

Catalyst manages over \$1b worth of impactful, community-driven real estate; Catalyst is currently raising Fund II, targeting \$250m, focused on high-impact real estate projects in fast-growing secondary markets around the US

Key Differentiators

High-Potential Deals in Resilient Markets

Leverage extensive networks in business, government, RE and philanthropy to partner with community-driven developers on RE projects in resilient, secondary growth markets

Institutional Quality Underwriting

Rigorously assess investment opportunities with institutional-level diligence, leveraging Catalyst team + outside advisors on entitlement, legal, environmental construction cost, etc.

High-Impact Programming

Incorporate impact programming and measurement across key categories (affordability, sustainability, job growth and access to services (health, education, etc.))

Public Incentive Expertise

Structure the inclusion of public-private partnerships to bring in accretive sources of alternative financing, including both direct dollar investments and investments such as property tax abatements

Investment Approach

High-Potential Markets

Focus on a subset of high-potential but overlooked markets with latent demand drivers and capacity to grow

Partner with Experienced Developers

Leverage networks to identify experienced development partners and invest in community-driven real estate projects that catalyze neighborhood revitalization

Community Benefit

Program community benefits into the RE through high-impact tenants like health systems, education providers, grocers, accelerators, etc.

Target Enhanced Financial Returns

Focus on impact alongside returns to drive long-term value for investors and communities

Measure Impact

Track our social and environmental impact in the communities in which we invest through rigorous measurement + reporting framework

Target Markets



Investment Strategy

| Strategy | Real Estate | | | |
|----------------------------|---|--|---|--|
| Category | Housing Affordability | Neighborhood Revitalization / Economic Development | Access to Services | Environmental Sustainability |
| Description/ Impact Thesis | Provide and address housing affordability through intentional product development | Revitalizing distressed neighborhoods; activating creative spaces and reducing barriers for businesses | Build healthy environments by integrating healthy food, quality schools, community health, and safe places to exercise and play | Target environmentally sustainable projects, through energy efficiency, sustainable design, adaptive reuse, prefab |
| Product Types | Micro Units Workforce Housing Mixed-Income (Deed Restricted) Naturally Occurring Affordable Housing (NOAH) | Main St Businesses Incubators/Accelerators Creative / Flexible Office Light Industrial | Preventative Healthcare High-Quality Education Workforce Training Nutritional Food Providers Green & Open Spaces | Net Zero Adaptive Reuse / Repositioning of Industrial Space (up to 80 years of environmental benefits of sustainable new build ¹) |
| Avg. Hold Period | 10-12 years | | | |

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