.

AUM refers to the assets under management for funds and separately managed accounts managed by BDCA Adviser and Benefit Street (collectively, "BSP"). For private debt funds and other drawdown funds and separately managed accounts, AUM generally represents the sum of the total investments at fair value plus available capital (undrawn commitments plus distributions subject to recall). For hedge funds and non-drawdown funds and separately managed accounts, AUM represents the NAV (net asset value) of each fund or separately managed account. For CLOs, AUM represents the total amount of the debt tranches and subordinated notes (equity) at closing. For long-only liquid accounts, AUM represents the gross asset value of the investments managed by BSP. AUM amounts are unaudited. Certain amounts are preliminary and remain subject to change.

Benefit Street's private debt/opportunistic credit strategy refers to certain accounts that invest in an opportunistic private debt strategy and are managed by Benefit Street. BDCA has different investment restrictions, risk tolerances, tax approaches, leverage limitations, regulatory and fund structures than that of the accounts comprising the private debt strategy and was invested under different market conditions than the private funds and separately managed accounts comprising the private debt strategy, and as such, the performance and portfolio characteristics of the accounts comprising these strategies should not be considered indicative of BDCA's prospects.

Certain information contained in this presentation (including financial information) has been obtained from published and non-published sources. Such information has not been independently verified by BDCA, Benefit Street or their affiliates, and BDCA, Benefit Street and their affiliates make no representations concerning and do not assume responsibility for the accuracy of such information. Except where otherwise indicated in this presentation, the information provided is based on matters as it exists as of the date of preparation and not as of any future date. Such information will not be updated or otherwise revised to reflect information that subsequently becomes available, or circumstances existing or changes occurring after the date of this presentation.

**PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. ANY INVESTMENT INVOLVES SIGNIFICANT RISK, INCLUDING LOSS OF THE ENTIRE INVESTMENT.**

The information contained herein is not intended to provide, and should not be relied upon for, accounting, legal, ERISA or tax advice or investment recommendations. Investors should also seek advice from their own independent tax, accounting, financial, ERISA, investment and legal advisors to properly assess the merits and risks associated with their investment in light of their own financial condition and other circumstances.

**Forward Looking Statements and Risk Factors**

This presentation contains "forward looking statements" that are subject to risks and uncertainties. Actual outcomes and results could differ materially from those suggested by this presentation due to the impact of many factors beyond the control of BDCA, including those listed in the "Risk Factors" section of our filings with the Securities and Exchange Commission ("SEC"). Any such forward-looking statements are made pursuant to the safe harbor provisions available under applicable securities laws and BDCA assumes no obligation to update or revise any such forward looking statements. BDCA has based these forward-looking statements on its current expectations and projections about future events. BDCA believes that the expectations and assumptions that have been made with respect to these forward-looking statements are reasonable. However, such expectations and assumptions may prove to be incorrect. A number of factors could lead to results that may differ from those expressed or implied by the forward-looking statements. Given this level of uncertainty, investors should not place undue reliance on any forward-looking statements.



## **Richard J. Byrne**

*Chief Executive Officer and President of BDCA*

Richard Byrne is President of Benefit Street Partners and is based in our New York office. Mr. Byrne is also Chief Executive Officer and Chairman of Benefit Street Partners Realty Trust, Inc., Franklin BSP Capital Corporation, Broadtree Residential, Inc. and Broadstone Real Estate Access Fund. Prior to joining BSP in 2013, Mr. Byrne was Chief Executive Officer of Deutsche Bank Securities Inc. He was also the Global Head of Capital Markets at Deutsche Bank as well as a member of the Global Banking Executive Committee and the Global Markets Executive Committee. Before joining Deutsche Bank, Mr. Byrne was Global Co-Head of the Leveraged Finance Group and Global Head of Credit Research at Merrill Lynch. He was also a perennially top-ranked credit analyst. Mr. Byrne earned a Masters of Business Administration from the Kellogg School of Management at Northwestern University and a Bachelor of Arts from Binghamton University.



## **Nina Baryski**

*Chief Financial Officer and Treasurer of BDCA*

Nina Baryski serves as Chief Financial Officer of Business Development Corporation of America, and as a Managing Director with Benefit Street Partners. Prior to joining BSP in 2012, Ms. Baryski worked at Audax Group as a finance manager focusing on financial reporting and fund operations. She began her career at PricewaterhouseCoopers in the investment management practice. Ms. Baryski received a Bachelor of Science in Finance and Accounting from the Stern School of Business at New York University and is a Certified Public Accountant.

Section I	Executive Summary
Section II	Overview of Adviser
Section III	Overview of BDCA
Section IV	Benefit Street Partners Realty Trust Merger Summary

# Executive Summary

## New Investments

- During the quarter, BDCA made \$402.0 million in new investments vs. \$277.3 million of sales and repayments.

## Net Investment Income

- Net Investment Income during the quarter was \$27.5 million or \$0.14 per share, compared to \$26.6 million or \$0.13 per share during the prior quarter.

## NAV

- NAV was \$7.43 per share at 6/30, compared to \$7.19 per share at 3/31.
- Total Return for the 6 months ending 6/30 was 9.88%<sup>1</sup>

## Leverage

- Leverage was 0.70x at 6/30, compared to 0.62x at 3/31.

## Dividend Coverage

- Dividend Coverage was 138.2% for the quarter, compared to 134.7% for the prior quarter.

## Portfolio

- \$2.5 billion total fair value of investments across 187 portfolio companies.
- Six investments are on non-accrual as of 6/30. They represented 2.4% at cost and 1.0% at fair value.

Source: SEC filings as of 08/12/21.

Note: **PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. ANY INVESTMENT INVOLVES SIGNIFICANT RISK, INCLUDING LOSS OF THE ENTIRE INVESTMENT.**

**1.** Total return is calculated assuming a purchase of shares of common stock at the current net asset value on the first day and a sale at the current net asset value on the last day of the periods reported. Distributions, if any, are assumed for purposes of this calculation to be reinvested at prices obtained under the DRIP.

