

PROVEN U.S. MIDDLE-MARKET DIRECT LENDER AND ASSET MANAGER



Focus on senior secured financings leveraging a market leading direct origination capability.

- » Total loan originations of \$22.6 billion since inception
- » \$8.4 billion in loan commitments under management¹
- » \$10.9 billion of capital under management²
- » Headquartered in Chicago with eight regional offices

Asset Management

- » Broad based asset manager with multiple funds and separate accounts, both levered and unlevered
- » Programs maintain a high level of diversification and once ramped, generate consistent levels of current income
- » Investors include public and private pensions, endowments & foundations, insurance companies and asset managers
- » Strong alignment with investors as NXT Capital holds a portion of each corporate loan on its own balance sheet
- » Programs managed by NXT Capital Investment Advisers, LLC which is registered with the SEC as an investment adviser



Cohesive leadership team:
25+ year record through multiple credit and business cycles



Strong deal flow from a direct origination platform generating ~ 1,000 discrete transactions each year



Consistent and conservative credit culture with an originate to hold philosophy



Extensive experience managing loan funds and separate accounts

Corporate Finance

- » Focus on senior secured financing solutions all with financial covenants
- » Company EBITDA of \$5-\$75 million+
- » Significant hold levels including amounts held by NXT Capital balance sheet, loan funds and separate accounts
- » Companies with stable cash flows, experienced management teams and proven PE sponsors
- » Financed 395 new platforms and 332 add-ons from a total of 180 PE sponsors since inception

Real Estate Finance

- » Focus on non-recourse first mortgage loans, including construction loans
- » Target loan size of \$15-\$75 million
- » Properties located in major markets and owned and operated by proven real estate managers
- » Primary targets are multi-family and office properties
- » Targeting initial DSC > 1.0x
- » Stabilized LTV target of 75% or less
- » 231 loans closed since inception

As of 12/31/2018 (unaudited)

¹ Represents current investment commitments under management

² Represents current commitments under management plus current capital commitments available to be invested