Catalyst Opportunity Funds

Investing at the Intersection

Catalyst

Catalyst Overview

As one of the nation's leading impact investment firms, Catalyst has invested in impactful assets totaling $1.3 billion to date, with a longstanding focus on driving prosperity in underserved communities and addressing America's affordable housing crisis.

Investment Approach

Double Bottom Line Returns

Targeting market-rate returns alongside intentional community impact, Catalyst offers a holistic approach to real estate investing, benefitting investors, communities & the planet alike.

Financial Innovation

Leveraging institutional investment and impact expertise, Catalyst structures Fund and project-level capital structures to drive competitive, risk-adjusted returns & measurable impact.

Investment Focus

Revitalizing Communities

Catalyst invests in underserved communities with latent, unrealized opportunity. In partnership with local, emerging developers, Catalyst revitalizes economies, facilitates pathways towards greater equity, and drives prosperity & growth.

Affordable Housing +

Catalyst invests in affordable and workforce housing projects, with a focus on options for households earning 60-80% AMI. Additionally, Catalyst leverages its buildings' ground floor commercial spaces to address acute goods & service gaps.

Catalyst at a Glance

Addressing the Housing Crisis

1,690
Affordable & Workforce Housing Units in Portfolio

692
Operating Affordable & Workforce Housing Units

Revitalizing Underserved Areas

83%
of Assets are in Underserved Communities[1]

Facilitating Services

712k+
SF of Commercial Space for High-Impact Tenants in Portfolio

244k
SF of Operating Commercial Space for High-Impact Tenants

Environmental Sustainability

729k
SF Under Management as Part of Adaptive Reuse Projects

Catalyst creates innovative, scalable investment solutions to some of our nation's most pressing challenges, forging pathways towards a more equitable, sustainable future.