# Executive Summary: Financial Results



(\$ in millions, where applicable)

	Q2 '21	Q1 '21
Net Asset Value (NAV)	\$1,483.4	\$1,432.8
<b>NAV, per share</b>	<b>\$7.43</b>	<b>\$7.19</b>
Net Investment income (NII)	\$27.5	\$26.6
<b>NII, per share</b>	<b>\$0.14</b>	<b>\$0.13</b>
Dividend	\$19.8	\$19.8
<b>Dividend, per share</b>	<b>\$0.10</b>	<b>\$0.10</b>
Dividend Coverage (\$)	\$7.7	\$6.8
<b>Dividend Coverage (%)</b>	<b>138.2%</b>	<b>134.7%</b>
Total Debt	\$1,038.6	\$886.7
<b>Total Debt/Equity Ratio<sup>1</sup></b>	<b>0.70x</b>	<b>0.62x</b>
Fair Value of Investments	\$2,507.2	\$2,339.7
Number of Portfolio Companies	187	179

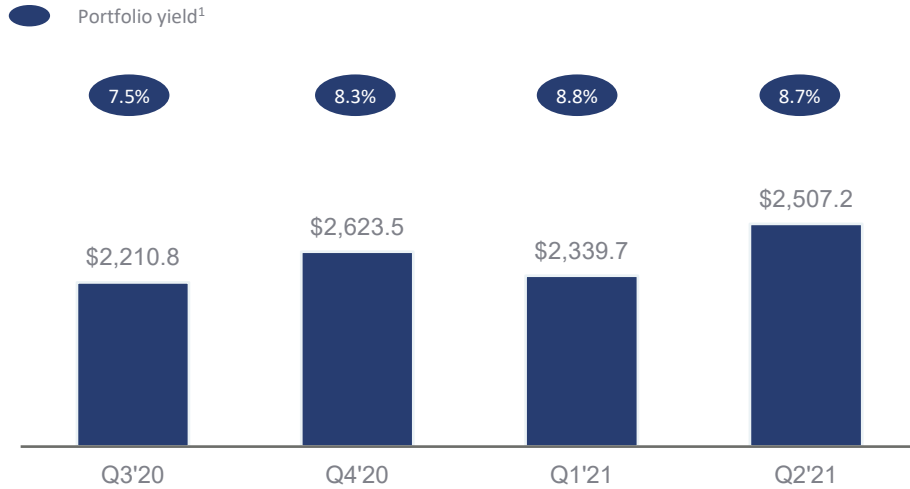
Source: SEC filings as of 08/12/21.

Notes: **PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. ANY INVESTMENT INVOLVES SIGNIFICANT RISK, INCLUDING LOSS OF THE ENTIRE INVESTMENT.**

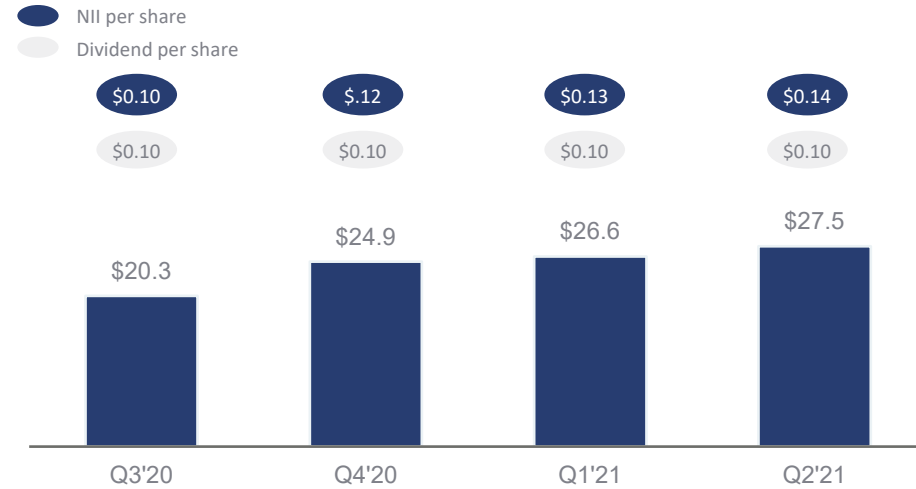
<sup>1</sup> Debt/Equity Ratio is calculated as total debt over Net Asset Value at the end of the period.

# Executive Summary: Trailing 4 Quarters Financial Summary

## FV of Investments (\$ in millions)



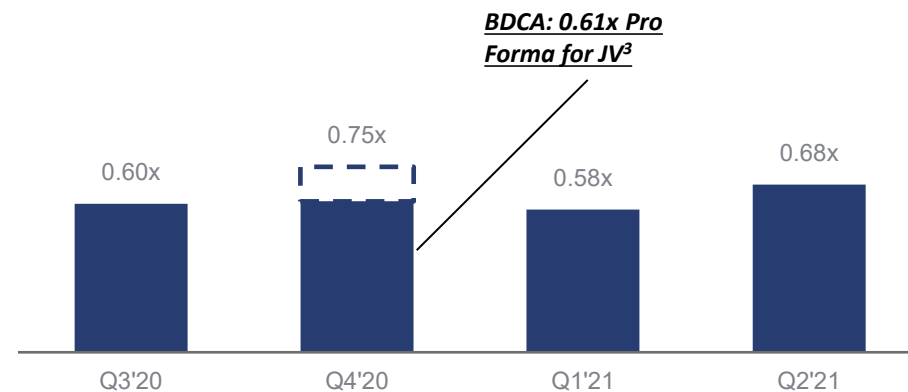
## Net investment income (\$ in millions)



## NAV per share



## Net Debt/Equity<sup>2</sup>



Source: SEC filings as of 08/12/21.

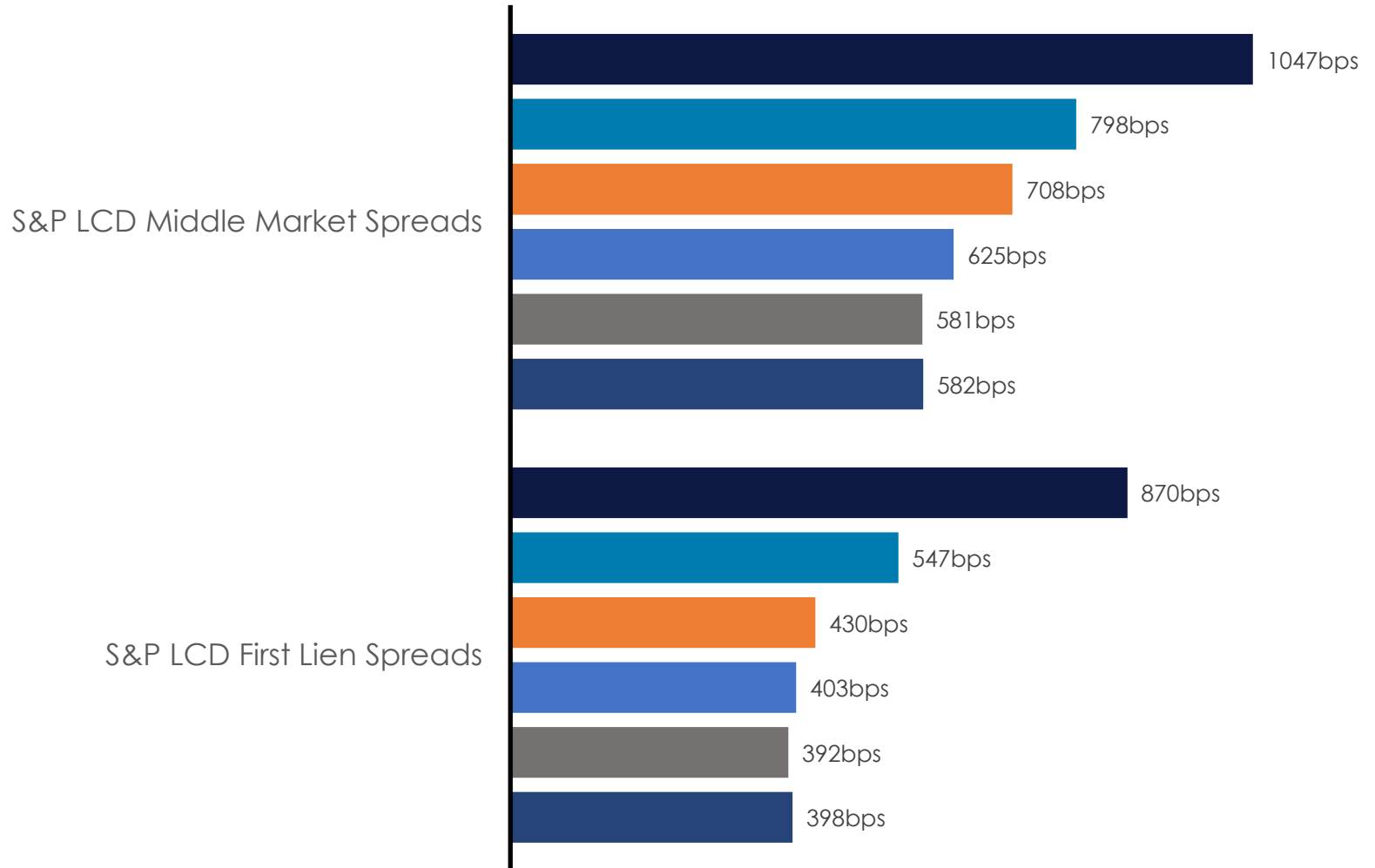
1. Based on fair value and includes annual contractual interest rate and amortization of discounts and fees.

