

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**
Washington, D.C. 20549

FORM 8-K

**CURRENT REPORT
Pursuant to Section 13 or 15(d)
of the Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): February 24, 2021

Colony Credit Real Estate, Inc.
(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

001-38377
(Commission
File Number)

38-4046290
(IRS Employer
Identification No.)

515 S. Flower Street, 44th Floor
Los Angeles, CA
(Address of principal executive offices)

90071
(Zip Code)

Registrant's telephone number, including area code: (310) 282-8820

Not Applicable
(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Class A common stock, par value \$0.01 per share	CLNC	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02 Results of Operations and Financial Condition.

On February 24, 2021, Colony Credit Real Estate, Inc. (the “Company”) issued a press release announcing its financial position as of December 31, 2020 and its financial results for the fourth quarter and full year ended December 31, 2020. A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein by reference.

On February 24, 2021, the Company made available a Supplemental Financial Disclosure Presentation for the fourth quarter and full year ended December 31, 2020 on the Company’s website at www.clncredit.com. A copy of the Supplemental Financial Disclosure Presentation is furnished herewith as Exhibit 99.2 to this Current Report on Form 8-K and is incorporated herein by reference.

Item 7.01 Regulation FD Disclosure.

On February 24, 2021, the Company posted an investor presentation (the “Investor Presentation”) to its website at www.clncredit.com under the “Shareholders” tab, subheading “Events and Presentations – Presentations”. Representatives of the Company expect to use such presentation in various conferences and meetings in the coming weeks. A copy of the Investor Presentation is furnished herewith as Exhibit 99.3 to this Current Report on Form 8-K and is incorporated herein by reference.

In accordance with General Instructions B.2 and B.6 of Form 8-K, the information included in this Current Report on Form 8-K (including Exhibits 99.1, 99.2 and 99.3 hereto), shall not be deemed “filed” for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference into any filing made by the Company under the Exchange Act or Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such a filing.

Use of Website to Distribute Material Company Information

The Company’s website address is www.clncredit.com. The Company uses its website as a channel of distribution for important company information. Important information, including press releases, analyst presentations and financial information regarding the Company, is routinely posted on and accessible on the Shareholders subpage of its website, which is accessible by clicking on the tab labeled “Shareholders” on the website home page. The Company also uses its website to expedite public access to time-critical information regarding the Company in advance of or in lieu of distributing a press release or a filing with the U.S. Securities and Exchange Commission disclosing the same information. Therefore, investors should look to the Shareholders subpage of the Company’s website for important and time-critical information. Visitors to the Company’s website can also register to receive automatic e-mail and other notifications alerting them when new information is made available on the Shareholders subpage of the website.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits. The following exhibits are being furnished herewith to this Current Report on Form 8-K.

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release, dated February 24, 2021
99.2	Supplemental Financial Disclosure Presentation for the fourth quarter and full year ended December 31, 2020
99.3	Investor Presentation, dated February 24, 2021
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: February 24, 2021

COLONY CREDIT REAL ESTATE, INC.

By: /s/ David A. Palamé

Name: David A. Palamé

Title: General Counsel & Secretary



**Colony Credit Real Estate, Inc. Announces
Fourth Quarter and Full Year 2020 Financial Results**

LOS ANGELES, February 24, 2021 – Colony Credit Real Estate, Inc. (NYSE: CLNC) (“Colony Credit Real Estate” or the “Company”) today announced its financial results for the fourth quarter and full year ended December 31, 2020 and certain updates. The Company reported fourth quarter 2020 total Company GAAP net loss attributable to common stockholders of \$(52.5) million, or \$(0.41) per share, and total Company Distributable Loss of \$(25.7) million, or \$(0.20) per share. Excluding realized gains and losses on sales and fair value adjustments, total Company Adjusted Distributable Earnings of \$26.1 million, or \$0.20 per share. As of December 31, 2020, total Company GAAP net book value of \$12.96 per share and undepreciated book value of \$14.14 per share.

Michael J. Mazzei commented, “After an unprecedented year full of uncertainty related to Covid-19, we have successfully stabilized the balance sheet and pivoted the organization to offense. We have approximately \$588 million of cash-on-hand, which provides us with flexibility to protect the balance sheet while growing earnings in 2021.”

Michael J. Mazzei commented, “We realize the importance of a dividend to shareholders and I am happy to announce that we will be reinstating a quarterly dividend of \$0.10 per share for the first quarter of 2021. Through our new loan origination activity and other efforts, we are focused on growing earnings and the dividend over time.”

Supplemental Financial Report

A Fourth Quarter 2020 Supplemental Financial Report will be available on the Shareholders – Events and Presentations section of the Company’s website at www.clncredit.com. This information will be furnished to the SEC in a Current Report on Form 8-K.

Fourth Quarter 2020 Conference Call

The Company will conduct a conference call to discuss the financial results on February 24, 2021 at 2:00 p.m. PT / 5:00 p.m. ET. To participate in the event by telephone, please dial (877) 407-0784 ten minutes prior to the start time (to allow time for registration). International callers should dial (201) 689-8560. The call will also be broadcast live over the Internet and can be accessed on the Shareholders section of the Company’s website at www.clncredit.com. A webcast of the call will be available for 90 days on the Company’s website.

For those unable to participate during the live call, a replay will be available starting February 24, 2021 at 5:00 p.m. PT / 8:00 p.m. ET, through March 3, 2021, at 8:59 p.m. PT / 11:59 p.m. ET. To access the replay, dial (844) 512-2921 (U.S.), and use conference ID code 13714793. International callers should dial (412) 317-6671 and enter the same conference ID number.

Dividend Announcement

The Company’s Board of Directors declared a quarterly cash dividend of \$0.10 per share to holders of Class A common stock for the first quarter of 2021, which will be paid on April 15, 2021 to respective stockholders of record on March 31, 2021.

Non-GAAP Financial Measures and Definitions

Distributable Earnings/Legacy, Non-Strategic Distributable Earnings

We present Distributable Earnings/Legacy, Non-Strategic Distributable Earnings, which is a non-GAAP supplemental financial measure of our performance. Our Distributable Earnings are generated by the Core Portfolio and Legacy, Non-Strategic Distributable Earnings are generated by the Legacy, Non-Strategic Portfolio. We believe that Distributable Earnings/Legacy, Non-Strategic Distributable Earnings provides meaningful information to consider in addition to our net income and cash flow from operating activities determined in accordance with U.S. GAAP, and this metric is a useful indicator for investors in evaluating and comparing our operating performance to our peers and our ability to pay dividends. We elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, beginning with our taxable year ended December 31, 2018. As a REIT, we are required to distribute substantially all of our taxable income and we believe that dividends are one of the principal reasons investors invest in credit or commercial mortgage REITs such as our company. Over time, Distributable Earnings has been a useful indicator of our dividends per share and we consider that measure in determining the dividend, if any, to be paid. This supplemental financial measure also helps us to evaluate our performance excluding the effects of certain transactions and U.S. GAAP adjustments that we believe are not necessarily indicative of our current portfolio and operations. For information on the fees we pay our Manager, see Note 10, “Related Party Arrangements” to our consolidated financial statements included in the Form 10-K to be filed with the SEC.

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We define Distributable Earnings/Legacy, Non-Strategic Distributable Earnings as U.S. GAAP net income (loss) attributable to our common stockholders (or, without duplication, the owners of the common equity of our direct subsidiaries, such as our OP) and excluding (i) non-cash equity compensation expense, (ii) the expenses incurred in connection with our formation or other strategic transactions, (iii) the incentive fee, (iv) acquisition costs from successful acquisitions, (v) gains or losses from sales of real estate property and impairment write-downs of depreciable real estate, including unconsolidated joint ventures and preferred equity investments, (vi) CECL reserves determined by probability of default/loss given default (“PD/LGD”) model, (vii) depreciation and amortization, (viii) any unrealized gains or losses or other similar non-cash items that are included in net income for the current quarter, regardless of whether such items are included in other comprehensive income or loss, or in net income, (ix) one-time events pursuant to changes in U.S. GAAP and (x) certain material non-cash income or expense items that in the judgment of management should not be included in Distributable Earnings/Legacy, Non-Strategic Distributable Earnings. For clauses (ix) and (x), such exclusions shall only be applied after discussions between our Manager and our independent directors and after approval by a majority of our independent directors. Distributable Earnings/Legacy, Non-Strategic Distributable Earnings include provision for loan losses when realized. Loan losses are realized when such amounts are deemed nonrecoverable at the time the loan is repaid, or if the underlying asset is sold following foreclosure, or if we determine that it is probable that all amounts due will not be collected; realized loan losses to be included in Distributable Earnings is the difference between the cash received, or expected to be received, and the book value of the asset.

Distributable Earnings/Legacy, Non-Strategic Distributable Earnings does not represent net income or cash generated from operating activities and should not be considered as an alternative to U.S. GAAP net income or an indication of our cash flows from operating activities determined in accordance with U.S. GAAP, a measure of our liquidity, or an indication of funds available to fund our cash needs. In addition, our methodology for calculating Distributable Earnings/Legacy, Non-Strategic Distributable Earnings may differ from methodologies employed by other companies to calculate the same or similar non-GAAP supplemental financial measures, and accordingly, our reported Distributable Earnings may not be comparable to the Distributable Earnings reported by other companies.

The Company calculates Distributable Earnings/Legacy, Non-Strategic Distributable Earnings per share, which are non-GAAP supplemental financial measures, based on a weighted average number of common shares and operating partnership units (held by members other than the Company or its subsidiaries).

Core Portfolio

We present the Core Portfolio, which consists of four business and reportable segments including senior and mezzanine loans and preferred equity, CRE debt securities, net leased real estate and corporate. Senior and mezzanine loans and preferred equity consists of CRE debt investments including senior mortgage loans, mezzanine loans, and preferred equity interests as well as participations in such loans. The segment also includes acquisition, development and construction loan arrangements accounted for as equity method investments as well as loans and preferred equity interests held through joint ventures with an affiliate of Colony Capital which were deconsolidated as a result of our formation transaction and subsequently treated as equity method investments. CRE debt securities include both investment grade and non-investment grade rated CMBS bonds (including “B-pieces” of CMBS securitization pools or “B-Piece” investments). Net leased real estate includes direct investments in commercial real estate principally composed of long-term leases to tenants on a net lease basis, where such tenants are generally responsible for property operating expenses such as insurance, utilities, maintenance capital expenditures and real estate taxes. Corporate includes corporate-level asset management and other fees including expenses related to our secured revolving credit facility, related party and general and administrative expenses related to the Core Portfolio only.

Legacy, Non-Strategic Portfolio

We present the Legacy, Non-Strategic Portfolio, which is a business and reportable segment that consists of direct investments in operating real estate such as multi-tenant office. It also includes two portfolios of real estate private equity interests and certain retail and other legacy loans originated prior to the combination that created the Company. This segment also includes corporate-level asset management and other fees including expenses related to secured revolving credit facility, related party and general and administrative expenses related to the Legacy, Non-strategic Portfolio only. Commencing with reporting in the first quarter of 2021, we will no longer report this segment and the remaining Legacy, Non-Strategic assets will be reported within the Core Portfolio segments.



About Colony Credit Real Estate, Inc.