Catalyst

Raised Capital

$350m
Capital Under Management Across all Funds

Total Project Costs

$1.3b
Total Project Costs Across all Funds

Assets

18
Total Community-Driven Assets Across all Funds

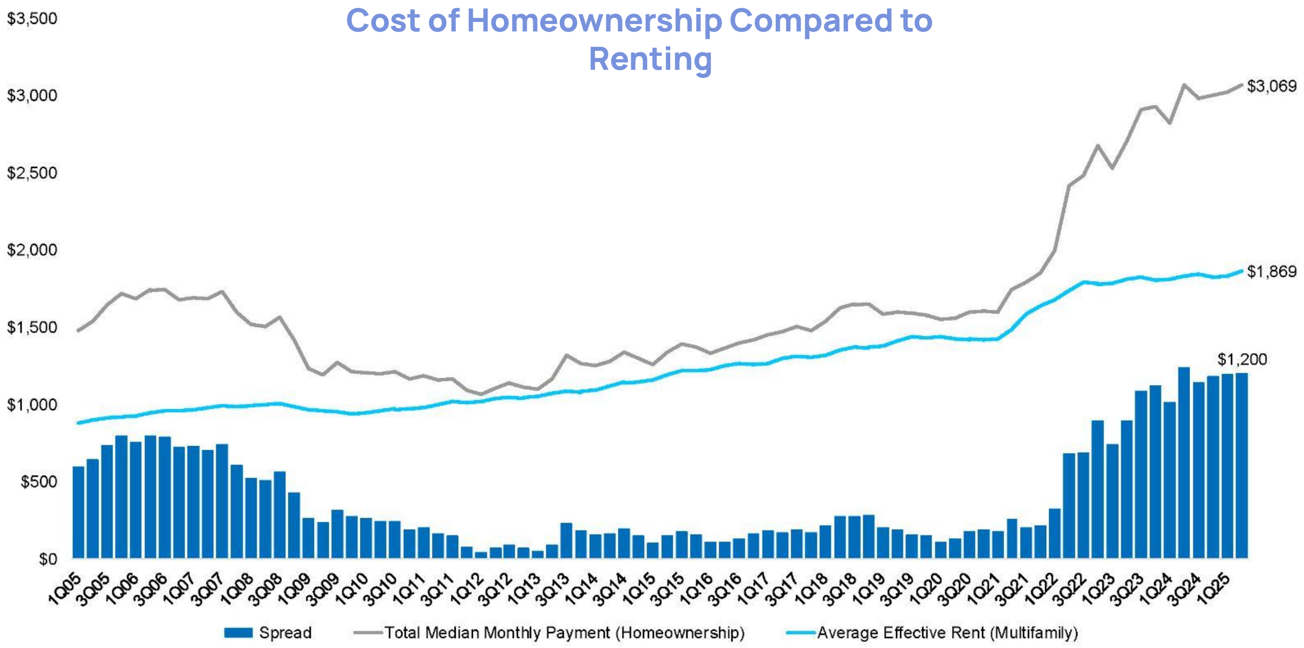
2Q25

U.S. Multifamily Capital Markets Report