2. Net Debt/Equity Ratio is calculated as total debt less cash over Net Asset Value at the end of the period.

3. Net leverage shown pro-forma for the JV, net of cash. BDCA total leverage of as 12/31/2020 was 0.79x.



■ 3/31/2020   
 ■ 6/30/2020   
 ■ 12/31/2020   
 ■ 3/31/2021   
 ■ 6/30/2021   
 ■ 8/6/2021

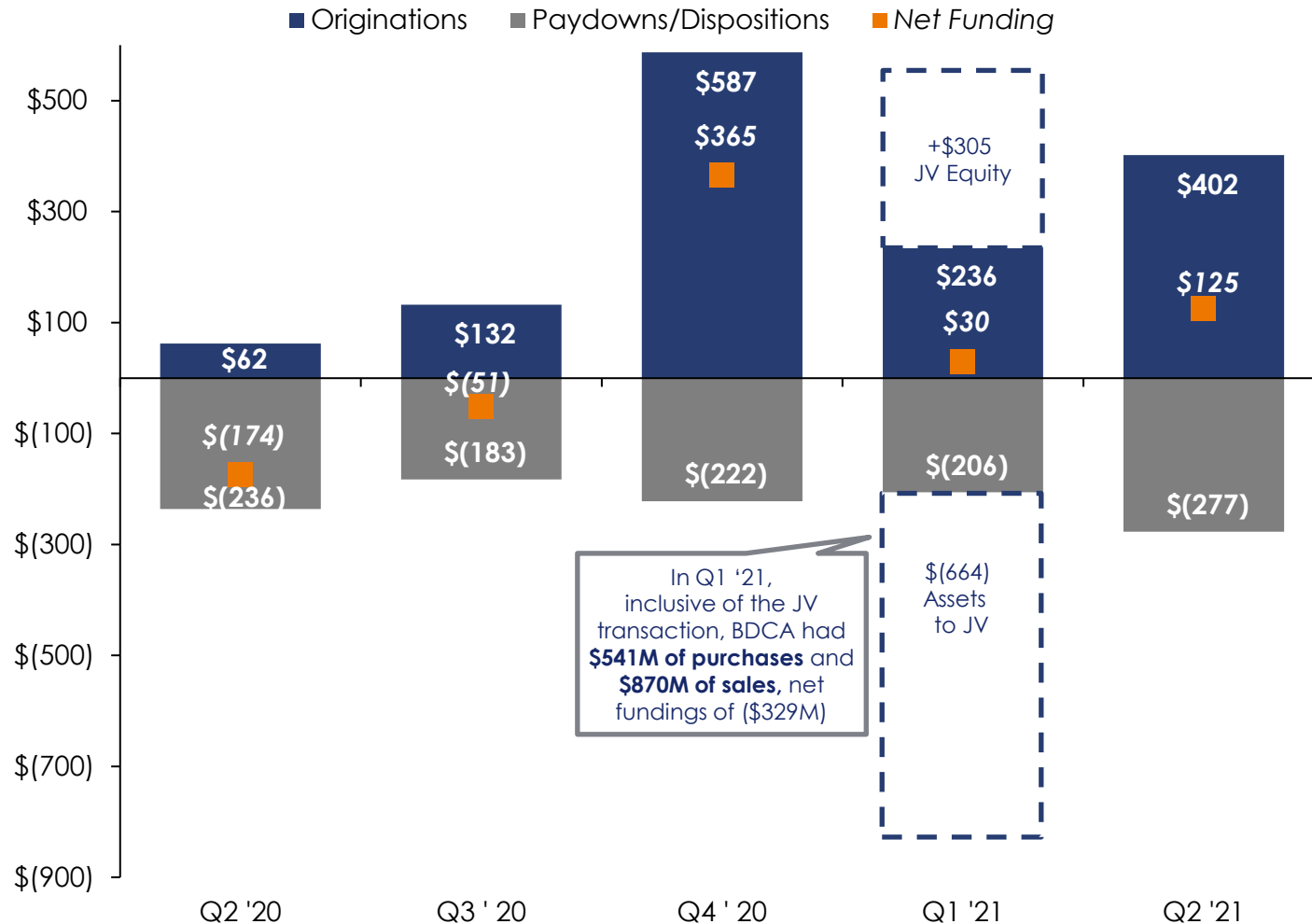


Sources: CapIQ and Bloomberg, as provided by Houlihan Lokey

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# Executive Summary: Purchase and Sale Activity

## Quarterly Net Investments (\$ in millions)



Source: SEC filings as of 08/12/21.

Note Q4 '20 amounts are for the period ended 12/31/2020. Approximately \$147.2 million of total YTD 2020 purchases above relate to acquired NMFC assets in Q4.

As part of the Q1 '21 JV transaction, BDCA purchased \$304.9M of equity interest in the JV and contributed \$664.2M of investments.