Colony Credit Real Estate (NYSE: CLNC) is one of the largest publicly traded commercial real estate (CRE) credit REITs, focused on originating, acquiring, financing and managing a diversified portfolio consisting primarily of CRE debt investments and net leased properties predominantly in the United States. CRE debt investments primarily consist of first mortgage loans, which we expect to be the primary investment strategy. Colony Credit Real Estate is externally managed by a subsidiary of leading global real estate and investment management firm, Colony Capital, Inc. Colony Credit Real Estate is organized as a Maryland corporation and taxed as a REIT for U.S. federal income tax purposes. For additional information regarding the Company and its management and business, please refer to www.clncredit.com.

Cautionary Statement Regarding Forward-Looking Statements

This press release may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” or “potential” or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond our control, and may cause actual results to differ significantly from those expressed in any forward-looking statement. Among others, the following uncertainties and other factors could cause actual results to differ from those set forth in the forward-looking statements: operating costs and business disruption may be greater than expected; uncertainties regarding the ongoing impact of the novel coronavirus (COVID-19), the severity of the disease, the duration of the COVID-19 outbreak, actions that may be taken by governmental authorities to contain the COVID-19 outbreak or to treat its impact, the potential negative impacts of COVID-19 on the global economy and its adverse impact on the real estate market, the economy and the Company’s investments (including, but not limited to, the Los Angeles mixed-use development loan, other hospitality loans, and Dublin development financings), financial condition and business operation; defaults by borrowers in paying debt service on outstanding indebtedness and borrowers’ abilities to manage and stabilize properties; deterioration in the performance of the properties securing our investments (including depletion of interest and other reserves or payment-in-kind concessions in lieu of current interest payment obligations) that may cause deterioration in the performance of our investments and, potentially, principal losses to us; the Company’s operating results may differ materially from the information presented in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2020, as well as in Colony Credit Real Estate’s other filings with the Securities and Exchange Commission; the fair value of the Company’s investments may be subject to uncertainties; the Company’s use of leverage could hinder its ability to make distributions and may significantly impact its liquidity position; given the Company’s dependence on its external manager, an affiliate of Colony Capital, Inc., any adverse changes in the financial health or otherwise of its manager or Colony Capital, Inc. could hinder the Company’s operating performance and return on stockholder’s investment; the ability to realize substantial efficiencies as well as anticipated strategic and financial benefits, including, but not limited to expected returns on equity and/or yields on investments; adverse impacts on the Company’s corporate revolver, including covenant compliance and borrowing base capacity; adverse impacts on the Company’s liquidity, including margin calls on master repurchase facilities, debt service or lease payment defaults or deferrals, demands for protective advances and capital expenditures, or its ability to continue to generate liquidity from sales of Legacy, Non-Strategic assets; the Company’s ability to liquidate its Legacy, Non-Strategic assets within the projected timeframe or at the projected values; the timing of and ability to deploy available capital; whether the Company will achieve its anticipated 2021 Distributable Earnings per share (as adjusted), or maintain or produce higher Distributable Earnings per share (as adjusted) in the near term or ever; the Company’s ability to maintain or grow the dividend at all in the future, including the Company maintaining its common stock dividend at \$0.10 per share for each quarter during calendar year 2021; the timing of and ability to complete repurchases of the Company’s stock; the ability of the Company to refinance certain mortgage debt on similar terms to those currently existing or at all; whether Colony Capital will continue to serve as our external manager or whether we will pursue another strategic transaction; and the impact of legislative, regulatory and competitive changes, and the actions of government authorities and in particular those affecting the commercial real estate finance and mortgage industry or our business. The foregoing list of factors is not exhaustive. Additional information about these and other factors can be found in Part I, Item 1A of the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2020 and Part II, Item 1A of the Company’s Form 10-Q for the quarter ended September 30, 2020, as well as in Colony Credit Real Estate’s other filings with the Securities and Exchange Commission. Moreover, each of the factors referenced above are likely to also be impacted directly or indirectly by the ongoing impact of COVID-19 and investors are cautioned to interpret substantially all of such statements and risks as being heightened as a result of the ongoing impact of the COVID-19.



We caution investors not to unduly rely on any forward-looking statements. The forward-looking statements speak only as of the date of this press release. Colony Credit Real Estate is under no duty to update any of these forward-looking statements after the date of this press release, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so. We caution investors not to unduly rely on any forward-looking statements. The forward-looking statements speak only as of the date of this press release. Colony Credit Real Estate is under no duty to update any of these forward-looking statements after the date of this press release, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so.

Investor Relations

Colony Credit Real Estate, Inc.
Addo Investor Relations
Lasse Glassen
310-829-5400

ColonyCredit

REAL ESTATE

COLONY CREDIT REAL ESTATE, INC.
CONSOLIDATED BALANCE SHEETS
(In thousands, except share and per share data)

	December 31, 2020	December 31, 2019
Assets		
Cash and cash equivalents	\$ 474,817	\$ 69,619
Restricted cash	65,213	126,065
Loans and preferred equity held for investment	2,220,688	2,848,956
Allowance for loan losses	(37,191)	(272,624)
Loans and preferred equity held for investment, net	2,183,497	2,576,332
Real estate securities, available for sale, at fair value	10,389	252,824
Real estate, net	839,257	1,484,796
Investments in unconsolidated ventures (\$6,883 and \$10,283 at fair value, respectively)	373,364	595,305
Receivables, net	37,375	46,456
Deferred leasing costs and intangible assets, net	75,700	112,762
Assets held for sale	323,356	189,470
Other assets	60,900	87,707
Mortgage loans held in securitization trusts, at fair value	1,768,069	1,872,970
Total assets	\$ 6,211,937	\$ 7,414,306
Liabilities		
Securitization bonds payable, net	\$ 835,153	\$ 833,153
Mortgage and other notes payable, net	1,022,757	1,256,112
Credit facilities	535,224	1,099,233
Due to related party	10,060	11,016
Accrued and other liabilities	96,578	140,424
Intangible liabilities, net	7,657	22,149
Liabilities related to assets held for sale	323	294
Escrow deposits payable	36,973	74,497
Dividends payable	—	13,164
Mortgage obligations issued by securitization trusts, at fair value	1,708,534	1,762,914
Total liabilities	4,253,259	5,212,956
Commitments and contingencies		
Equity		
Stockholders' equity		
Preferred stock, \$0.01 par value, 50,000,000 shares authorized, no shares issued and outstanding as of December 31, 2020 and December 31, 2019, respectively	—	—
Common stock, \$0.01 par value per share		
Class A, 950,000,000 shares authorized, 128,564,930 and 128,538,703 shares issued and outstanding as of December 31, 2020 and December 31, 2019, respectively	1,286	1,285
Additional paid-in capital	2,844,023	2,909,181
Accumulated deficit	(1,234,224)	(819,738)
Accumulated other comprehensive income	54,588	28,294
Total stockholders' equity	1,665,673	2,119,022
Noncontrolling interests in investment entities	253,225	31,631
Noncontrolling interests in the Operating Partnership	39,780	50,697
Total equity	1,958,678	2,201,350
Total liabilities and equity	\$ 6,211,937	\$ 7,414,306

ColonyCredit

REAL ESTATE

COLONY CREDIT REAL ESTATE, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS
(In thousands, except per share data)

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Net interest income				
Interest income	\$ 34,848	\$ 47,696	\$ 156,851	\$ 175,169
Interest expense	(12,128)	(24,225)	(63,043)	(87,730)
Interest income on mortgage loans held in securitization trusts	30,905	20,485	92,461	120,203
Interest expense on mortgage obligations issued by securitization trusts	(29,325)	(18,274)	(83,952)	(109,964)
Net interest income	24,300	25,682	102,317	97,678
Property and other income				
Property operating income	37,124	62,562	175,037	253,955
Other income	757	902	1,836	2,333
Total property and other income	37,881	63,464	176,873	256,288
Expenses				
Management fee expense	7,504	8,320	29,739	42,390
Property operating expense	10,868	26,725	64,987	112,801
Transaction, investment and servicing expense	2,307	4,178	9,975	7,191
Interest expense on real estate	11,759	13,629	48,860	55,415
Depreciation and amortization	13,000	20,367	59,766	103,220
Provision for loan losses	(1,724)	—	78,561	220,572
Impairment of operating real estate	9,302	(97)	42,814	282,749
Administrative expense (including \$1,100, \$3,344, \$4,367 and \$10,810 of equity-based compensation expense, respectively)	6,983	9,541	26,551	31,936
Total expenses	59,999	82,663	361,253	856,274
Other income (loss)				
Unrealized gain (loss) on mortgage loans and obligations held in securitization trusts, net	(8,932)	(512)	(50,521)	4,090
Realized gain on mortgage loans and obligations held in securitization trusts, net	—	—	—	2,772
Other gain (loss), net	11,390	12,857	(118,725)	(972)
Income (loss) before equity in earnings of unconsolidated ventures and income taxes	4,640	18,828	(251,309)	(496,418)
Equity in earnings (loss) of unconsolidated ventures	(65,284)	18,980	(135,173)	36,942
Income tax benefit (expense)	(646)	(2,628)	10,898	(3,172)
Net income (loss)	(61,290)	35,180	(375,584)	(462,648)
Net (income) loss attributable to noncontrolling interests:				
Investment entities	7,563	(415)	13,924	38,208
Operating Partnership	1,252	(813)	8,361	9,928
Net income (loss) attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (52,475)	\$ 33,952	\$ (353,299)	\$ (414,512)
Net income (loss) per common share – basic and diluted	\$ (0.41)	\$ 0.26	\$ (2.75)	\$ (3.25)
Weighted average shares of common stock outstanding – basic and diluted	128,581	128,539	128,548	128,391

ColonyCredit REAL ESTATE

COLONY CREDIT REAL ESTATE, INC.
RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION
(In thousands, except per share data) (Unaudited)

GAAP Net Loss to Distributable Loss / Legacy, Non-Strategic Distributable Loss

	Three Months Ended December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Net loss attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (42,742)	\$ (9,733)	\$ (52,475)
<i>Adjustments:</i>			
Net loss attributable to noncontrolling interest of the Operating Partnership	(1,019)	(233)	(1,252)
Non-cash equity compensation expense	880	220	1,100
Transaction costs	243	61	304
Depreciation and amortization	9,669	3,494	13,163
Net unrealized loss (gain) on investments:			
Impairment of operating real estate and preferred equity	—	9,302	9,302
Other unrealized loss on investments	10,526	—	10,526
CECL reserves	(1,650)	—	(1,650)
Gains on sales of real estate and preferred equity	(585)	(3,893)	(4,478)
Adjustments related to noncontrolling interests in investment entities	—	(198)	(198)
Distributable Loss / Legacy, Non-Strategic Distributable Loss attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	<u>\$ (24,678)</u>	<u>\$ (980)</u>	<u>\$ (25,658)</u>
Distributable Loss / Legacy, Non-Strategic Distributable Loss per share ⁽¹⁾	<u>\$ (0.19)</u>	<u>\$ (0.01)</u>	<u>\$ (0.20)</u>
Weighted average number of common shares and OP units ⁽¹⁾	<u>131,657</u>	<u>131,657</u>	<u>131,657</u>

