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FOR IMMEDIATE RELEASE

TERRA CLOSES MEZZANINE LOAN ON TWO HOTELS AND RETAIL PROPERTY IN KING OF PRUSSIA, PA

NEW YORK, NY - Terra Capital Partners ("Terra Capital") is pleased to announce the closing of a seven-year, \$5.8 million mezzanine loan for the acquisition of three properties located adjacent to the King of Prussia Mall: the 226-room Crown Plaza, the 80-room Fairfield Inn, and a 44,000 square foot fitness facility leased to LA Fitness. A senior loan totaling \$38.2MM was provided by a CMBS lender, \$5.0MM of which was held back at closing and will be used to fund improvements at the hotels.

“The strength of sponsorship and their clear vision for the properties, coupled with the diversity of demand drivers in the area, made this an ideal opportunity for Terra.” said Dan Cooperman, Chief Originations Officer for Terra Capital. “This investment is our fourth with BPG, and we look forward to many more.”

Dave Pollin, President of The Buccini Pollin Group, remarked “Terra mobilized, negotiated and closed a key strategic mezzanine loan for us in record time. We appreciate their entrepreneurial approach, structuring flexibility, and deep industry knowledge. As hotel developers, owners and operators with a strategic approach to the industry, long term investment horizon, and a creative value enhancement playbook, we rely on Terra Capital to share our vision for the unique projects we undertake.”

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 48 million square feet of space.

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