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BRIDGE33 CAPITAL COMPLETES \$113MM ACQUISITION OF BELMAR

DENVER, CO – July 8, 2021 – Bridge33 Capital, in partnership with Waterfall Asset Management, has acquired Belmar – a 1MM SF open-air, mixed-use lifestyle center in Lakewood, CO. Just 10 miles west of downtown Denver, Belmar is the heart of Lakewood and offers a true live/work/play experience with an array of high-quality retail and office tenants.

Located at the busy intersection of Wadsworth and Alameda, Belmar is anchored by best-in-class tenants such as Whole Foods, Target, Dick's Sporting Goods, Best Buy, Nordstrom Rack, Sephora and a top performing 16-screen Century Theatres. Belmar is also surrounded by over 1,300 residential units and a Hyatt House.

Jahan Moslehi, Managing Principal and Co-Founder of Bridge33 Capital, said: "We are extremely excited about the acquisition of Belmar, which is a transformational asset for our company. We are determined to attract the most vibrant local and national restaurant, entertainment, and retail tenants to Belmar while adding additional daytime population through leasing office space. We are going to bring Belmar back."

Jack Hechinger, VP in Acquisitions, added: "Belmar is uniquely positioned to benefit from significant market tailwinds. We will work closely with the City of Lakewood and the surrounding community to transform it into the premier mixed-use development west of downtown Denver. This is a major step forward in our efforts to build scale in the Denver MSA."

About Bridge33 Capital LLC

Based in Seattle, Bridge33 Capital LLC is a vertically integrated real estate company focused on value-add investments. Bridge33 owns and operates approximately 6 million square feet of retail and office properties in 18 states. www.bridge33capital.com

About Waterfall Asset Management, LLC

Based in New York, Waterfall Asset Management is an SEC-registered institutional asset manager focused on structured credit (asset-backed securities and loans) and private equity investments. Waterfall had approximately \$9.5 billion in assets under management as of April 30, 2021. www.waterfallam.com