- (1) The Company calculates Distributable Loss / LNS Distributable Loss per share, which are non-GAAP financial measures, based on a weighted average number of common shares and OP units (held by members other than the Company or its subsidiaries). For the three months ended December 31, 2020, the weighted average number of common shares and OP units was approximately 131.7 million; includes 3.1 million of OP units

Distributable Loss / Legacy, Non-Strategic Distributable Loss to Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings

	Three Months Ended December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Distributable Loss / Legacy, Non-Strategic Distributable Loss attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	\$ (24,678)	\$ (980)	\$ (25,658)
<i>Adjustments:</i>			
Realized gain on CRE debt securities sales	(9,736)	—	(9,736)
Fair value adjustments on investments in unconsolidated ventures	57,743	—	57,743
Realized loss on investments in unconsolidated ventures	—	2,598	2,598
Income tax expense	—	1,113	1,113
Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership ⁽¹⁾	<u>\$ 23,329</u>	<u>\$ 2,731</u>	<u>\$ 26,060</u>
Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings per share ⁽¹⁾⁽²⁾	<u>\$ 0.18</u>	<u>\$ 0.02</u>	<u>\$ 0.20</u>
Weighted average number of common shares and OP units ⁽²⁾	<u>131,657</u>	<u>131,657</u>	<u>131,657</u>

- (1) Adjusted Distributable Earnings / LNS Distributable Earnings excludes realized gains and losses on sales and fair value adjustments
- (2) The Company calculates Adjusted Distributable Earnings / LNS Distributable Earnings per share, which are non-GAAP financial measures, based on a weighted average number of common shares and OP units (held by members other than the Company or its subsidiaries). For the three months ended December 31, 2020, the weighted average number of common shares and OP units was approximately 131.7 million; includes 3.1 million of OP units

ColonyCredit

REAL ESTATE

GAAP Net Book Value to Undepreciated Book Value

	As of December 31, 2020		
	Core Portfolio	Legacy, Non- Strategic Portfolio	Total
GAAP net book value (excl. noncontrolling interests in investment entities)	\$ 1,709,289	\$ (3,836)	\$1,705,453
Accumulated depreciation and amortization ⁽¹⁾	94,078	61,752	155,830
Undepreciated book value	<u>\$ 1,803,367</u>	<u>\$ 57,916</u>	<u>\$1,861,283</u>
GAAP net book value per share (excl. noncontrolling interests in investment entities)	\$ 12.98	\$ (0.02)	\$ 12.96
Accumulated depreciation and amortization per share ⁽¹⁾	0.72	0.46	1.18
Undepreciated book value per share	<u>\$ 13.70</u>	<u>\$ 0.44</u>	<u>\$ 14.14</u>
Total common shares and OP units outstanding ⁽²⁾	<u>131,641</u>	<u>131,641</u>	<u>131,641</u>

- (1) Represents at-share net accumulated depreciation and amortization on real estate investments, including related intangible assets and liabilities
- (2) The Company calculates GAAP net book value (excluding noncontrolling interests in investment entities) per share and undepreciated book value per share, which are non-GAAP financial measures, based on the total number of common shares and OP units (held by members other than the Company or its subsidiaries) outstanding at the end of the reporting period. As of December 31, 2020, the total number of common shares and OP units outstanding was approximately 131.6 million



ColonyCredit
REAL ESTATE

SUPPLEMENTAL FINANCIAL REPORT
FOURTH QUARTER 2020

FEBRUARY 24, 2021

CAUTIONARY STATEMENT REGARDING FORWARD-LOOKING STATEMENTS

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This presentation may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond our control, and may cause actual results to differ significantly from those expressed in any forward-looking statement. Among others, the following uncertainties and other factors could cause actual results to differ from those set forth in the forward-looking statements: operating costs and business disruption may be greater than expected; uncertainties regarding the ongoing impact of the novel coronavirus (COVID-19), the severity of the disease, the duration of the COVID-19 outbreak, actions that may be taken by governmental authorities to contain the COVID-19 outbreak or to treat its impact, the potential negative impacts of COVID-19 on the global economy and its adverse impact on the real estate market, the economy and the Company's investments (including, but not limited to, the Los Angeles mixed-use development loan, other hospitality loans and Dublin development financings), financial condition and business operation; defaults by borrowers in paying debt service on outstanding indebtedness and borrowers' abilities to manage and stabilize properties; deterioration in the performance of the properties securing our investments (including depletion of interest and other reserves or payment-in-kind concessions in lieu of current interest payment obligations) that may cause deterioration in the performance of our investments and, potentially, principal losses to us; the Company's operating results may differ materially from the information presented in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2020, as well as in Colony Credit Real Estate's other filings with the Securities and Exchange Commission; the fair value of the Company's investments may be subject to uncertainties; the Company's use of leverage could hinder its ability to make distributions and may significantly impact its liquidity position; given the Company's dependence on its external manager, an affiliate of Colony Capital, Inc., any adverse changes in the financial health or otherwise of its manager or Colony Capital, Inc. could hinder the Company's operating performance and return on stockholder's investment; the ability to realize substantial efficiencies as well as anticipated strategic and financial benefits, including, but not limited to expected returns on equity and/or yields on investments; adverse impacts on the Company's corporate revolver, including covenant compliance and borrowing base capacity; adverse impacts on the Company's liquidity, including margin calls on master repurchase facilities, debt service or lease payment defaults or deferrals, demands for protective advances and capital expenditures, or its ability to continue to generate liquidity from sales of Legacy, Non-Strategic assets; the Company's ability to liquidate its Legacy, Non-Strategic assets within the projected timeframe or at the projected values; the timing of and ability to deploy available capital; whether the Company will achieve its anticipated 2021 Distributable Earnings per share (as adjusted), or maintain or produce higher Distributable Earnings per share (as adjusted) in the near term or ever; the Company's ability to maintain or grow the dividend at all in the future, including the Company maintaining its common stock dividend at \$0.10 per share for each quarter during calendar year 2021; the timing of and ability to complete repurchases of the Company's stock; the ability of the Company to refinance certain mortgage debt on similar terms to those currently existing or at all; whether Colony Capital will continue to serve as our external manager or whether we will pursue another strategic transaction; and the impact of legislative, regulatory and competitive changes, and the actions of government authorities, and in particular those affecting the commercial real estate finance and mortgage industry or our business. The foregoing list of factors is not exhaustive. Additional information about these and other factors can be found in Part I, Item 1A of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2020 and Part II, Item 1A of the Company's Form 10-Q for the quarter ended September 30, 2020, as well as in Colony Credit Real Estate's other filings with the Securities and Exchange Commission. Moreover, each of the factors referenced above are likely to also be impacted directly or indirectly by the ongoing impact of COVID-19 and investors are cautioned to interpret substantially all of such statements and risks as being heightened as a result of the ongoing impact of the COVID-19.

We caution investors not to unduly rely on any forward-looking statements. The forward-looking statements speak only as of the date of this presentation. Colony Credit Real Estate is under no duty to update any of these forward-looking statements after the date of this presentation, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so. We caution investors not to unduly rely on any forward-looking statements. The forward-looking statements speak only as of the date of this presentation. Colony Credit Real Estate is under no duty to update any of these forward-looking statements after the date of this presentation, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so.



ColonyCredit
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COMPANY HIGHLIGHTS

COMPANY HIGHLIGHTS

Leading commercial real estate credit REIT with conservative balance sheet poised for growth

Stable & Growing Portfolio

of Primarily Senior Loans & Net Lease Assets

\$4.1B

Total At-Share Assets

\$690M

New Senior Loan Originations
Since Q3'20⁽¹⁾

Robust Liquidity

\$689M

Total Liquidity⁽²⁾

2.7x

Increase in Liquidity
Since Q1'20

\$588M (or \$4.47 per share) of Unrestricted Cash Today⁽³⁾

Conservative Balance Sheet

\$14.14

Undepreciated Book Value Per Share
(**\$8.71** current share price)⁽⁴⁾

1.0x

Net-Debt-to-Equity Ratio⁽⁵⁾

Minimal Recourse Financing (\$134M)

Reinstated Quarterly Dividend

\$0.10

Q1'21 Quarterly Dividend Per Share

Covered by Adjusted Distributable Earnings

FOURTH QUARTER & SUBSEQUENT EVENTS UPDATE

Financial Results

- Net loss of \$(52.5) million or \$(0.41) per share and Total Core/LNS Distributable Loss of \$(25.7) million or \$(0.20) per share
- Total Adjusted Core/LNS Distributable Earnings of \$26.1 million or \$0.20 per share, excluding gains/losses and FV adjustments
- GAAP net book value of \$1.7 billion or **\$12.96 per share** and undepreciated book value of \$1.9 billion or **\$14.14 per share**
- Quarterly dividend of \$0.10 per share starting in Q1'21

Liquidity & Capitalization

- **\$689 million** of available liquidity, including **\$588 million** of unrestricted cash, as of 2/22/21
- **\$1.4 billion** of available capacity under senior loan master repurchase facilities as of 2/22/21
- **55%** debt-to-total assets ratio and **1.0x** net debt-to-equity ratio, reduced from 60% and 1.4x as of 3/31/20⁽¹⁾⁽²⁾
- Reduced at-share recourse debt exposure to **\$134 million** as of 12/31/20 from \$718 million as of 3/31/20

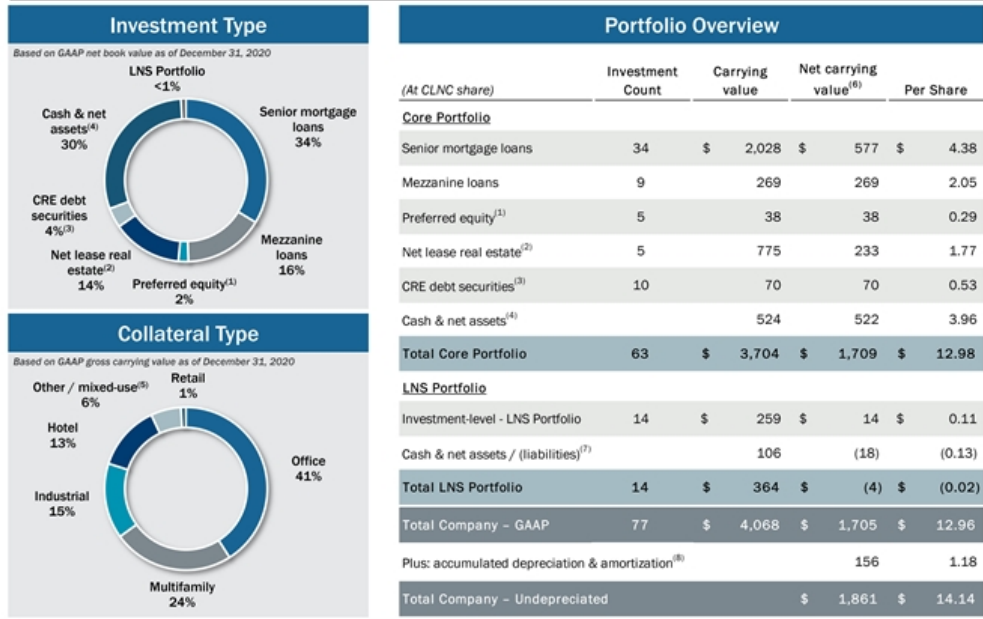
Portfolio Activity

- New Originations – Core Portfolio (Since Q3'20)
 - Closed five new loans for **\$169 million of committed capital** in Q4'20 and four new loans for **\$165 million of committed capital** in Q1'21
 - 13 new loans in-execution for **\$356 million of committed capital**
- Asset Sales / Payoffs – Core Portfolio (Since Q3'20)
 - Sold / resolved one investment for **\$82 million** of net proceeds in Q1'21
 - Sold nine CRE debt security tranches in Q4'20 and one additional tranche in Q1'21 for **\$29 million** of net proceeds
 - Four loan payoffs in Q4'20 and one additional payoff in Q1'21 for **\$128 million** of gross principal repayments
- Sold 22 LNS assets for **\$83 million** of net proceeds in Q4'20

