

2024 HIGHLIGHTS

21 NEW DIRECT LOANS

\$1.1B ORIGINATION VOLUME

\$427M PAYOFFS

2 NEW FUNDS LAUNCHED

14 U.S. MARKETS



CRE STRATEGY

LAUNCHED NDF III

- We formally launched NDF III, our third CRE debt fund. We announced the first closing, targeting \$500-\$750 million and closed on its first loan.

EXPANSION NEW MARKETS

- Our CRE debt funds are focused on NYC and transacted across multiple markets, including Miami, Philadelphia, Chicago, San Francisco, Austin, and Houston.

RECORD ORIGINATIONS

- In 2024, Northwind's CRE credit strategy set records in both deals closed and capital originated.

HEALTHCARE STRATEGY

LAUNCHED NHDF II

- NHDF II, our second healthcare debt fund, launched in January 2024 and financed to date 78 skilled nursing and assisted living properties.

TECH UPGRADES NHDF

- Northwind developed a proprietary, market-leading analytics platform to enhance due diligence, asset management, underwriting, and deal sourcing.

FOURTH CLOSING NHDF II

- NHDF II, held its fourth capital closing in December 2024 and will hold its final closing in July 2025.

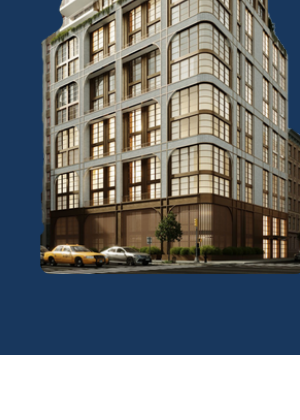
2024 FEATURED LOANS

REAL ESTATE CREDIT



100 WALL ST
FIDI, MANHATTAN
\$95,000,000
First Mortgage

Loan Type: Acquisition Bridge
Asset: 29-Story Office Building



HAWTHORNE
TANGLEWOOD, HOUSTON
\$111,000,000
First Mortgage

Loan Type: Condo Inventory
Asset: 67-Unit Condo Building



VESPER
RAINEY STREET, AUSTIN
\$77,200,000
First Mortgage

Loan Type: Condo Inventory
Asset: 284-Unit Condo Building



303 E WACKER DR
EAST LOOP, CHICAGO
\$62,500,000
First Mortgage

Loan Type: Acquisition Bridge
Asset: 30-Story Office Building



MANDARIN ORIENTAL RESIDENCES
FIFTH AVE, MANHATTAN
\$120,000,000
First Mortgage

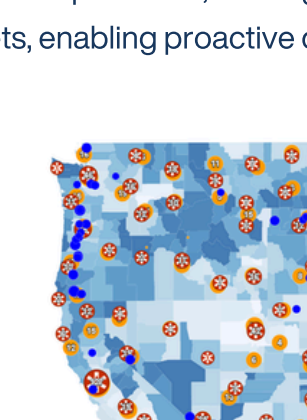
Loan Type: Condo Inventory
Asset: 65-Unit Condo Building



305 1ST AVE
GRAMERCY, MANHATTAN
\$63,000,000
First Mortgage

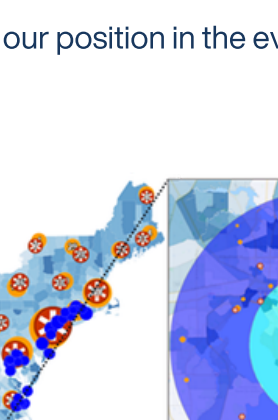
Loan Type: Condo Construction
Asset: 54-Unit Condo Building

HEALTHCARE CREDIT



VIRGINIA PORTFOLIO
\$12,000,000

Loan Type: Mezzanine Loan
Asset: 3 Property SNF portfolio
Bed Count: 330



IOWA PORTFOLIO
\$17,000,000

Loan: Mezzanine Loan
Asset: 30 Property SNF portfolio
Bed Count: 2,033



VIRGINIA PORTFOLIO
\$85,000,000

Loan: Mezzanine Loan
Asset: 6 Property SNF portfolio
Bed Count: 1,709



MISSOURI PORTFOLIO
\$20,00,000

Loan: Mezzanine Loan
Asset: 19 Property SNF portfolio
Bed Count: 1,397

NORTHWIND TECH

In 2024, Northwind developed a proprietary, market-leading analytics platform to enhance due diligence, asset management, underwriting, and deal sourcing. Our technology provides deep insights into target age cohorts and hospital operations, leveraging a dynamic asset management framework to identify trends across geography, time, and assets, enabling proactive decision-making and strengthening our position in the evolving healthcare market.



FEATURED MEDIA COVERAGE

October 2024

BISNOW

"At Northwind, we believe that through rigorous review and carefully selected deals and hands-on asset management, you can generate attractive risk-adjusted returns."