Reach Out to Your Newmark Contact for the Extended Edition Report

Catalyst

Renting Significantly More Cost Effective than Homeownership



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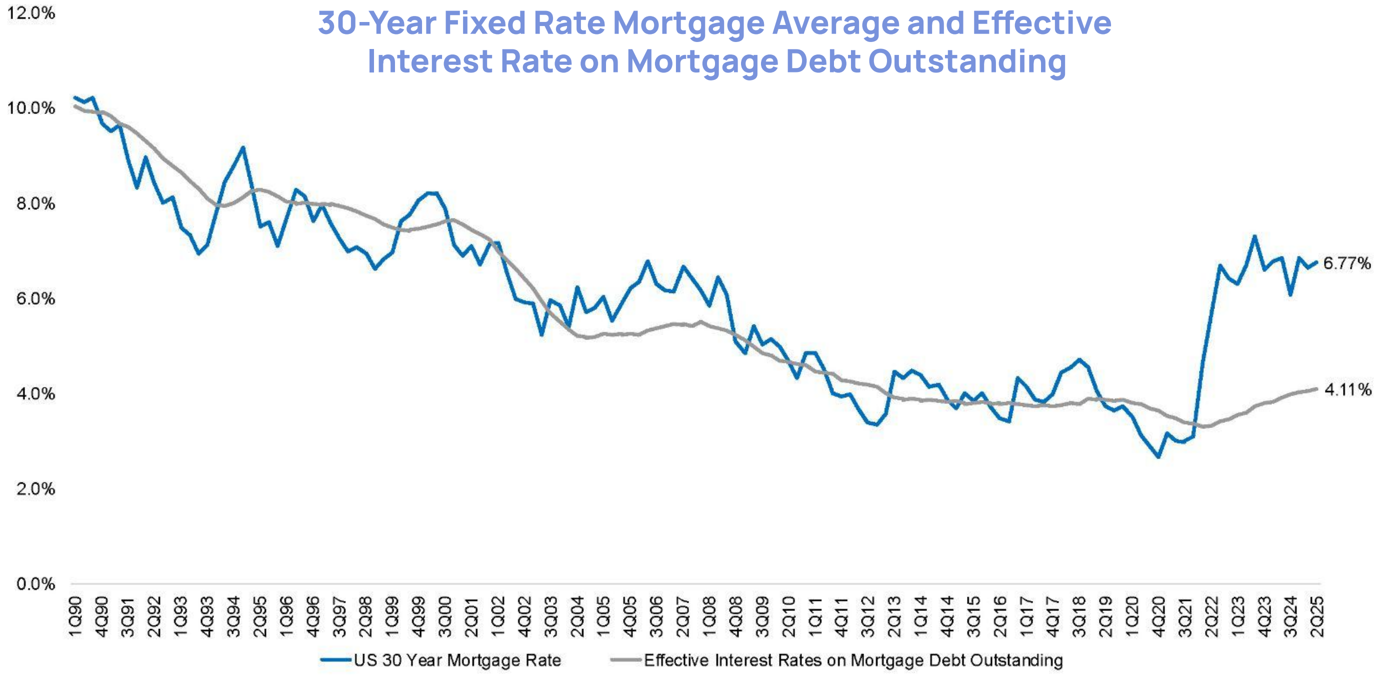
High Rates Limiting Transactions; New Mortgages 65% Greater than In Place