# Overview of Adviser

- **Franklin Templeton is one of the global leaders in asset management serving clients in over 160 countries**

**70+**

years of asset management experience

**\$1.55T**

(USD) total assets under management<sup>1</sup>

**~1,300**

investment professionals<sup>2</sup>

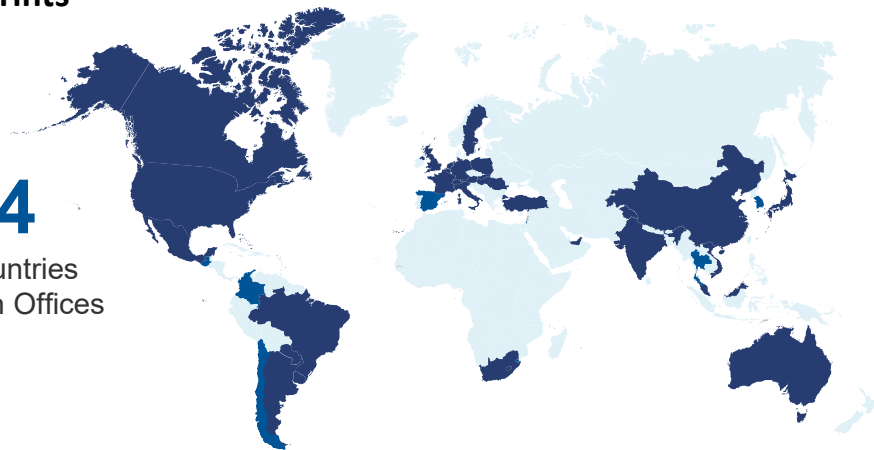
**10,900+**

employees globally

## Franklin Templeton has one of the industry's broadest global footprints

**34**

Countries with Offices



## The strength and experience of a global leader

- We are the world's top cross-border fund manager<sup>3</sup>
- Present in countries representing 84% of the world's GDP<sup>4</sup>

- **Past performance is not an indicator or a guarantee of future performance.** As of December 31, 2020, unless otherwise noted. There can be no assurance that any of these professionals will remain with the Company or that past performance or such professionals serve as an indicator of his or her performance or success.
  1. Data as of 06/30/2021. Assets under management represent combined assets of Franklin Templeton, Legg Mason, and subsidiary investment management groups.
  2. As of 06/30/2021. Investment professionals include portfolio managers, research analysts, research associates, investment support and executives of Franklin Templeton, Legg Mason and subsidiary investment management groups. \
  3. Franklin Templeton was ranked first in the cross-border management group category by PwC in their 2021 Benchmark Your Global Fund Distribution Report, which ranks asset managers on the number of countries in which their cross-border funds are distributed
  4. Based on information from the International Monetary Fund, World Economic Outlook Database, October 2020.

**Benefit Street Partners (“BSP”)** is a leading global alternative investment manager with a credit focus.

**\$33bn**  
ASSETS UNDER  
MANAGEMENT<sup>1</sup>

**198**  
EMPLOYEES<sup>2</sup>

**6**  
OFFICES

**100**  
INVESTMENT  
PROFESSIONALS<sup>2</sup>

- 13 years of credit investing<sup>1</sup>

**Private Debt -  
Entire Capital  
Structure**

**\$11.3**  
billion AUM<sup>1</sup>

Flexibility to Invest  
Across the Capital  
Structure

**Private Debt -  
Senior  
Secured Only**

**\$3.8**  
billion AUM<sup>1</sup>

Primarily 1st Lien  
Investments

**Liquid High Yield**

**\$1.3**  
billion AUM<sup>1</sup>

Actively Managed  
High Yield Strategy

**CLOs**

**\$10.6**  
billion AUM<sup>1</sup>

Closed 21 CLOs  
Backed by Broadly  
Syndicated  
Leveraged Loans

**Special Situations**

**\$1.8**  
billion AUM<sup>1</sup>

Stressed/  
Distressed Credit  
Investing

**Commercial Real  
Estate**

**\$4.3**  
billion AUM<sup>1</sup>

Debt & Equity  
Investments in  
Commercial Real  
Estate with  
a Focus on  
the Middle Market

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Note: Please see disclaimer at the end of the presentation for additional information.

1. AUM refers to the assets under management for all credit funds and separately managed accounts managed by BSP. AUM amounts are approximations as of June 30, 2021 and are unaudited. Certain amounts are preliminary and remain subject to change. Please see note 3 at the end of this presentation for additional information. Senior Secured Only reflects the AUM within the Senior Private Debt Strategy.

Please see note 2 at the end of this presentation for additional information.

2. As of 06/30/21

# Overview of BDCA

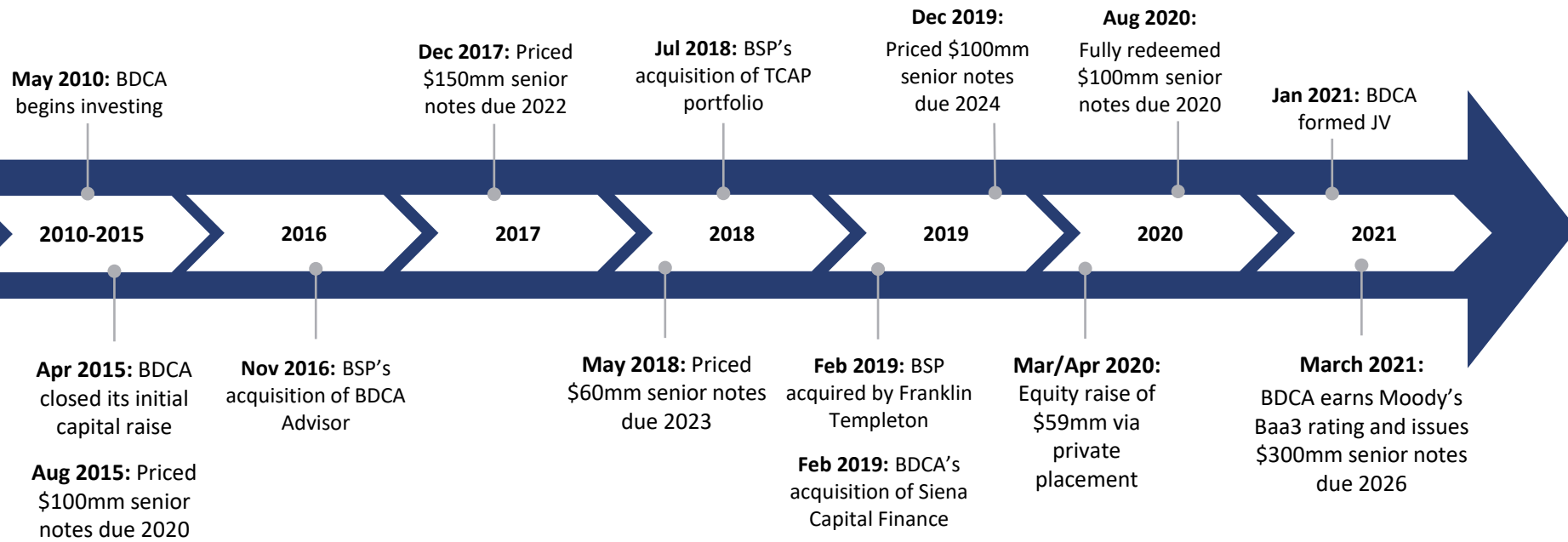
# Overview of BDCA: BDCA History and Milestones



## BDCA Overview

- Business Development Corporation of America began investing in May 2010 and began to be advised by BSP in 2016
- BDCA is part of BSP's private debt strategy, allowing it access to resources including BSP's experienced investment professionals
- Consistent portfolio growth with over \$5.1bn in originations of new investments since the 2016 acquisition of BDCA Advisor by BSP

## BDCA History and Milestones



Source: Company financials and SEC filings as of 08/12/21.