Investment Portfolio

- Total investment portfolio of **\$3.4 billion**
- **\$2.3 billion** Core loan and preferred equity portfolio
- **100%** of Core floating rate senior mortgage loans have active LIBOR floors (weighted average LIBOR floor of ~185bps)
- **\$0.8 billion** Core net lease portfolio with a weighted average lease term of 7.6 years
- LNS Portfolio <1% of GAAP net book value; collapsing LNS reporting segment, starting in Q1'21

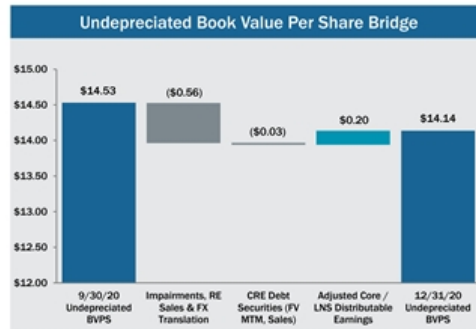
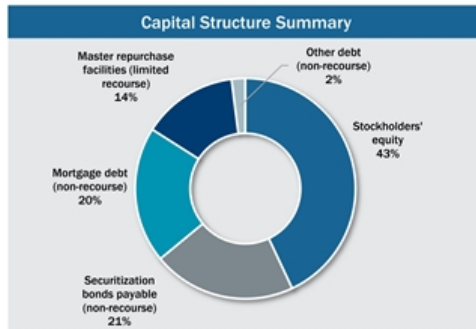
COMPANY SNAPSHOT

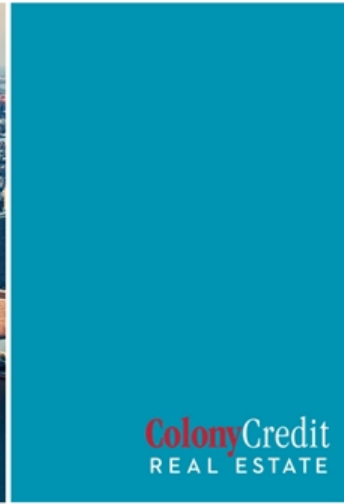


FINANCIAL OVERVIEW

Key Financial Metrics (\$mm / Per Share)					
(At CLNC share)	GAAP Net Income / (Loss)	Core / LNS Distributable Loss	Adjusted Core / LNS Distributable Earnings*	GAAP Net Book Value	Undepreciated Book Value
Core Portfolio	(\$42.7) / (\$0.33)	(\$24.7) / (\$0.19)	\$23.3 / \$0.18	\$1,709 / \$12.98	\$1,803 / \$13.70
LNS Portfolio	(\$9.7) / (\$0.08)	(\$1.0) / (\$0.01)	\$2.7 / \$0.02	(\$4) / (\$0.02)	\$58 / \$0.44
Total	(\$52.5) / (\$0.41)	(\$25.7) / (\$0.20)	\$26.1 / \$0.20	\$1,705 / \$12.96	\$1,861 / \$14.14

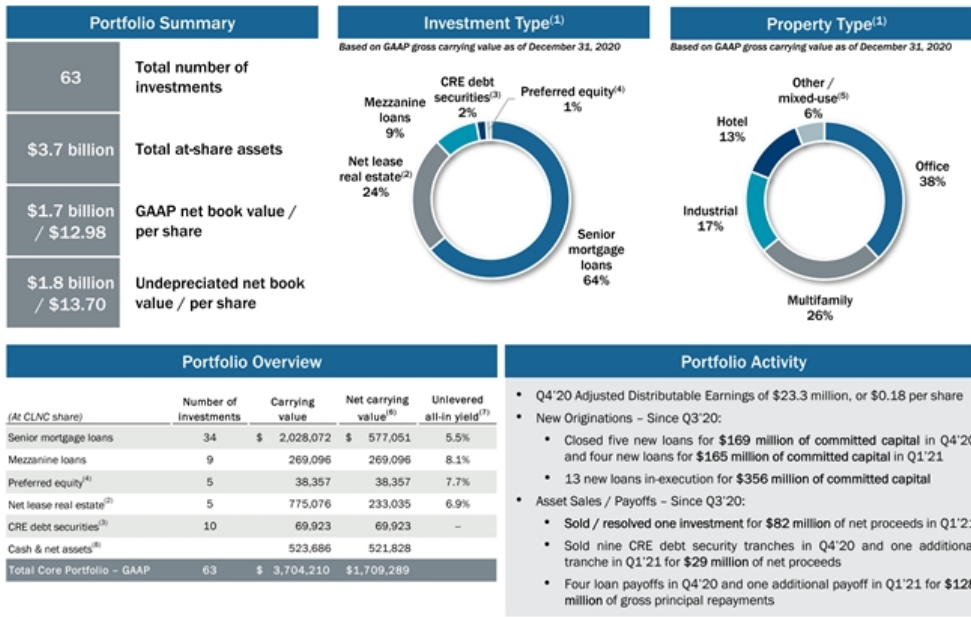
* Excludes realized gains / losses on sales and fair value adjustments





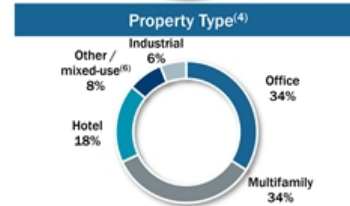
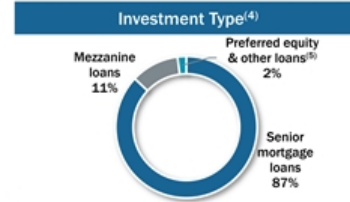
CORE PORTFOLIO

CORE PORTFOLIO – OVERVIEW



CORE PORTFOLIO – LOANS & PREFERRED EQUITY PORTFOLIO OVERVIEW

Overview	
48	Total number of investments
\$2.3 billion	Total loans & preferred equity
\$49 million	Average investment size
99%	% Senior loans floating rate <i>(All floating rate senior loans have LIBOR floors in-place)</i>
1.1 years	W.A. remaining term ⁽¹⁾
3.4 years	W.A. extended remaining term ⁽²⁾
5.8%	W.A. unlevered all-in yield ⁽³⁾
67%	W.A. loan-to-value (senior loans only)
3.7	W.A. risk ranking



CORE PORTFOLIO – LOANS & PREFERRED EQUITY PORTFOLIO OVERVIEW (CONT'D)

(At CLNC share)	Number of investments	Carrying value	Net carrying value ⁽¹⁾	W.A. unlevered all-in yield ⁽²⁾	W.A. extended term (years) ⁽⁴⁾
Floating rate					
Senior mortgage loans	33	\$ 2,001,149	\$ 550,127	5.6%	3.4
Mezzanine loans	1	11,182	11,182	11.5%	1.7
Preferred equity	1	3,118	3,118	5.3%	0.0*
Total / W.A. floating rate	35	2,015,449	564,427	5.6%	3.4
Fixed rate					
Senior mortgage loans	1	26,923	26,923	0.0%	3.0
Mezzanine loans	8	257,914	257,914	7.9%	3.3
Preferred equity	4	35,239	35,239	7.9%	4.5
Total / W.A. fixed rate	13	320,076	320,076	7.3%	3.4
Total / W.A.	48	\$ 2,335,525	\$ 884,504	5.8%	3.4

* Subsequent to Q4'20, the Company extended the maturity date on one preferred equity position to April 2021

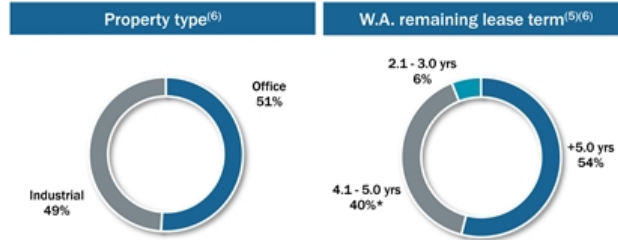
CORE PORTFOLIO – NET LEASE REAL ESTATE

(At CLNC share)	Number of investments	Number of properties	Rentable square feet (*RSF)	Carrying value	Net carrying value ⁽¹⁾	Q4'20 NOI ⁽²⁾	Annualized Q4'20 NOI ⁽³⁾	W.A. % leased at end of period ⁽⁴⁾	W.A. remaining lease term (years) ⁽⁵⁾
Office	3	3	1,812 RSF	\$ 392,851	\$ 150,846	\$ 6,174	\$ 24,696	100%	8.5
Industrial	2	24	7,419 RSF	382,225	82,189	7,271	29,084	97%	6.7
Total / W.A.	5	27	9,232 RSF	\$ 775,076	\$ 233,035	\$ 13,445	\$ 53,780	98%	7.6
Accumulated depreciation and amortization				94,078	94,078				
Total / W.A. – Undepreciated				\$ 869,154	\$ 327,113				

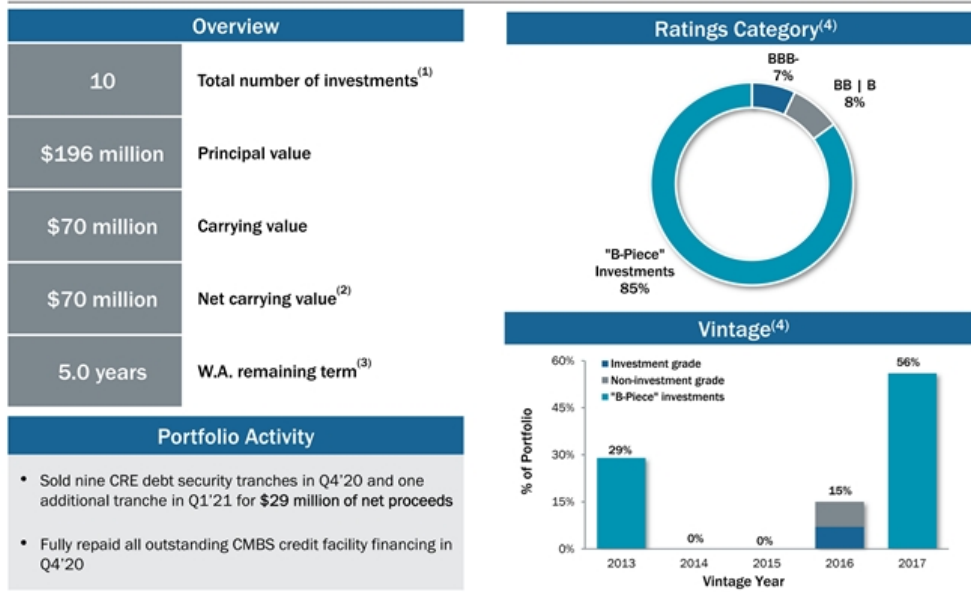
* Subsequent to Q4'20, the Company sold one net lease industrial investment for \$82 million of net proceeds. Financial results in the above table include approximately \$312 million and \$62 million of carrying value and net carrying value, respectively. Q4'20 NOI and Annualized Q4'20 NOI also includes approximately \$6.1 million and \$24.3 million, respectively, related to the sale. In addition, Q4'20 NOI and Annualized Q4'20 NOI in the above table excludes approximately \$0.5 million and \$2.2 million, respectively, due to an accounting true-up adjustment related to a Q3'20 sale



