

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 \$23.4 billion since inception¹
- » \$8.6 billion in loan commitments under management²
- » \$11.1 billion of capital under management³
- » 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 are designed to generate consistent levels of current income once ramped
- » 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 402 new platforms and 347 add-ons from a total of 180 PE sponsors since inception¹

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
- » Stabilized LTV target of 75% or less
- » 239 loans closed since inception¹

As of 3/31/2019 (unaudited)

¹ Inception date January 18, 2010

² Represents current investment commitments under management

³ Represents current commitments under management plus current capital commitments available to be invested

Past performance may not be indicative of future results. Registration with the SEC does not imply a certain level of skill or training.