- Focused on lending to middle market businesses, primarily in the United States
- BDCA seeks to:<sup>1</sup>
  - Preserve and protect capital;
  - Provide quarterly cash distributions; and
  - Generate capital appreciation, where possible

## BDCA Seeks to Provide:

1

**Capital  
Preservation**

2

**Quarterly  
Cash  
Distributions**

3

**Capital  
Appreciation**

Notes: Views expressed are those of BSP.  
<sup>1</sup>There is no guarantee these objectives will be met.



# Overview of BDCA: Portfolio Snapshot

187 Portfolio Companies

\$2.5Billion in Total investments

8.7% Weighted Average Yield on Current Portfolio<sup>1</sup>

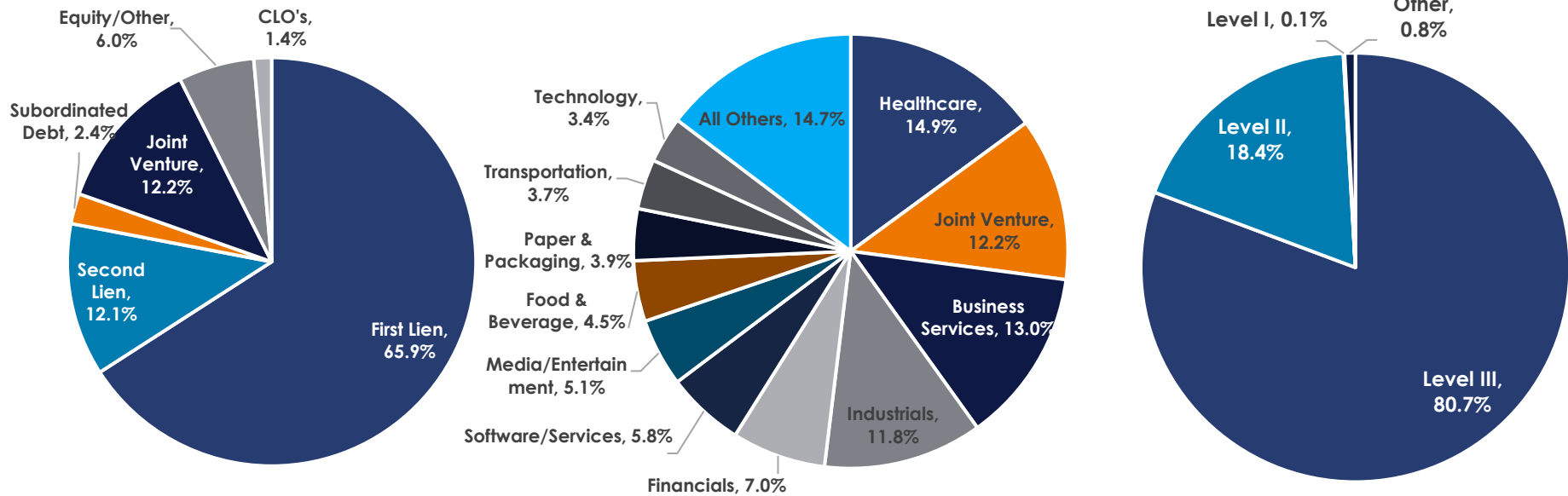
78% Senior Secured

91.2% Floating Rate

Portfolio Mix

Industry Diversification

FAS Level<sup>2</sup>



Source: SEC filings as of 08/12/21.

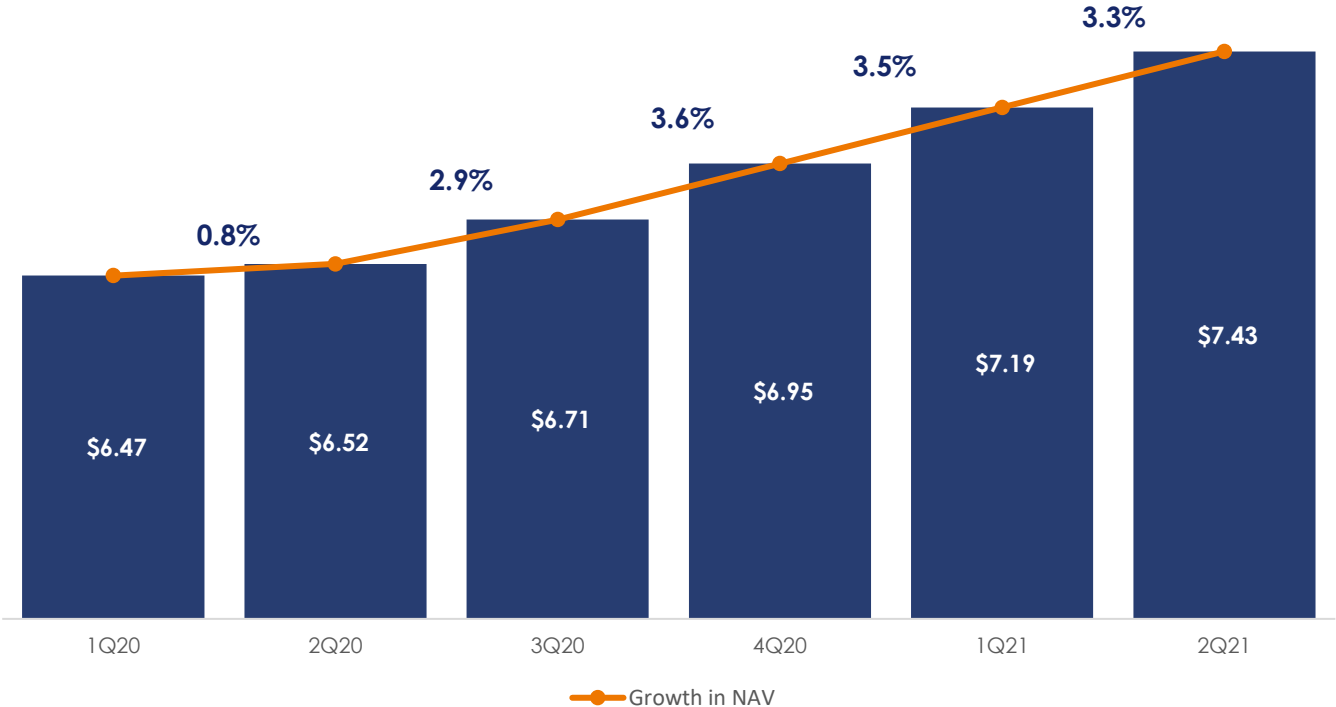
1. Based on fair value and includes annual contractual interest rate and amortization of discounts and fees.