* 100% is related to industrial net lease properties



CORE PORTFOLIO – CRE DEBT SECURITIES



* "B-Piece" investments consist of eight tranches across two separate transactions, totaling \$177 million of principal value and \$60 million of carrying value as of December 31, 2020

CORE PORTFOLIO – INVESTMENT DETAIL

Core Portfolio – loans & preferred equity portfolio

(At CLNC share)	Origination date	Collateral type	City, State	Carrying value	Coupon type	Cash coupon	Unlevered all-in yield ⁽¹⁾	Extended maturity date ⁽²⁾	LTV ⁽³⁾	Risk ranking
Senior loans										
Loan 1	Jun-19	Multifamily	Milpitas, CA	\$ 179	Floating	L+ 3.1%	5.5%	Jul-24	72%	3
Loan 2	Jan-18	Hotel	San Jose, CA	161	Floating	L+ 4.3%	5.3%	Jan-23	62%	4
Loan 3	Jun-18	Hotel	Berkeley, CA	116	Floating	L+ 3.2%	5.2%	Jul-25	66%	4
Loan 4	Dec-18	Office	Carlsbad, CA	116	Floating	L+ 3.7%	6.0%	Dec-23	73%	3
Loan 5	Sep-19	Industrial	New York, NY	115	Floating	L+ 3.1%	5.8%	Sep-24	76%	4
Loan 6 *	Jun-19	Multifamily	Santa Clara, CA	104	Floating	L+ 4.4%	7.3%	Jun-24	64%	4
Loan 7	May-19	Office	Stamford, CT	99	Floating	L+ 3.5%	5.8%	Jun-25	71%	4
Loan 8	Apr-19	Multifamily	Various - U.S.	92	Floating	L+ 3.0%	5.9%	Apr-24	65%	4
Loan 9	Jun-18	Office	Burlingame, CA	73	Floating	L+ 2.8%	4.7%	Jul-23	61%	3
Loan 10	Jun-18	Hotel	Englewood, CO	73	Floating	L+ 3.5%	5.3%	Jul-23	69%	4
Loan 11	Aug-18	Office	San Jose, CA	71	Floating	L+ 2.5%	4.3%	Aug-25	66%	3
Loan 12	Oct-19	Other (mixed-use)	Brooklyn, NY	67	Floating	L+ 3.4%	5.9%	Nov-24	66%	4
Loan 13	Apr-19	Office	Long Island City, NY	62	Floating	L+ 3.3%	5.8%	Apr-24	58%	4
Loan 14	May-19	Office	Long Island City, NY	61	Floating	L+ 3.5%	6.0%	Jun-24	59%	4
Loan 15	Feb-19	Office	Baltimore, MD	56	Floating	L+ 3.5%	6.2%	Feb-24	74%	4
Loan 16	Jul-19	Office	Washington, D.C.	56	Floating	L+ 2.8%	5.7%	Aug-24	68%	4
Loan 17	Dec-20	Multifamily	Salt Lake City, UT	50	Floating	L+ 3.2%	3.9%	Jan-26	68%	3
Loan 18	Jul-19	Multifamily	Phoenix, AZ	44	Floating	L+ 2.7%	5.0%	Jul-24	76%	3
Loan 19	Dec-20	Multifamily	Austin, TX	40	Floating	L+ 3.7%	5.0%	Jan-26	54%	3
Loan 20	Feb-19	Multifamily	Las Vegas, NV	40	Floating	L+ 3.2%	5.9%	Feb-24	71%	4
Loan 21	Apr-18	Multifamily	Oxnard, CA	37	Floating	L+ 5.2%	6.5%	Feb-21	71%	4
Loan 22	Sep-19	Office	Salt Lake City, UT	36	Floating	L+ 2.7%	5.0%	Oct-24	72%	4
Loan 23	Dec-20	Multifamily	Fullerton, CA	34	Floating	L+ 3.8%	4.8%	Jan-26	70%	3
Loan 24	Jun-17	Office	Miami, FL	34	Floating	L+ 4.9%	5.6%	Jul-22	68%	3
Loan 25	Mar-19	Office	San Jose, CA	30	Floating	L+ 3.0%	5.9%	Apr-24	64%	3
Loan 26 *	Oct-18	Other (mixed-use)	Dublin, Ireland	27	n/a	n/a	n/a	Dec-23	94%	5
Loan 27	Jan-19	Multifamily	Tempe, AZ	27	Floating	L+ 2.9%	5.2%	Feb-24	79%	3
Loan 28	Sep-19	Office	San Francisco, CA	23	Floating	L+ 3.2%	5.9%	Oct-24	72%	3
Loan 29	Aug-19	Office	San Francisco, CA	21	Floating	L+ 2.8%	5.6%	Sep-24	73%	3
Loan 30	Feb-19	Office	Charlotte, NC	20	Floating	L+ 3.4%	6.0%	Mar-24	56%	3
Loan 31	Jul-20	Hotel	Bloomington, MN	19	Floating	L+ 3.0%	4.5%	Nov-21	64%	3
Loan 32	Oct-20	Office	Denver, CO	18	Floating	L+ 3.6%	4.7%	Nov-25	64%	3
Loan 33	Feb-19	Multifamily	Las Vegas, NV	14	Floating	L+ 3.2%	5.9%	Feb-24	71%	4
Loan 34	Nov-20	Multifamily	Tucson, AZ	13	Floating	L+ 3.6%	4.5%	Dec-25	75%	3
Total / W.A. senior loans				\$ 2,028			5.5%	May-24	67%	3.6

* Reflects loans and preferred equity interests in which the underlying collateral is related to construction/development projects

CORE PORTFOLIO – INVESTMENT DETAIL (CONT'D)

Core Portfolio – loans & preferred equity portfolio (cont'd)

(At CLNC share)	Origination date	Collateral type	City, State	Carrying value	Coupon type	Cash coupon	Unlevered all-in yield ⁽¹⁾	Extended maturity date ⁽²⁾	LTV ⁽³⁾	Risk ranking
Mezzanine loans										
Loan 35 *	Sep-20	Other (mixed-use)	Los Angeles, CA	\$ 98	n/a	n/a	n/a	Jul-23	62% - 88%	5
Loan 36 *	Dec-18	Multifamily	Santa Clarita, CA	55	Fixed	7.0%	13.8%	Dec-24	56% - 84%	4
Loan 37 *	Dec-19	Multifamily	Milpitas, CA	34	Fixed	8.0%	13.3%	Dec-24	49% - 71%	4
Loan 38	Sep-19	Hotel	Berkeley, CA	28	Fixed	9.0%	11.5%	Jul-25	66% - 81%	4
Loan 39 *	Jul-19	Multifamily	Placentia, CA	28	Fixed	8.0%	13.3%	Jul-24	51% - 84%	4
Loan 40	Jan-17	Hotel	New York, NY	11	Floating	L+ 11.0%	11.5%	Sep-22	63% - 76%	4
Loan 41 *	Jul-18	Office	Dublin, Ireland	9	Fixed	0.0%	12.5%	Dec-21	45% - 68%	3
Loan 42	Jul-14	Multifamily	Various - TX	4	Fixed	9.5%	9.5%	Aug-24	71% - 83%	4
Loan 43 *	Mar-13	Other (mixed-use)	San Rafael, CA	2	n/a	n/a	n/a	Mar-21	32% - 86%	5
Total / W.A. mezzanine loans				\$ 269			8.1%	Mar-24	57% - 81%	4.3
Preferred equity										
Loan 44	Aug-18	Office	Las Vegas, NV	\$ 18	Fixed	8.0%	15.3%	Sep-23	n/a	4
Loan 45 **	Sep-16	Industrial	Various - U.S.	16	n/a	n/a	n/a	Sep-27	n/a	4
Loan 46	Aug-20	Hotel	San Jose, CA	3	Floating	L+ 4.3%	5.3%	Jan-21	n/a	4
Loan 47 **, **	Jul-18	Office	Dublin, Ireland	1	n/a	n/a	n/a	Dec-21	n/a	3
Loan 48 **	Oct-14	Hotel	Austin, TX	0	n/a	n/a	n/a	n/a	n/a	n/a
Total / W.A. preferred equity				\$ 38			7.7%	Feb-25	n/a	4.0
Total / W.A. loans & preferred equity portfolio				\$ 2,336			5.8%	May-24	n/a	3.7

* Reflects loans and preferred equity interests in which the underlying collateral is related to construction/development projects
 ** Represents an equity participation interest

Core Portfolio – net lease real estate

(At CLNC share)	Origination date	Collateral type	City, State	Carrying value	Annualized Q4'20 NOI ⁽¹⁾	# of properties	# of buildings	Rentable square feet ("RSF")	W.A. % leased ⁽²⁾	W.A. lease term (yrs) ⁽³⁾
Net lease real estate										
Net lease 1	Jul-18	Office	Stavanger, Norway	\$ 314	\$ 18	1	26	1,291 RSF	100%	9.7
Net lease 2	Jun-15	Industrial	Various - U.S.	312	24	22	22	6,697 RSF	96%	4.2
Net lease 3	Aug-18	Industrial	Various - U.S.	70	5	2	2	722 RSF	100%	17.9
Net lease 4	Jul-06	Office	Aurora, CO	45	4	1	1	184 RSF	100%	2.2
Net lease 5	Jun-06	Office	Indianapolis, IN	33	3	1	1	338 RSF	100%	5.3
Total / W.A. net lease real estate				\$ 775	\$ 54	27	52	9,232 RSF	98%	7.6

\$ and rentable square feet in thousands; as of December 31, 2020; at CLNC share
 See footnotes in the appendix

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CORE PORTFOLIO – INVESTMENT DETAIL (CONT'D)

Core Portfolio – CRE debt securities

(At CLNC share)	Principal value	Carrying value	W.A. remaining term (yrs) ⁽¹⁾
CRE debt securities			
CRE debt securities (10 investments)	\$ 196	\$ 70	5.0
Total / W.A. CRE debt securities	\$ 196	\$ 70	5.0