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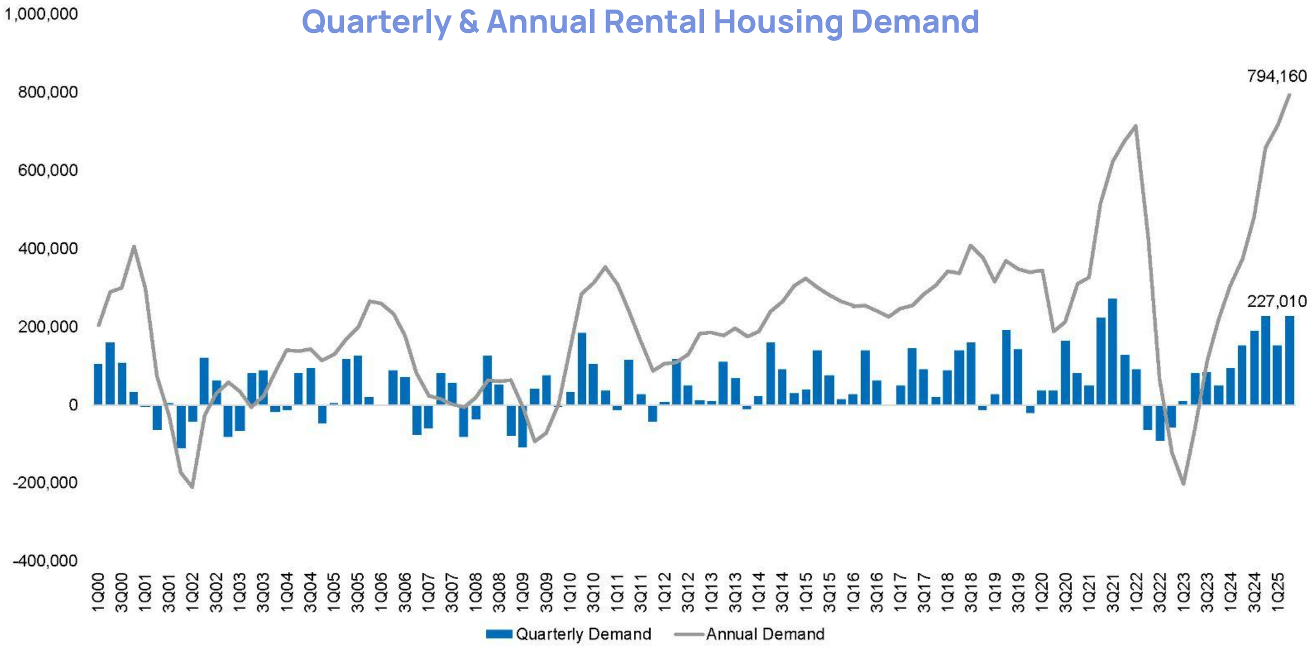
Demand for Rental Housing Soars to Highest on Record