2. Levels are determined in accordance with ASC 820. "Other" represents investments in funds using net asset value per the practical expedient.

# Overview of BDCA: Net Asset Value Per Share



## Net Asset Value Per Share



Source: SEC filings as of 08/12/21.

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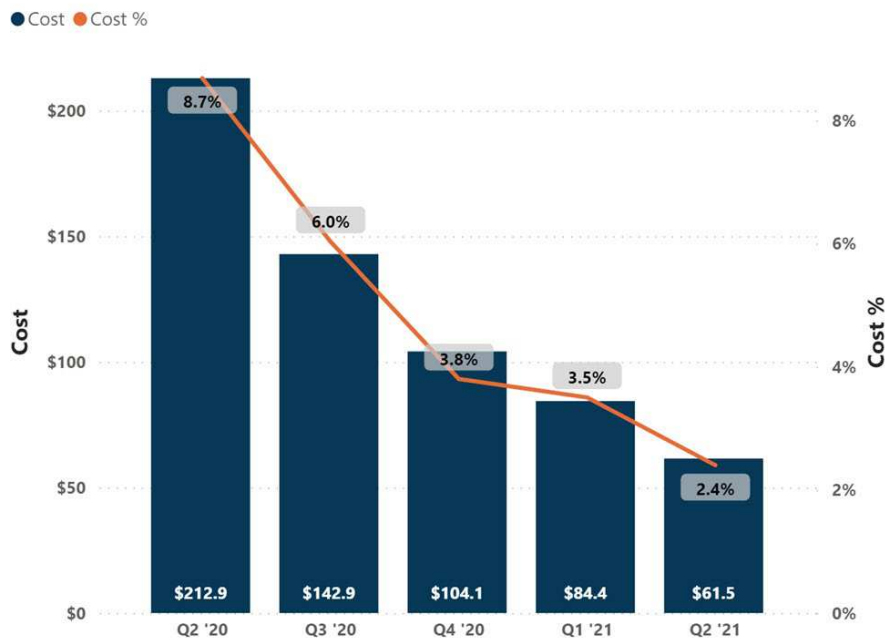
# Overview of BDCA: Summary of Non-Accruals

- Six investments are on non-accrual as of 6/30. They represented 2.4% of the portfolio at cost and 1.0% of the portfolio at fair value.

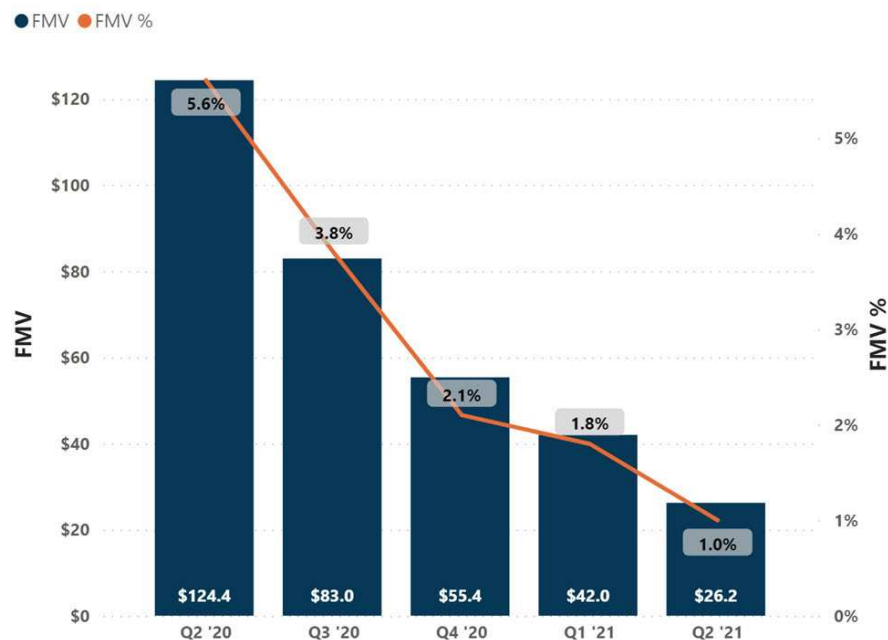
## Amortized Cost of Non-Accruals

## Fair Market Value of Non-Accruals

### Amortized Cost of Non-Accruals



### Fair Market Value of Non-Accruals



# Overview of BDCA: Financing Sources

## Bank Facilities

### Wells Fargo

\$300mm  
Capacity

\$188.7mm  
Outstanding

L + 2.25% to  
2.50%

August 2023  
Reinvestment  
Period

August 2025  
Maturity

### JPM

\$400mm  
Capacity

\$256.0mm  
Outstanding

L + 2.75%

August 2023  
Reinvestment  
Period

August 2023  
Maturity

### Mass Mutual

Up to \$150mm  
Capacity

\$0mm  
Outstanding

L + 5.00%

December  
2021  
Reinvestment  
Period

December  
2025 Maturity

## Unsecured Bonds

### 2022 Unsecured Bonds

\$150mm  
Notes

\$150.0mm  
Outstanding

4.75% Fixed

December  
2022 Maturity

BBB+  
(Egan Jones)

BBB-  
(Kroll)

### 2023 Unsecured Bonds

\$60mm  
Notes

\$60.0mm  
Outstanding

5.375% Fixed

May 2023  
Maturity

BBB+  
(Egan Jones)

BBB-  
(Kroll)

### 2024 Unsecured Bonds

\$100mm  
Notes

\$100.0mm  
Outstanding

4.85% Fixed

December  
2024 Maturity

BBB+  
(Egan Jones)

BBB-  
(Kroll)

### 2026 Unsecured Bonds

\$300mm  
Notes

\$300.0mm  
Outstanding

3.25% Fixed

March 2026  
Maturity

Baa3  
(Moody's)

**On January 20, 2021, BDCA formed a joint venture (“JV”) with an investment vehicle managed by Cliffwater LLC (“Cliffwater”) to create the BDCA Senior Loan Fund LLC (“SLF”)**

## JV Ownership

- Equity ownership: 87.5% BDCA / 12.5% Cliffwater

## JV Size

- SLF's portfolio consists of \$806.5M of loans, of which approximately 92.7% are senior secured