Core Portfolio – summary

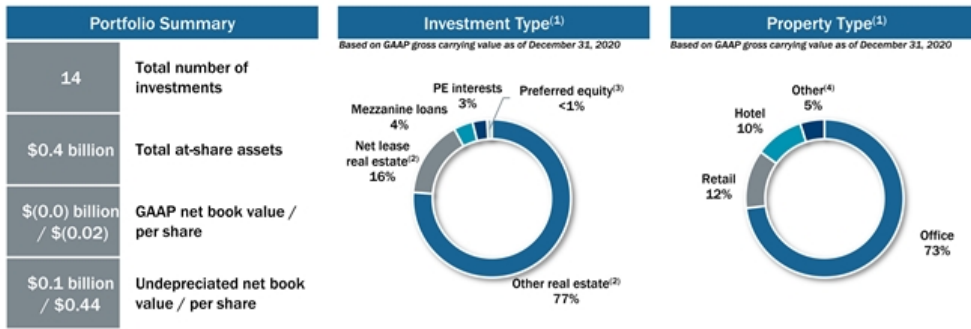
(At CLNC share)	Number of Investments	Carrying value
Senior loans	34	\$ 2,028
Mezzanine loans	9	269
Preferred equity	5	38
Net lease real estate	5	775
CRE debt securities	10	70
Total / W.A. Core Portfolio	63	\$ 3,181



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LEGACY, NON-STRATEGIC PORTFOLIO

LEGACY, NON-STRATEGIC – PORTFOLIO OVERVIEW



Portfolio Overview				
(At CLNC share)	Number of assets	Number of investments	Carrying value	Net carrying value ⁽¹⁾
Mezzanine loans	1	1	11,465	11,465
Preferred equity ⁽¹⁾	–	1	138	138
Net lease real estate ⁽²⁾	5	5	41,705	(12,648)
Other real estate ⁽²⁾	3	3	198,403	8,162
PE interests	1	4	6,883	6,883
Cash & net assets / (liabilities) ⁽³⁾			105,568	(17,836)
Total LNS Portfolio – GAAP	10	14	\$ 364,162	\$ (3,836)

- | Portfolio Activity |
|---|
| <ul style="list-style-type: none"> Q4'20 Adjusted LNS Distributable Earnings of \$2.7 million, or \$0.02 per share LNS Portfolio reduced to <1% of total GAAP net book value Since Q3'20, sold 22 LNS assets totaling \$83 million of net proceeds Since the portfolio bifurcation plan was announced in November 2019: <ul style="list-style-type: none"> Monetized \$331 million of LNS net carrying value |



ColonyCredit
REAL ESTATE

CAPITALIZATION

CAPITALIZATION HIGHLIGHTS

Since the first quarter, reduced recourse debt exposure by approximately \$584 million to \$134 million and reduced net debt-to-equity ratio from 1.4x to 1.0x

Overview		Capital Structure	
\$3.9 billion	Total capitalization <i>(excluding cash)</i>	<p>The donut chart illustrates the company's capital structure. The largest portion is Stockholders' equity at 43%, followed by Securitization bonds payable (non-recourse) at 21%, Mortgage debt (non-recourse) at 20%, Master repurchase facilities (limited recourse) at 14%, and Other debt (non-recourse) at 2%.</p>	
\$2.2 billion	Total outstanding debt		
\$101 million	Corporate revolving credit facility availability <i>As of February 22, 2021</i>		
\$1.4 billion <i>(\$2.1 billion maximum facilities availability)</i>	Master repurchase facilities availability <i>As of February 22, 2021</i>		
1.0x <i>(0.1x recourse debt-to-equity ratio)</i>	Net debt-to-equity ratio⁽¹⁾		
2.89%	Blended all-in cost of financing⁽²⁾		

CAPITALIZATION OVERVIEW

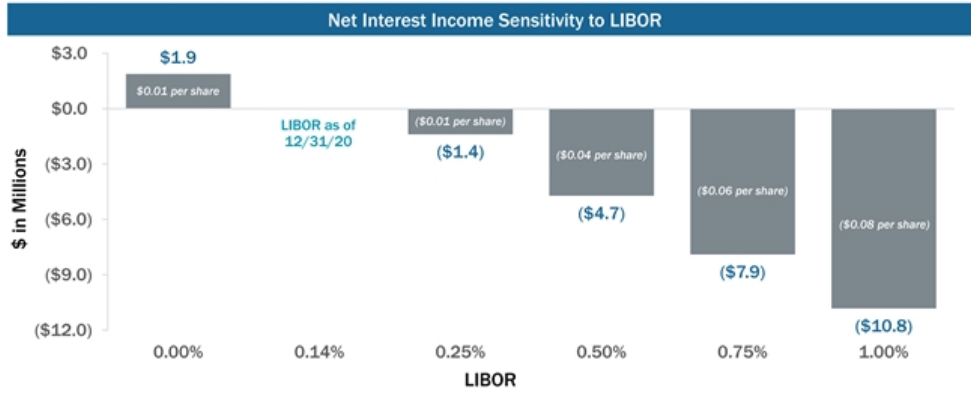
(At CLNC share)	Recourse vs. Non-recourse ⁽¹⁾	W.A. extended maturity ⁽²⁾	W.A. contractual interest rate ⁽²⁾	W.A. all-in COF ⁽²⁾⁽³⁾	Outstanding debt (UPB)
Corporate debt					
Corporate revolving credit facility	Recourse	Feb-23	L + 2.25%	2.39%	\$ -
Investment-level debt					
Securitization bonds payable	Non-recourse	Aug-35	L + 1.59%	1.74%	840,423
Master repurchase facilities	Limited recourse	Apr-22	L + 2.10%	2.70%	535,221
Mortgage debt - net lease (fixed)	Non-recourse	May-26	4.21%	4.21%	542,041
Other debt ⁽⁴⁾	Non-recourse	Jun-24	L + 3.00%	3.14%	75,377
Total core portfolio investment-level debt		Feb-29		2.72%	1,993,063
Mortgage debt - other real estate (fixed)	Non-recourse	Nov-24	4.40%	4.40%	167,453
Mortgage debt - other real estate (floating)	Non-recourse	Apr-24	L + 2.95%	3.09%	22,788
Mortgage debt - net lease (fixed)	Non-recourse	Nov-25	4.33%	4.33%	52,989
Mortgage debt - net lease (floating)	Non-recourse	Jul-23	L + 2.15%	2.29%	1,364
Total legacy, non-strategic portfolio investment-level debt		Jan-25		4.25%	244,594
Total / W.A. debt (CLNC share)		Aug-28		2.89%	\$ 2,237,657
				Book value	
Stockholders' equity				\$	1,665,673
Noncontrolling interests in the Operating Partnership					39,780
Total book value of common equity (CLNC share)					1,705,453
Total capitalization				\$	3,943,110

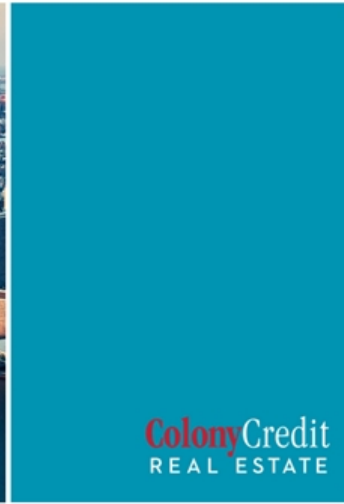
* Subsequent to Q4'20, the Company sold one net lease industrial investment totaling approximately \$250 million of outstanding mortgage debt as of December 31, 2020

BENEFITING FROM LOW RATES

CLNC net interest income is well-protected and benefits from current low rates due to in-place LIBOR floors

- ✓ 99% of the total senior mortgage loan portfolio are floating rate (indexed to one-month USD LIBOR)
- ✓ 100% of the Core Portfolio floating rate senior mortgage loans have active in-place LIBOR floors (weighted average LIBOR floor of approximately 185 bps)
- ✓ 5% of outstanding at-share indebtedness is subject to a LIBOR floor





APPENDIX

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES AND DEFINITIONS

Colum Credit
REAL ESTATE

We present Distributable Earnings/Legacy, Non-Strategic Distributable Earnings, which is a non-GAAP supplemental financial measure of our performance. Our Distributable Earnings are generated by the Core Portfolio and Legacy, Non-Strategic Distributable Earnings are generated by the Legacy, Non-Strategic Portfolio. We believe that Distributable Earnings/Legacy, Non-Strategic Distributable Earnings provides meaningful information to consider in addition to our net income and cash flow from operating activities determined in accordance with U.S. GAAP, and this metric is a useful indicator for investors in evaluating and comparing our operating performance to our peers and our ability to pay dividends. We elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, beginning with our taxable year ended December 31, 2018. As a REIT, we are required to distribute substantially all of our taxable income and we believe that dividends are one of the principal reasons investors invest in credit or commercial mortgage REITs such as our company. Over time, Distributable Earnings has been a useful indicator of our dividends per share and we consider that measure in determining the dividend, if any, to be paid. This supplemental financial measure also helps us to evaluate our performance excluding the effects of certain transactions and U.S. GAAP adjustments that we believe are not necessarily indicative of our current portfolio and operations. For information on the fees we pay our Manager, see Note 10, "Related Party Arrangements" to our consolidated financial statements included in Form 10-K to be filed with the U.S. Securities and Exchange Commission ("SEC").

We define Distributable Earnings/Legacy, Non-Strategic Distributable Earnings as U.S. GAAP net income (loss) attributable to our common stockholders (or, without duplication, the owners of the common equity of our direct subsidiaries, such as our operating partnership or "OP") and excluding (i) non-cash equity compensation expense, (ii) the expenses incurred in connection with our formation or other strategic transactions, (iii) the incentive fee, (iv) acquisition costs from successful acquisitions, (v) gains or losses from sales of real estate property and impairment write-downs of depreciable real estate, including unconsolidated joint ventures and preferred equity investments, (vi) CECL reserves determined by probability of default / loss given default (or "PD/LGD") model, (vii) depreciation and amortization, (viii) any unrealized gains or losses or other similar non-cash items that are included in net income for the current quarter, regardless of whether such items are included in other comprehensive income or loss, or in net income, (ix) one-time events pursuant to changes in U.S. GAAP and (x) certain material non-cash income or expense items that in the judgment of management should not be included in Distributable Earnings/Legacy, Non-Strategic Distributable Earnings. For clauses (x) and (ix), such exclusions shall only be applied after discussions between our Manager and our independent directors and after approval by a majority of our independent directors. Distributable Earnings/Legacy, Non-Strategic Distributable Earnings include provision for loan losses when realized. Loan losses are realized when such amounts are deemed nonrecoverable at the time the loan is repaid, or if the underlying asset is sold following foreclosure, or if we determine that it is probable that all amounts due will not be collected; realized loan losses to be included in Distributable Earnings is the difference between the cash received, or expected to be received, and the book value of the asset.

Distributable Earnings/Legacy, Non-Strategic Distributable Earnings does not represent net income or cash generated from operating activities and should not be considered as an alternative to U.S. GAAP net income or an indication of our cash flows from operating activities determined in accordance with U.S. GAAP, a measure of our liquidity, or an indication of funds available to fund our cash needs. In addition, our methodology for calculating Distributable Earnings/Legacy, Non-Strategic Distributable Earnings may differ from methodologies employed by other companies to calculate the same or similar non-GAAP supplemental financial measures, and accordingly, our reported Distributable Earnings may not be comparable to the Distributable Earnings reported by other companies.

