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FOR IMMEDIATE RELEASE

TERRA CLOSES INVESTMENT ON MIXED-USE DEVELOPMENT IN WILMINGTON, DELAWARE

NEW YORK, NY - Terra Capital Partners is pleased to announce the closing of a \$8.8 million mezzanine loan to finance the construction of a mixed-used building in Wilmington, DE that will contain approximately 26,000 sf of retail space and 166 units of luxury residential condominiums.

The property is located at 3411 Silverside Road just east of the Concord Turnpike in Wilmington, DE. Sponsorship is The Buccini Pollin Group, a locally-based developer/operator of multifamily, office and hotel assets. This is Terra's fifth transaction with BPG. The first mortgage financing was provided by CapitalSource, and all financing was arranged by Ackman Ziff.

"We were attracted to this opportunity given the supply-constrained nature of the local market, positive employment growth, and convenient access to various forms of transportation" noted Dan Cooperman, Chief Originations Officer of Terra Capital Partners. "BPG continues to be at the forefront of development trends in the markets in which they operate, and this project is no exception."

"Terra was exceptional to work with – both knowledgeable and efficient. They consistently showed willingness to extend themselves to get the deal done" noted Jason Krane, Principal of Ackman Ziff "There are never any surprises with Terra, which is a testament to the diligence they perform on the front end" he added.

Terra is a New York-based lender that specializes in mezzanine and bridge loans in high quality commercial real estate. Terra lends on multifamily, hotel, office, retail and industrial properties throughout the United States. Since 2002, it has financed over 350 properties nationwide comprising more than 49 million square feet of space.

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