## Governance

- SLF is managed by a four-member Board, of which BDCA and Cliffwater will have joint decision making abilities

## Benefits for BDCA

- SLF has provided an 8% yield on contributed equity to BDCA on a quarterly basis
- The creation of the JV has provided BDCA with enhanced balance sheet flexibility

# Overview of BDCA: JV Portfolio Update

139 Portfolio Companies

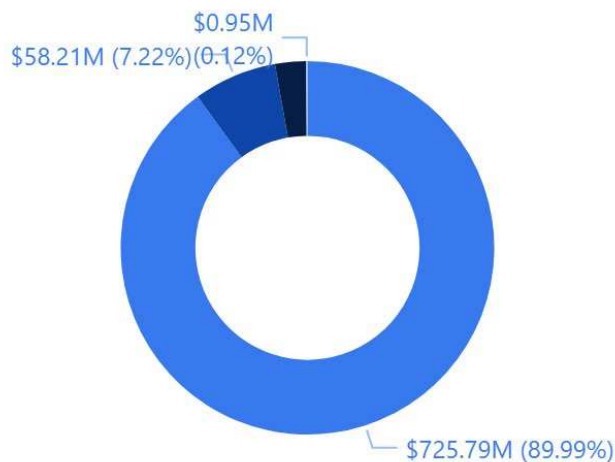
\$806.5 Million in Total Investments

97.9% Floating Rate

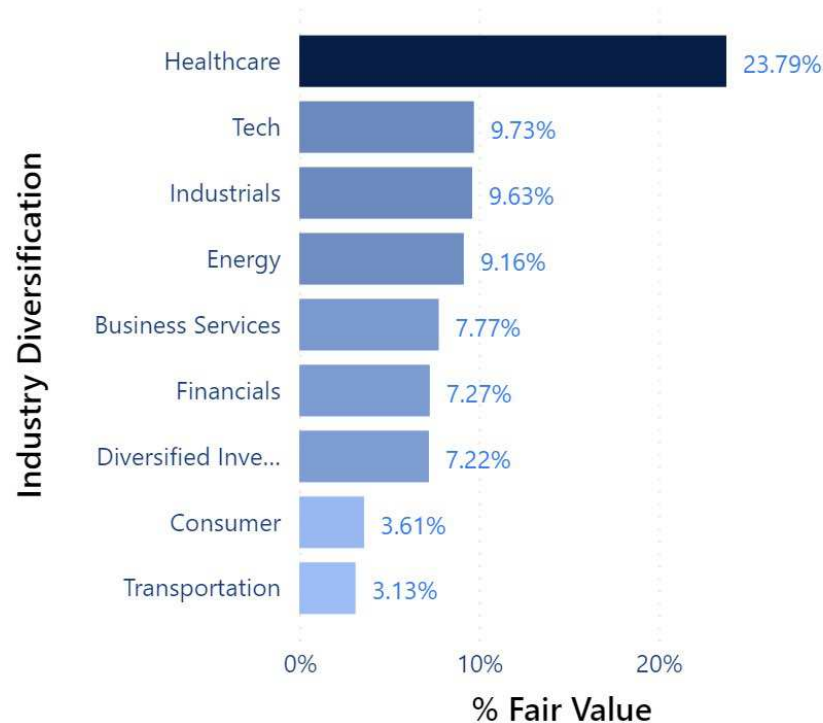
92.7% Senior Secured

## FAIR VALUE AND YIELD BY TRANCHE

- First Lien
- CLO
- Second Lien
- Subordinated



## INDUSTRY DIVERSIFICATION




All Others - 18.69%

Source: SEC filings as of 08/12/21.

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# Overview of BDCA: Board and Management Team

 Represents Independent Director

## BDCA Board of Directors

**Richard J. Byrne**  
*Chairman*

**Lee S. Hillman**  
*Independent Director*

**Ronald J. Kramer**  
*Independent Director*

**Leslie D. Michelson**  
*Independent Director*

**Edward G. Rendell**  
*Independent Director*

**Dennis M. Schaney**  
*Independent Director*

## BDCA Officers

**Richard J. Byrne**  
*Chief Executive Officer  
and President*

**Nina Baryski**  
*Chief Financial Officer and  
Treasurer*

**Michael Frick**  
*Corporate Secretary*

**Guy F. Talarico**  
*Chief Compliance Officer*

## Investment Committee

**Tom Gahan**  
*Chief Executive Officer,  
Benefit Street Partners*

**Michael Paasche**  
*Senior Managing Director,  
Benefit Street Partners*

**Blair Faulstich**  
*Managing Director, Senior  
PM for Private Debt*

**Saahil Mahajan**  
*Managing Director, Senior  
PM for Private Debt*

## BDCA Differentiators

**Strong Sponsorship**

**Experienced Management Team with Strong Track Record**

**Lender of Scale**

**Evaluate Middle Market Sponsor & Non-Sponsor Opportunities**

**Highly Diversified Portfolio**

**Conservative Portfolio Construction**

**Low Leverage**

**Investment Grade Profile**

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**The following is a summary of risk factors for Business Development Corporation of America and investing in its common stock.**

- You should not expect to be able to sell your shares regardless of how we perform.
- If you are able to sell your shares, you will likely receive less than your purchase price.
- Our adviser and its affiliates, including our officers and some of our directors, will face conflicts of interest caused by compensation arrangements with us and our affiliates, which could result in actions that are not in the best interests of our stockholders.
- Our shares will not be listed on an exchange or quoted through a quotation system for the foreseeable future, if ever. Therefore, you will have limited liquidity and may not receive a full return of your invested capital if you sell your shares.
- We may borrow funds to make investments. As a result, we are exposed to the risks of borrowing, also known as leverage, which may be considered a speculative investment technique. Leverage increases the volatility of investments by magnifying the potential for gain and loss on amounts invested, thereby increasing the risks associated with investing in our securities. Moreover, any assets we may acquire with leverage will be subject to management fees payable to our adviser; thus our adviser may have an incentive to increase portfolio leverage in order to earn higher management fees.
- As a result of certain limitations in our share repurchase program, you will have limited opportunities to sell your shares and, to the extent you are able to sell your shares under the program, you may not be able to recover the amount of your investment in our shares.
- Our distributions may be funded from any sources of funds available to us, including offering proceeds and borrowings as well as expense support payments from our adviser that are subject to reimbursement to it, which may constitute a return of capital and reduce the amount of capital available to us for investment. We have not established limits on the amount of funds we may use from available sources to make distributions. Our adviser has no obligation to make expense support payments in the future. Any capital returned to stockholders through distributions will be distributed after payment of fees and expenses. Our Adviser may also waive reimbursements by us for certain expenses paid by it to fund our distributions. The waived reimbursements may be subject to repayment in the future, reducing future distributions to which our stockholders may be entitled.
- **For more detailed information on risks relating to BDCA and investing in its common stock, see its most recent annual report filed on Form 10-K and subsequent quarterly reports filed on Form 10-Q.**

Note: Please note that the above factors should not be relied upon as a comprehensive and complete list of all risk factors. Certain schedules may not foot due to rounding.



