



### Catalus Special Opportunities

Catalus Special Opportunities (CSO) focuses on investing in unique transactions that require a flexible capital solution. Maintaining an emphasis on deep value, CSO has a broad mandate to pursue opportunities in Real Estate, Corporate, and Esoteric assets through a variety of structures and vehicles.

### Corporate Criteria

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| <p><b>Investment catalysts</b></p> <ul style="list-style-type: none"> <li>• Mergers and Acquisitions</li> <li>• Management Buyouts</li> <li>• Recapitalizations</li> <li>• Expansion or growth Investments</li> </ul> | <p><b>Investment structures</b></p> <ul style="list-style-type: none"> <li>• \$10 - \$40 million Investment</li> <li>• Full acquisition or minority equity</li> <li>• Cash flow or asset backed</li> <li>• Senior, mezzanine, and subordinated debt</li> <li>• Secured or unsecured loans</li> </ul> | <p><b>Key partner characteristics</b></p> <ul style="list-style-type: none"> <li>• Typically EBITDA between \$2 - \$30 million, or fully collateralized investment</li> <li>• Multi-year success and experience</li> <li>• Prime and defensible market position</li> <li>• Leader in industry or niche</li> <li>• Seasoned and passionate management team</li> <li>• Corporate focus on integrity</li> </ul> |
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### Real Estate and Esoteric Asset Criteria

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|---|--|--|--|
| <b>Bridge Lending</b>   |  | <b>Equity Investing</b>  |  |
| <i>Investment catalysts</i>   | <i>Investment characteristics</i>  | <i>Investment catalysts</i>  | <i>Investment characteristics</i>  |
| <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Distressed financing</li> <li>• Bankruptcy</li> <li>• Bridge capital</li> <li>• Recapitalization</li> </ul> | <ul style="list-style-type: none"> <li>• Senior, subordinated, mezzanine, preferred equity</li> <li>• Secured or unsecured</li> <li>• \$10 - \$40 million</li> <li>• Attractive LTV</li> </ul> | <ul style="list-style-type: none"> <li>• Distressed sales</li> <li>• Recapitalization</li> <li>• Bankruptcy</li> <li>• Value-add/lease-up/expansion</li> <li>• Sale leaseback</li> </ul> | <ul style="list-style-type: none"> <li>• \$10 - \$40 million</li> <li>• Acquisition</li> <li>• Joint ventures</li> <li>• Attractive basis</li> </ul> |

**Catalus is actively seeking new investment opportunities. Please contact Saif Qazi at Saif@cataluscapital.com with deal submissions.**