September 2024

THE REAL DEAL
REAL ESTATE NEWS

Northwind Group provides a \$120M inventory loan for 50 unsold luxury condos on the Mandarin Oriental Residences

June 2024

COMMERCIAL OBSERVER 2024
POWER FINANCE

Ran Eliasaf, Northwind Group Founder, Recognized in the 2024 Power Finance List, Naming The 50 Most Influential Players in Commercial Real Estate Finance

June 2024

THE EXCHANGE
CNBC

"Ran Eliasaf, Northwind Group founder, joined CNBC's 'The Exchange' to discuss how private equity fills lending gaps in real estate, and market outlooks."

June 2024

PERE Credit

Northwind Group Recognized in the Top 50 U.S. Real Estate Credit Fund Managers List

June 2024

PR Newswire

Northwind Group and Care Trust REIT Provide \$105 Million in Mezzanine Loans Secured by 25 Skilled Nursing and Assisted Living Properties in Virginia and Missouri

February 2024

Bloomberg Markets

"2023 and 2024 have been record years for private lenders [like Northwind] stepping up and providing loans on projects that need additional capital and time."
-Ran Eliasaf

February 2024

MarketWatch

"Northwind Group, the Manhattan-based, real-estate private-equity firm and debt-fund manager has already originated about \$300 million in commercial-property loans through the first month of the new year."

September 2023

WSJ

"Lending is the lifeblood of all real estate, and regional and community banks have long dominated commercial real-estate lending."

INVESTMENT CRITERIA

REAL ESTATE CREDIT

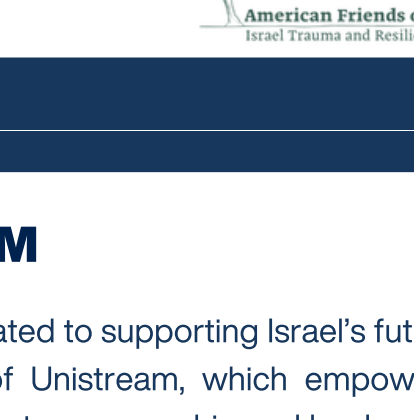
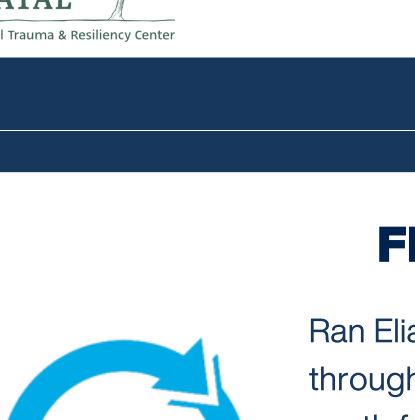
Size	\$20M - \$300M
Rate	Starting at S +5.00%
Fees	1.00% in 1.00% out
Term	1-3 Years
Markets	NYC and Major Gateway Cities
Type	Bridge, Acquisition, Condo Inventory, Construction, Completion, Land, Special Situations, Office-to-Resi Conversions, Adaptive Reuse, NPL Financing, Lease Up

HEALTHCARE CREDIT

Size	\$5M - \$100M
Term	2-5 Years
Markets	Nationwide with preference towards infill markets in states with strong Medicaid CON programs
Type	Mezzanine Loans, B-Notes, Whole Loans

NORTHWIND CARES

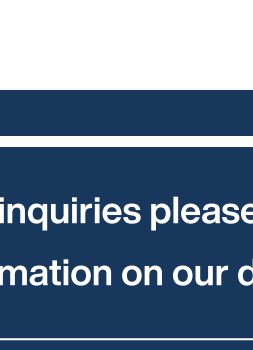
AMERICAN FRIENDS OF NATAL



Northwind Group is committed to giving back to communities in the U.S. and Israel through initiatives that foster resilience and healing. Our founder and managing partner Ran Eliasaf actively supports as board member American Friends of NATAL, a U.S.-based nonprofit supporting Israel Trauma and Resiliency Center, and has served on the board for the past 9 years. In September, Ran and Northwind played a key role in organizing a gala event for NATAL in New York, Northwind Group was the main Sponsor of the event that raised awareness and significant funds for NATAL's work supporting those that suffer from Trauma and PTSD.



FRIENDS OF UNISTREAM



Ran Eliasaf and Northwind Group are dedicated to supporting Israel's future through impactful initiatives like Friends of Unistream, which empowers youth from underserved communities with entrepreneurship and leadership skills. As a board member, Ran actively advances Unistream's mission in the U.S., playing a key role in supporting fundraising efforts and serving as a mentor to Unistream's youth groups. In September, Ran and his wife Isabelle, helped in organizing an event in New York that brought together business leaders and philanthropists, raising awareness and securing critical support for Unistream's programs in Israel.

For loan inquiries please reach out to loans@northwind-group.com

For information on our debt funds please reach out to info@northwind-group.com

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