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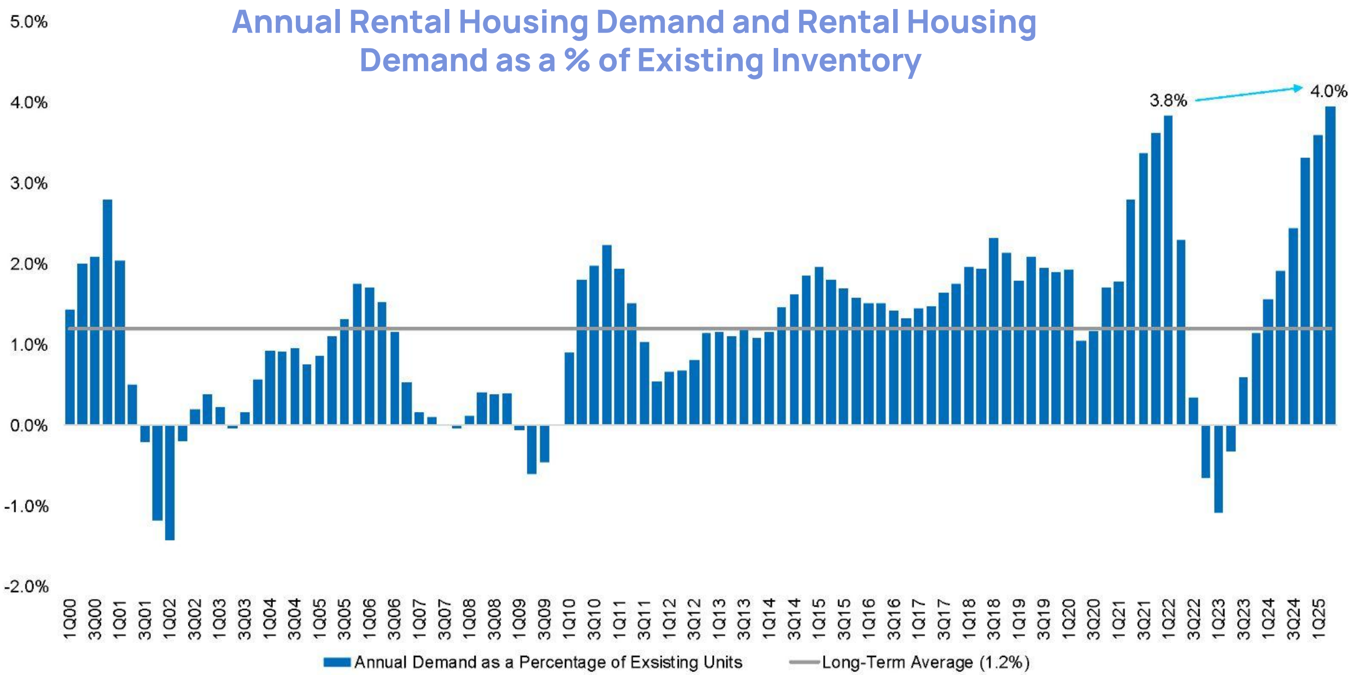
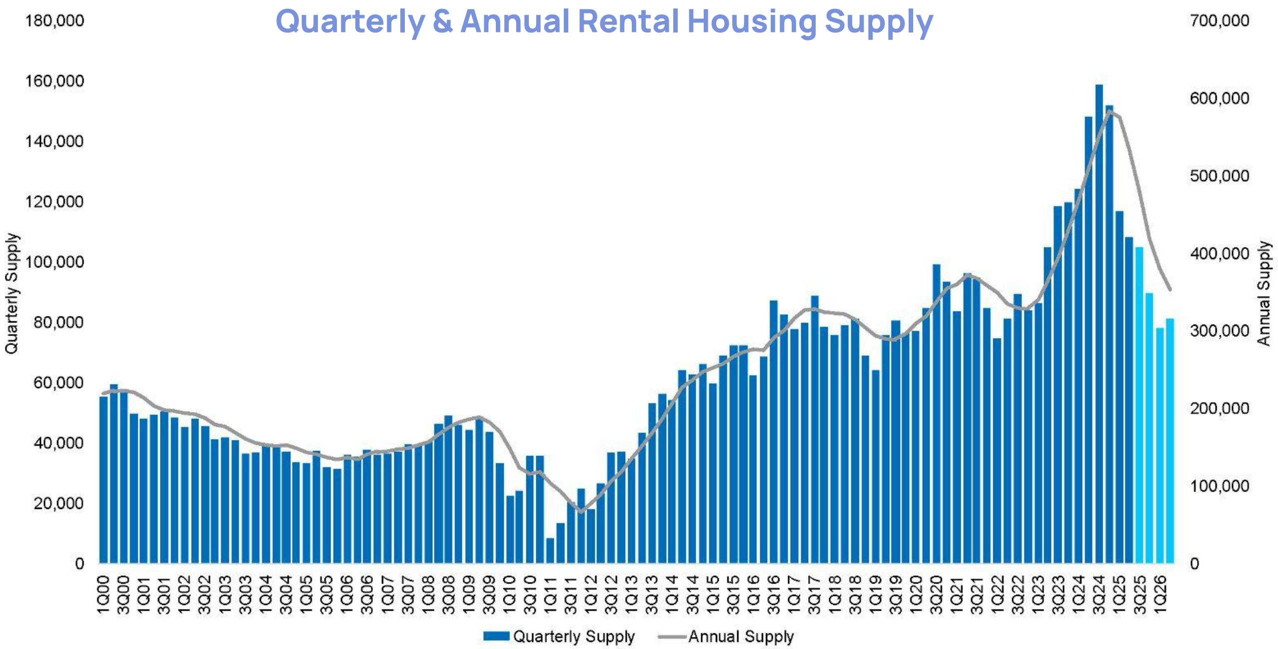
Demand Also Surges to All-Time High Relative to Inventory