- For account information, including balances and the status of submitted paperwork, please call Investor Relations at (844) 785-4393

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- Financial Advisors may view client accounts, statements and tax forms at [www.dstvision.com](http://www.dstvision.com)

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- Shareholders may access their accounts at [www.bdcofamerica.com](http://www.bdcofamerica.com)



[www.bdcofamerica.com](http://www.bdcofamerica.com)

# Benefit Street Partners Realty Trust Merger Summary

# Benefit Street Partners Realty Trust Merger Summary:

## Transaction Overview

- On July 26<sup>th</sup>, Benefit Street Partners Realty Trust, Inc. ("BSPRT"), a publicly-registered, non-listed commercial REIT, and Capstead Mortgage Corporation (NYSE: CMO) ("Capstead"), a REIT focused on agency ARM securities, announced they had entered into a definitive agreement to merge the companies
  - Combination would create the 4<sup>th</sup> largest publicly-traded commercial mortgage REIT, to be named Franklin BSP Realty Trust and traded on NYSE under FBRT at close
  - Similarly performing commercial mortgage REITs trade above book value
- Capstead common stockholders will receive a cash premium and shares of BSPRT common stock on an adjusted "book-for-book" basis

## Benefits to BSPRT Stockholders

- **Liquidity Event:** Listing of BSPRT shares will provide current stockholders option of a liquidity event
- **Immediate Scale:** Nearly doubles BSPRT's total equity base at closing, accelerating BSPRT's ability to originate new commercial real estate loans and grow assets
  - Adds an estimated \$873 million of total equity
- **Attractive Opportunity to Redeploy Capital:** Capstead's investment portfolio is expected to be redeployed over time into more attractive, higher return investments directly originated by BSPRT
- **\$110 million of Direct Manager Support<sup>1</sup>:** BSP is funding approximately \$75 million of the premium payable to Capstead stockholders. BSP is committing \$35 million of a \$100 million stock support program through share repurchases post-closing

Source: Benefit Street Partners Realty Trust investor presentation filed on July 26<sup>th</sup>, 2021.

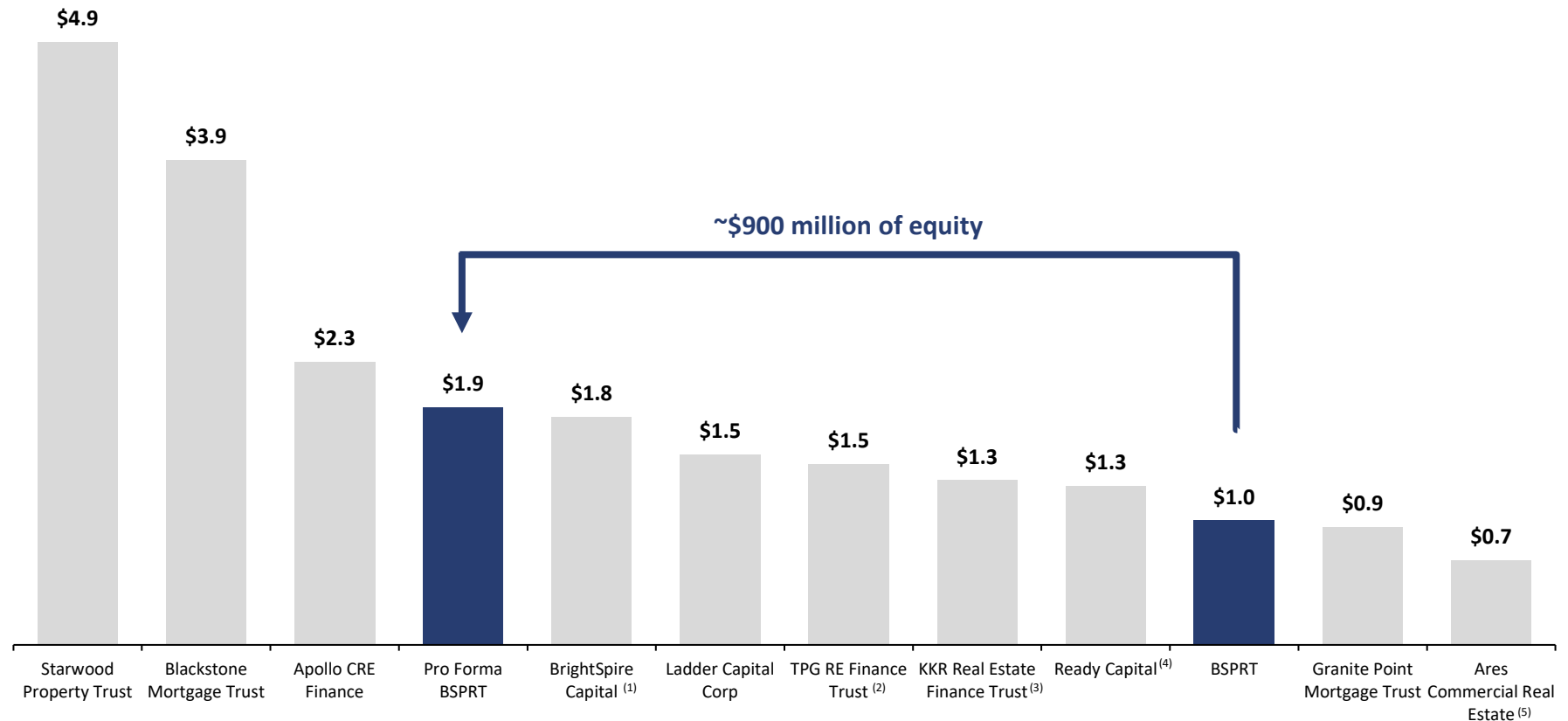
Note: Financial data as of March 31, 2021.

Final amount of cash premium paid by External Manager BSP to be determined at closing.

# Benefit Street Partners Realty Trust Merger Summary: Strategic Combination with Significant Scale

## BSPRT would become the 4th largest publicly-traded commercial mortgage REIT

\$ billions, unless otherwise stated



Note: Financial data as of March 31, 2021. Based on equity (including preferred equity) and assumes \$873 million of Capstead total equity

(1) Formerly known as Colony Credit Real Estate

(2) TRTX include \$175.0 million of preferred equity raised in June 2021

(3) KREF includes \$172.5 million of preferred equity raised in April 2021 and \$101.5 million of common equity raised in May 2021

(4) RC includes \$100.0 million of preferred equity raised in June 2021

(5) ACRE includes \$101.8 million of common equity raised in June 2021