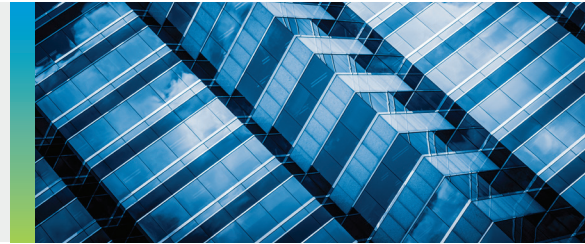


Structured Finance Solutions



Product Type

- Mortgage/Mezzanine Loan Syndication
- Term Warehouse Facilities for Debt Platforms
- Secured Credit Facilities Comprised of Term Loans and Revolvers
- Subscription Lines Secured by Investor Capital Commitments
- Financing of Loan Portfolio Acquisitions, Performing and Non-Performing Portfolios

Lending Guidelines¹

Preferred Size: Term Warehouse Facilities: \$150 Million to \$500 Million
Secured Credit Facilities: \$100 Million to \$500 Million
Subscription Lines: \$50 Million to \$100 Million
Financing of Loan Portfolio Acquisitions: \$50 Million to \$500 Million

Borrowers: Real Estate Funds, Separate Accounts, REOCs/REITs and Insurance Companies

Property Types: Office, Multi-family, Industrial, Hotel and Retail

Markets: Prefer primary markets, domestic and international

Term: 1 to 10+ years; Secured Credit Facilities can combine multi-rate/duration tranches

Key Differentiators

- Active in the commercial real estate market since 1875.²
- Ability to close large transactions
- Cost-effective/flexible structures
- Ability to structure transactions aligned with borrower's needs
 - Variable maturity notes, fixed or floating, substitution of collateral
- Streamlined approval process and certainty of execution

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¹ For illustrative purposes only; not a guarantee of the characteristics of any loan.

² MetLife Investment Management has invested on behalf of the MetLife general account since 1875 and on behalf of third parties since 2012.