New Supply Declines & More Deceleration Anticipated



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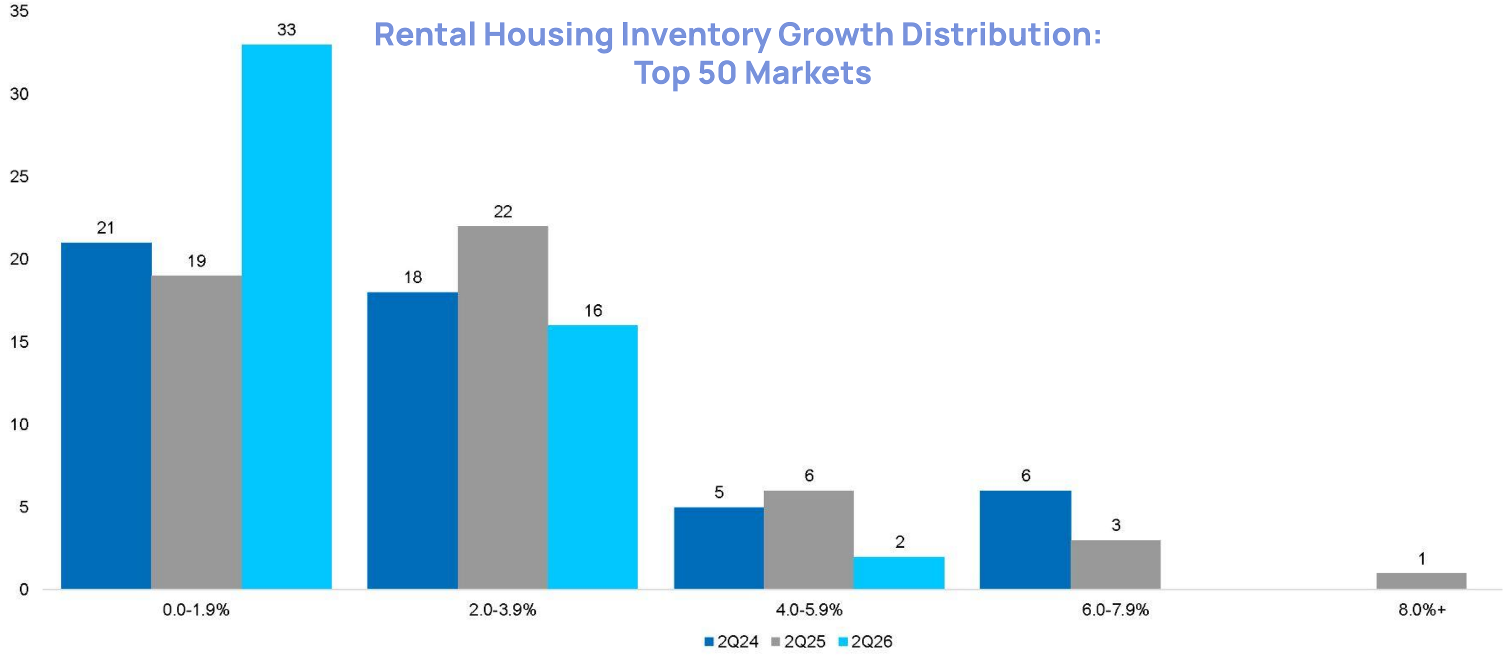
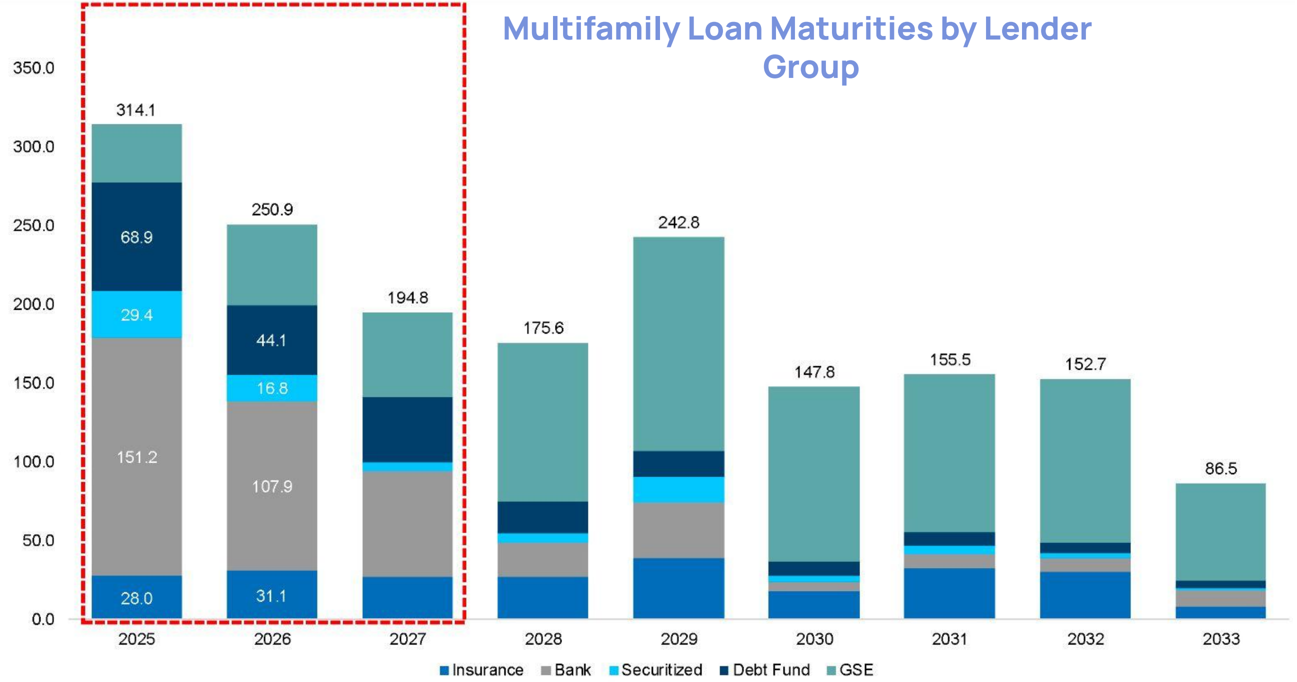
Sharp Decline in Inventory Growth Expected One Year Out