The Company calculates Distributable Earnings/Legacy, Non-Strategic Distributable Earnings per share, which are non-GAAP supplemental financial measures, based on a weighted average number of common shares and operating partnership units (held by members other than the Company or its subsidiaries).

We believe net operating income ("NOI") to be a useful measure of operating performance of our net leased and other real estate portfolios as they are more closely linked to the direct results of operations at the property level. NOI excludes historical cost depreciation and amortization, which are based on different useful life estimates depending on the age of the properties, as well as adjusts for the effects of real estate impairment and gains or losses on sales of depreciated properties, which eliminate differences arising from investment and disposition decisions. Additionally, by excluding corporate level expenses or benefits such as interest expense, any gain or loss on early extinguishment of debt and income taxes, which are incurred by the parent entity and are not directly linked to the operating performance of the Company's properties, NOI provides a measure of operating performance independent of the Company's capital structure and indebtedness. However, the exclusion of these items as well as others, such as capital expenditures and leasing costs, which are necessary to maintain the operating performance of the Company's properties, and transaction costs and administrative costs, may limit the usefulness of NOI. NOI may fail to capture significant trends in these components of U.S. GAAP net income (loss) which further limits its usefulness.

NOI should not be considered as an alternative to net income (loss), determined in accordance with U.S. GAAP, as an indicator of operating performance. In addition, our methodology for calculating NOI involves subjective judgment and discretion and may differ from the methodologies used by other companies, when calculating the same or similar supplemental financial measures and may not be comparable with other companies.

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES AND DEFINITIONS

Colum Credit
REAL ESTATE

The Company presents pro rata ("at share" or "at CLNC share") financial information, which is not, and is not intended to be, a presentation in accordance with GAAP. The Company computes pro rata financial information by applying its economic interest to each financial statement line item on an investment-by-investment basis. Similarly, noncontrolling interests' ("NCI") share of assets, liabilities, profits and losses was computed by applying noncontrolling interests' economic interest to each financial statement line item. The Company provides pro rata financial information because it may assist investors and analysts in estimating the Company's economic interest in its investments. However, pro rata financial information as an analytical tool has limitations. Other companies may not calculate their pro rata information in the same methodology, and accordingly, the Company's pro rata information may not be comparable to other companies' pro rata information. As such, the pro rata financial information should not be considered in isolation or as a substitute for our financial statements as reported under GAAP, but may be used as a supplement to financial information as reported under GAAP.

We present loan-to-value which reflects the initial loan amount divided by the as-is appraised value as of the date the loan was originated, or by the current principal amount divided by the appraisal value as of the date of the most recent as-is appraisal. For construction loans, loan-to-value reflects the total commitment amount of the loan divided by the as-completed appraised value, or the total commitment amount of the loan divided by the projected total cost basis.

We present risk rankings, which is a supplemental financial disclosure, for loans and preferred equity investments within the Core Portfolio. In addition to reviewing loans and preferred equity for impairments on a quarterly basis, the Company evaluates loans and preferred equity to determine if an allowance for loan loss should be established. In conjunction with this review, the Company assesses the risk factors of each loan and preferred equity investment and assigns a risk rating based on a variety of factors, including, without limitation, underlying real estate performance and asset value, values of comparable properties, durability and quality of property cash flows, sponsor experience and financial wherewithal, and the existence of a risk-mitigating loan structure. Additional key considerations include loan-to-value ratios, debt service coverage ratios, loan structure, real estate and credit market dynamics, and risk of default or principal loss. Based on a five-point scale, the Company's loans and preferred equity investments are rated "1" through "5," from less risk to greater risk. At the time of origination or purchase, loans and preferred equity investments are ranked as a "3" and will move accordingly going forward.

NOTES REGARDING REPORTABLE SEGMENTS

Colony Credit Real Estate, Inc. ("CLNC", "Colony Credit Real Estate", the "Company" or "We") currently holds investment interests through the reportable segments below, which are based on how management reviews and manages its business. Each segment also includes corporate-level asset management and other fees including expenses related to secured revolving credit facility, related party and general and administrative expenses related to its respective portfolio.

Core Portfolio

Loans & Preferred Equity Portfolio (or "Loan Portfolio")

As of December 31, 2020, the Company's Loan Portfolio included senior mortgage loans, mezzanine loans and preferred equity interests ("preferred equity") as well as participations in such loans. The Loan Portfolio also includes acquisition, development and construction loan arrangements accounted for as equity method investments as well as loans and preferred equity interests held through joint ventures with an affiliate of Colony Capital which were deconsolidated as a result of the merger and subsequently treated as equity method investments.

- Senior mortgage loans may include junior participations in our originated senior mortgage loans for which we have syndicated the senior participations to other investors and retained the junior participations for our portfolio and contiguous mezzanine loans where we own both the senior and junior loan positions. We believe these investments are more similar to the senior mortgage loans we originate than other loan types given their credit quality and risk profile
- Mezzanine loans include other subordinated loans
- Preferred equity interests include related equity participation interests

Net Leased Real Estate ("Net Lease")

As of December 31, 2020, the Company's Net Lease investments included direct investments in commercial real estate principally composed of long-term leases to tenants on a net lease basis, where such tenants are generally responsible for property operating expenses such as insurance, utilities, maintenance capital expenditures and real estate taxes.

CRE Debt Securities

As of December 31, 2020, the Company's Commercial Real Estate ("CRE") Debt Securities included both investment grade and non-investment grade rated CMBS bonds (including "B-pieces" of CMBS securitization pools or "B-Piece" investments).

Legacy, Non-Strategic Portfolio ("LNS Portfolio" or "LNS")

Legacy, Non-Strategic Investments

As of December 31, 2020, the Company's Legacy, Non-Strategic Portfolio included direct investments in operating real estate such as multi-tenant office. It also included two portfolios of real estate private equity interests ("Private Equity Interests" or "PE Interests") and certain retail and other legacy loans originated prior to the combination that created the Company. Commencing with reporting in the first quarter of 2021, the Company will no longer report this segment and the remaining Legacy, Non-Strategic assets will be reported within the Core Portfolio segments.

APPENDIX – CONSOLIDATED BALANCE SHEET

	December 31, 2020	December 31, 2019
Assets		
Cash and cash equivalents	\$ 474,817	\$ 69,619
Restricted cash	65,213	126,065
Loans and preferred equity held for investment	2,220,688	2,848,956
Allowance for loan losses	(37,191)	(272,624)
Loans and preferred equity held for investment, net	2,183,497	2,576,332
Real estate securities, available for sale, at fair value	10,389	252,824
Real estate, net	839,257	1,484,796
Investments in unconsolidated ventures (\$6,883 and \$10,283 at fair value, respectively)	373,364	595,305
Receivables, net	37,375	46,456
Deferred leasing costs and intangible assets, net	75,700	112,762
Assets held for sale	323,356	189,470
Other assets	60,900	87,707
Mortgage loans held in securitization trusts, at fair value	1,768,069	1,872,970
Total assets	\$ 6,211,937	\$ 7,414,306
Liabilities		
Securitization bonds payable, net	\$ 835,153	\$ 833,153
Mortgage and other notes payable, net	1,022,757	1,256,112
Credit facilities	535,224	1,099,233
Due to related party	10,060	11,016
Accrued and other liabilities	96,578	140,424
Intangible liabilities, net	7,657	22,149
Liabilities related to assets held for sale	323	294
Escrow deposits payable	36,973	74,497
Dividends payable	-	13,164
Mortgage obligations issued by securitization trusts, at fair value	1,708,534	1,762,914
Total liabilities	4,253,259	5,212,966
Commitments and contingencies		
Equity		
Stockholders' equity		
Preferred stock, \$0.01 par value, 50,000,000 shares authorized, no shares issued and outstanding as of December 31, 2020 and December 31, 2019, respectively	-	-
Common stock, \$0.01 par value per share		
Class A, 950,000,000 shares authorized, 128,564,930 and 128,538,703 shares issued and outstanding as of December 31, 2020 and December 31, 2019, respectively	1,286	1,285
Additional paid-in capital	2,844,023	2,909,191
Accumulated deficit	(1,234,224)	(819,738)
Accumulated other comprehensive income	54,588	28,294
Total stockholders' equity	1,665,673	2,119,022
Noncontrolling interests in investment entities	253,225	31,631
Noncontrolling interests in the Operating Partnership	39,780	50,697
Total equity	1,958,678	2,201,350
Total liabilities and equity	\$ 6,211,937	\$ 7,414,306

ColonyCredit REAL ESTATE In thousands, except share and per share data; as of December 31, 2020, unless otherwise stated

APPENDIX – CONSOLIDATED STATEMENTS OF OPERATIONS

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Net interest income				
Interest income	\$ 34,848	\$ 47,696	\$ 156,851	\$ 175,169
Interest expense	(12,128)	(24,225)	(63,043)	(87,730)
Interest income on mortgage loans held in securitization trusts	30,905	20,485	92,461	120,203
Interest expense on mortgage obligations issued by securitization trusts	(29,325)	(18,274)	(83,952)	(109,964)
Net interest income	24,300	25,682	102,317	97,678
Property and other income				
Property operating income	37,124	62,562	175,037	253,955
Other income	757	902	1,836	2,333
Total property and other income	37,881	63,464	176,873	256,288
Expenses				
Management fee expense	7,504	8,320	29,739	42,390
Property operating expense	10,868	26,725	64,987	112,801
Transaction, investment and servicing expense	2,307	4,178	9,975	7,191
Interest expense on real estate	11,759	13,629	48,860	55,415
Depreciation and amortization	13,000	20,367	59,766	103,220
Provision for loan losses	(1,724)	-	78,561	220,572
Impairment of operating real estate	9,302	(97)	42,814	282,749
Administrative expense (including \$1,100, \$3,344, \$4,367 and \$10,610 of equity-based compensation expense, respectively)	6,983	9,541	26,551	31,936
Total expenses	59,999	82,663	361,253	856,274
Other income (loss)				
Unrealized gain (loss) on mortgage loans and obligations held in securitization trusts, net	(8,932)	(512)	(50,521)	4,090
Realized gain on mortgage loans and obligations held in securitization trusts, net	-	-	-	2,772
Other gain (loss), net	11,390	12,857	(118,725)	(972)
Income (loss) before equity in earnings of unconsolidated ventures and income taxes	4,640	18,828	(251,309)	(496,418)
Equity in earnings (loss) of unconsolidated ventures	(65,284)	18,980	(135,173)	36,942
Income tax benefit (expense)	(646)	(2,628)	10,898	(3,172)
Net income (loss)	(61,290)	35,180	(375,584)	(462,648)
Net (income) loss attributable to noncontrolling interests:				
Investment entities	7,563	(415)	13,924	38,208
Operating Partnership	1,252	(813)	8,361	9,928
Net income (loss) attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (52,475)	\$ 33,952	\$ (353,299)	\$ (414,512)
Net income (loss) per common share – basic and diluted	\$ (0.41)	\$ 0.26	\$ (2.75)	\$ (3.25)
Weighted average shares of common stock outstanding – basic and diluted	128,581	128,539	128,548	128,391

ColonyCredit REAL ESTATE In thousands, except per share data; as of December 31, 2020, unless otherwise stated

