

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 \$20.6 billion since inception*
- » \$7.1 billion in loan commitments under management*
- » \$11.4 billion of committed capital*
- » Headquartered in Chicago with 9 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 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+
- » Up to \$150 million hold levels including amounts held by NXT balance sheet, loan funds and separate accounts
- » Companies with stable cash flows, experienced management teams and proven PE sponsors
- » Financed 375 new platforms and 288 add-ons from a total of 173 PE sponsors since inception*

Real Estate Finance

- » Focus on non-recourse first mortgage loans, including construction loans
- » Target loan size of \$10-\$75 million
- » Properties located in major markets and owned and operated by proven real estate managers
- » Primary targets are multi-family and office properties
- » Initial property level DSC typically > 1.0x
- » Stabilized LTV target of 75% or less
- » 208 loans closed since inception*

* As of 6/30/2018 ** As of 8/28/2018