$769B in Multifamily Loans Mature in 2025-2027



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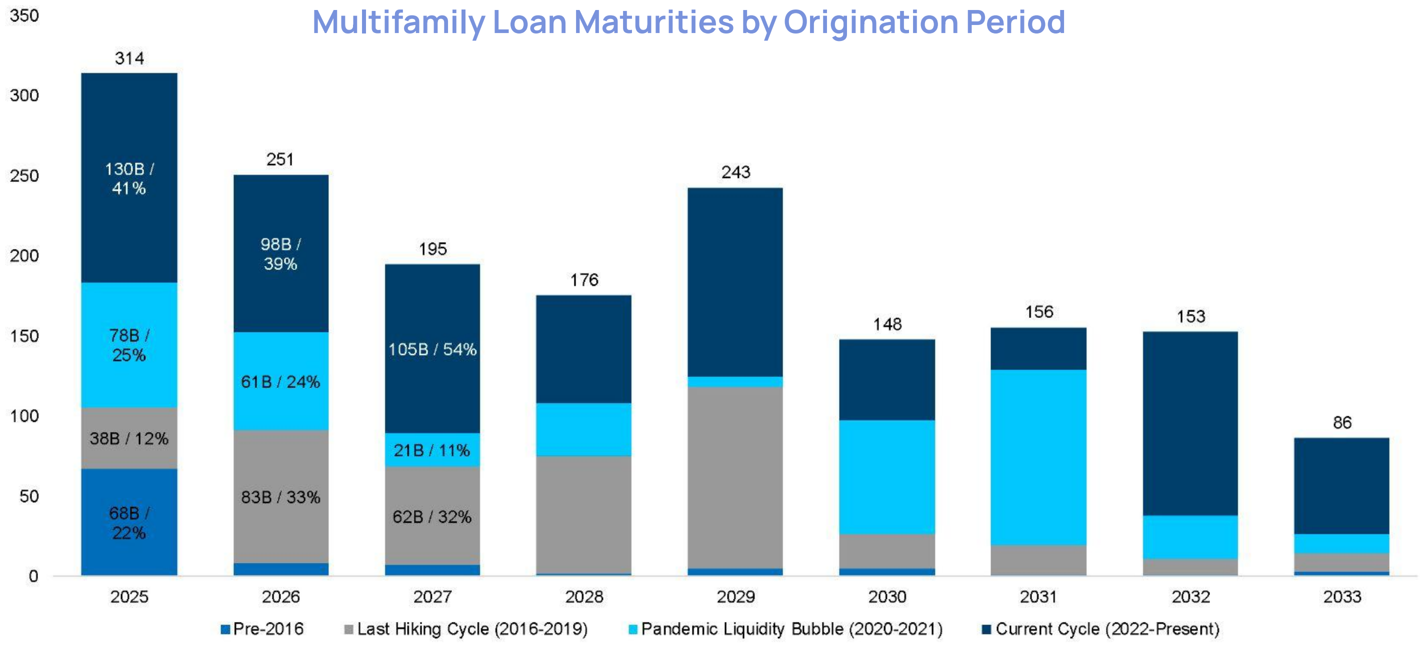
Upcoming Maturities Heavily Exposed to Bubble-Era Loans



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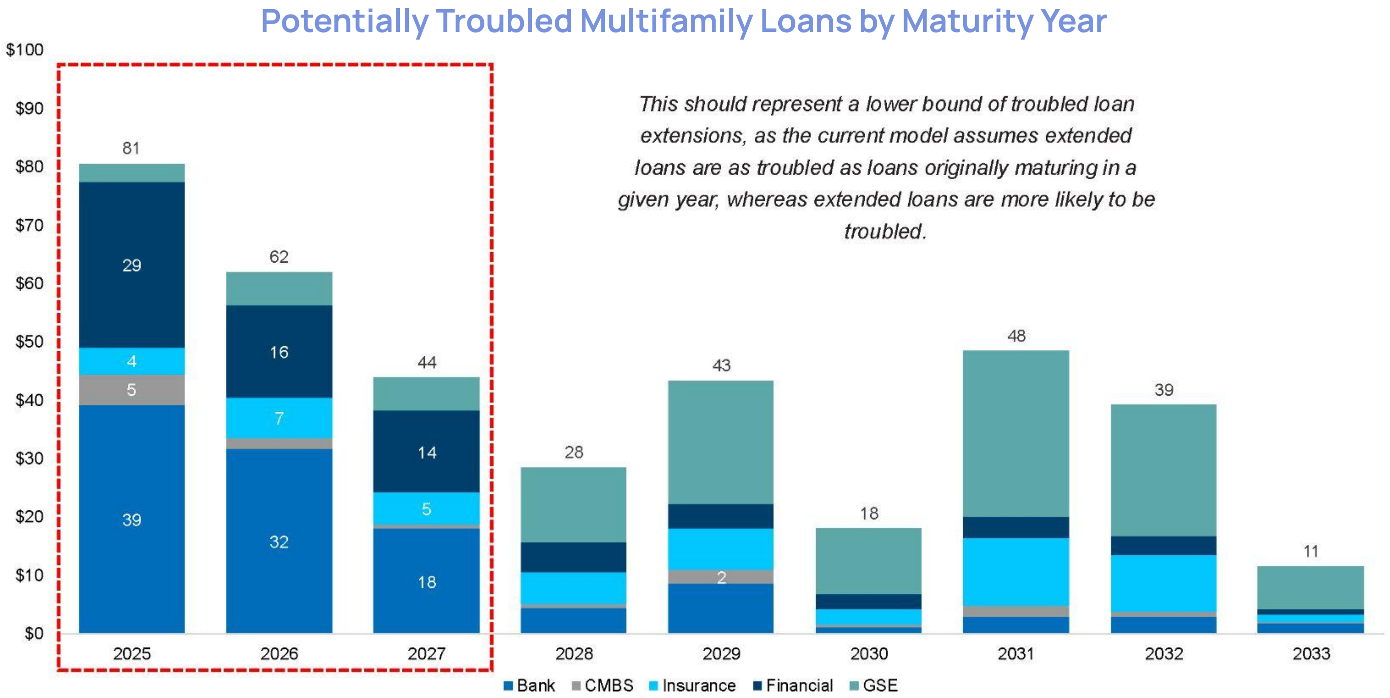
Potential Distress Concentrated in Bank, CLO & Debt Fund Lending



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Available Capital Solutions Exacerbate Crisis

Without alternative solutions, current market solutions to the nation's maturity wall will result in a vast number of affordable projects converting to market-rate. This will erode an already-strained –and dwindling– supply of affordable housing, exacerbating an already-acute crisis. It also threatens to erode a vital class of smaller-tier affordable housing developers, building & operating in their local communities.

	Current Market Solutions To Financing Gap	Impact to Affordability	Impact to Developer
1.	Fill gap in capital stack with expensive preferred equity	Driven by traditional pref's high return mandates, operators experience pressure to raise rents	Creates financial strain, impacting ability to fund future projects
2.	Sell property for a loss	Rents likely reset to market post-sale	Creates financial strain, impacting ability to fund future projects, damages relationships with investors and craters reputation
3.	Have property taken back by lender & resold	Rents likely reset to market post-sale	Creates significant financial strain, impacting ability to fund future projects, damages relationships with investors and lenders, and craters reputation

Seizing the Moment: A Rare Market Inflection Point

The convergence of macroeconomic challenges have created a rare, time-bound investment window. This convergence is not structural, permanent or due to mismanagement –it's cyclical, and the time to act is now.

Window in time to capitalize on unique investment opportunities to drive impact & alpha.

2020 2021 2022 2023 2024 2025 2026 2027 2028

2020

-**Construction costs balloon** in response to COVID pandemic, supply chain issues & labor shortages

2021

-High Inflation
-**Unparalleled expense growth**, putting pressure on NOI

2022

-**Interest rates increase**
-Banks enter period of "**extend and pretend**"

2023

-**Rent growth flattens** due to recent wave of new, multifamily housing deliveries, putting additional pressure on NOI
-Due to increased interest rates, more stringent lending standards, cost increases and expense growth, **banks pull back in available leverage**

2025

-Extend and pretend comes to a close and **wall of maturities (2025-2028) ensues; a quarter estimated to struggle with refinancing in 2025 alone.**

Catalyst

Priority Impact Equity Fund I provides risk-adjusted capital to affordable housing properties navigating macroeconomic challenges, offering relief from short-term pressure through a long-term partnership anchored by a shared commitment to affordability.

Investment Strategy

- *$250mm, long-dated Fund*
- *Targets risk-adjusted, market-rate returns alongside long-term preservation of housing affordability*
- *Deploys strategic equity capital to operating, multifamily housing projects facing market dislocation and near-term loan maturities*
- *Bridges critical, time-sensitive financing gaps with flexible, innovative capital tailored to the unique needs of each project*
- *Via financial innovation –called priority impact equity– offers investors unique & differentiated combination of downside protection and upside participation*
- *Leveraging a partnership model and enforceable affordability covenants, ensures the majority of units remain affordable to households earning less than 80% AMI*

Catalyst

We Don't Just Think Outside The Box

WE WORK INSIDE THE INTERSECTION

Thank You.