APPENDIX – CONSOLIDATED STATEMENTS OF OPERATIONS BY SEGMENT

Three Months Ended December 31, 2020							
Core Portfolio							
	Loans and preferred equity	CRE debt securities	Net lease real estate	Corporate	Total Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Net Interest Income							
Interest income	\$ 34,794	\$ 56	\$ (2)	\$ -	\$ 34,848	\$ -	\$ 34,848
Interest expense	(10,993)	(77)	-	(823)	(11,893)	(235)	(12,128)
Interest income on mortgage loans held in securitization trusts	-	32,878	-	(1,973)	30,905	-	30,905
Interest expense on mortgage obligations issued by securitization trusts	-	(31,298)	-	1,973	(29,325)	-	(29,325)
Net interest income	23,801	1,559	(2)	(823)	24,535	(235)	24,300
Property and other income							
Property operating income	-	-	19,886	-	19,886	17,238	37,124
Other income	-	-	-	189	189	568	757
Total property and other income	-	-	19,886	189	20,075	17,806	37,881
Expenses							
Management fee expense	-	-	-	6,754	6,754	750	7,504
Property operating expense	-	-	1,972	-	1,972	8,896	10,868
Transaction, investment and servicing expense	505	-	36	1,129	1,670	637	2,307
Interest expense on real estate	-	-	7,794	-	7,794	3,965	11,759
Depreciation and amortization	-	-	9,514	-	9,514	3,486	13,000
Provision for loan losses	(1,724)	-	-	-	(1,724)	-	(1,724)
Impairment of operating real estate	-	-	-	-	-	9,302	9,302
Administrative expense	65	528	69	5,090	5,752	1,231	6,983
Total expenses	(1,154)	528	19,385	12,973	31,732	28,267	59,999
Other income (loss)							
Unrealized loss on mortgage loans and obligations held in securitization trusts, net	-	(8,932)	-	-	(8,932)	-	(8,932)
Other gain (loss), net	-	9,737	(1,004)	(7)	8,726	2,664	11,390
Income (loss) before equity in earnings of unconsolidated ventures and income taxes	24,955	1,836	(505)	(13,614)	12,672	(8,032)	4,640
Equity in earnings (loss) of unconsolidated ventures	(62,707)	-	-	-	(62,707)	(2,577)	(65,284)
Income tax benefit (expense)	60	-	(4)	-	56	(702)	(646)
Net income (loss)	(37,692)	1,836	(509)	(13,614)	(49,979)	(11,311)	(61,290)
Net (income) loss attributable to noncontrolling interests:							
Investment entities	6,273	-	(55)	-	6,218	1,345	7,563
Operating Partnership	-	-	-	1,019	1,019	233	1,252
Net income (loss) attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (31,419)	\$ 1,836	\$ (564)	\$ (12,595)	\$ (42,742)	\$ (9,733)	\$ (52,475)

ColonyCredit REAL ESTATE \$ in thousands; as of December 31, 2020

APPENDIX – CONSOLIDATED STATEMENTS OF OPERATIONS BY SEGMENT (CONT'D)

	Year Ended December 31, 2020						
	Core Portfolio				Total Core Portfolio	Legacy, Non-Strategic Portfolio	Total
	Loans and preferred equity	CRE debt securities	Net lease real estate	Corporate			
Net interest income							
Interest income	\$ 151,428	\$ 5,158	\$ 15	\$ (1,563)	\$ 155,038	\$ 1,813	\$ 156,851
Interest expense	(52,321)	(3,180)	-	(5,345)	(60,846)	(2,197)	(63,043)
Interest income on mortgage loans held in securitization trusts	-	100,394	-	(7,933)	92,461	-	92,461
Interest expense on mortgage obligations issued by securitization trusts	-	(91,885)	-	7,933	(83,952)	-	(83,952)
Net interest income	99,107	10,488	15	(6,908)	102,702	(385)	102,317
Property and other income							
Property operating income	-	-	85,717	-	85,717	89,320	175,037
Other income	80	74	459	397	1,010	826	1,836
Total property and other income	80	74	86,176	397	86,727	90,146	176,873
Expenses							
Management fee expense	-	-	-	26,200	26,200	3,539	29,739
Property operating expense	-	-	11,410	-	11,410	53,577	64,987
Transaction, investment and servicing expense	2,241	39	547	3,900	6,727	3,248	9,975
Interest expense on real estate	-	-	32,407	-	32,407	16,453	48,860
Depreciation and amortization	-	-	40,910	-	40,910	18,856	59,766
Provision for loan losses	40,919	-	-	-	40,919	37,642	78,561
Impairment of operating real estate	-	-	-	-	-	42,814	42,814
Administrative expense	867	1,545	301	16,121	18,834	7,717	26,551
Total expenses	44,027	1,584	85,675	46,221	177,407	183,846	361,253
Other income (loss)							
Unrealized gain (loss) on mortgage loans and obligations held in securitization trusts, net	-	(52,086)	-	1,565	(50,521)	-	(50,521)
Other gain (loss), net	(49,567)	(91,816)	13,031	(100)	(128,452)	9,727	(118,725)
Income (loss) before equity in earnings of unconsolidated ventures and income taxes	5,593	(134,924)	13,647	(51,267)	(166,951)	(84,358)	(251,309)
Equity in earnings (loss) of unconsolidated ventures	(135,613)	-	-	-	(135,613)	440	(135,173)
Income tax benefit (expense)	(587)	-	327	-	(260)	11,158	10,898
Net income (loss)	(130,607)	(134,924)	13,974	(51,267)	(302,824)	(72,760)	(375,584)
Net (income) loss attributable to noncontrolling interests:							
Investment entities	6,667	-	(1,516)	-	5,151	8,773	13,924
Operating Partnership	-	-	-	6,891	6,891	1,470	8,361
Net income (loss) attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (123,941)	\$ (134,924)	\$ 12,458	\$ (44,377)	\$ (290,783)	\$ (62,516)	\$ (353,299)

ColonyCredit REAL ESTATE \$ in thousands; as of December 31, 2020

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APPENDIX – OUTSTANDING COMMON SHARES AND OP UNITS

	As of December 31, 2020	As of September 30, 2020
Class A common stock	128,564,930	128,582,965
OP units	3,075,623	3,075,623
Total common stock and OP units outstanding	131,640,553	131,658,588

APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION

Reconciliation of consolidated balance sheet to at CLNC share balance sheet

	As of December 31, 2020								
	Total			Core Portfolio			Legacy, Non-Strategic Portfolio		
	Consolidated	NCF ⁽¹⁾	At CLNC share ⁽²⁾	Consolidated	NCF ⁽¹⁾	At CLNC share ⁽²⁾	Consolidated	NCF ⁽¹⁾	At CLNC share ⁽²⁾
Assets									
Loans and preferred equity held for investment, net	\$ 2,183,497	\$ -	\$ 2,183,497	\$ 2,183,497	\$ -	\$ 2,183,497	\$ -	\$ -	\$ -
Real estate securities, available for sale, at fair value	10,389	-	10,389	10,389	-	10,389	-	-	-
Real estate, net	839,257	190,943	648,314	610,656	177,538	433,118	228,601	13,405	215,196
Investments in unconsolidated ventures	373,364	201,552	171,812	310,021	155,647	154,374	63,343	45,905	17,438
Deferred leasing costs and intangible assets, net	75,700	25,044	50,656	53,535	23,536	29,999	22,165	1,508	20,657
Assets held for sale	323,356	-	323,356	312,283	-	312,283	11,073	-	11,073
Mortgage loans held in securitization trusts, at fair value ⁽³⁾	1,768,069	1,708,535	59,534	1,768,069	1,708,535	59,534	-	-	-
Cash, restricted cash, receivables and other assets	638,305	17,491	620,814	535,079	14,063	521,016	103,226	3,428	99,798
Total assets	\$ 6,211,937	\$ 2,143,565	\$ 4,068,372	\$ 5,783,529	\$ 2,079,319	\$ 3,704,210	\$ 428,408	\$ 64,246	\$ 364,162
Liabilities									
Securitization bonds payable, net	\$ 835,153	\$ -	\$ 835,153	\$ 835,153	\$ -	\$ 835,153	\$ -	\$ -	\$ -
Mortgage and other notes payable, net	1,022,757	160,620	862,137	741,798	146,306	595,492	280,959	14,314	266,645
Credit facilities	535,224	-	535,224	535,224	-	535,224	(0)	-	(0)
Intangible liabilities, net	7,657	837	6,820	-	0	(0)	7,657	837	6,820
Liabilities related to assets held for sale	323	-	323	323	-	323	-	-	-
Mortgage obligations issued by securitization trusts, at fair value ⁽³⁾	1,708,534	1,708,534	-	1,708,534	1,708,534	-	-	-	-
Due to related party, other liabilities, escrow deposits payable and dividends payable	143,611	20,349	123,262	38,980	10,251	28,729	104,631	10,098	94,533
Total liabilities	\$ 4,253,259	\$ 1,890,340	\$ 2,362,919	\$ 3,860,012	\$ 1,865,091	\$ 1,994,921	\$ 393,247	\$ 25,249	\$ 367,998
Total equity (including noncontrolling interests in the Operating Partnership)	\$ 1,958,678	\$ 253,225	\$ 1,705,453	\$ 1,923,517	\$ 214,228	\$ 1,709,289	\$ 35,161	\$ 38,997	\$ (3,836)
Total liabilities and equity	\$ 6,211,937	\$ 2,143,565	\$ 4,068,372	\$ 5,783,529	\$ 2,079,319	\$ 3,704,210	\$ 428,408	\$ 64,246	\$ 364,162
Total common shares and OP units outstanding	131,641	131,641	131,641	131,641	131,641	131,641	131,641	131,641	131,641
GAAP net book value per share	\$ 14.88	\$ 1.92	\$ 12.96	\$ 14.61	\$ 1.63	\$ 12.98	\$ 0.27	\$ 0.29	\$ (0.02)

ColonyCredit REAL ESTATE In thousands, except per share data; as of December 31, 2020; Unaudited
See footnotes in the appendix

APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION (CONT'D)

Reconciliation of GAAP net book value to undepreciated book value

	As of December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
GAAP net book value (excluding noncontrolling interests in investment entities)	\$ 1,709,289	\$ (3,836)	\$ 1,705,453
Accumulated depreciation and amortization ⁽¹⁾	94,078	61,752	155,830
Undepreciated book value	\$ 1,803,367	\$ 57,916	\$ 1,861,283
GAAP net book value per share (excluding noncontrolling interests in investment entities)	\$ 12.98	\$ (0.02)	\$ 12.96
Accumulated depreciation and amortization per share ⁽¹⁾	0.72	0.46	1.18
Undepreciated book value per share	\$ 13.70	\$ 0.44	\$ 14.14
Total common shares and OP units outstanding ⁽²⁾	131,641	131,641	131,641

APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION (CONT'D)

Reconciliation of GAAP net loss to Distributable Loss / LNS Distributable Loss

	Three Months Ended December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Net loss attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (42,742)	\$ (9,733)	\$ (52,475)
Adjustments:			
Net loss attributable to noncontrolling interest of the Operating Partnership	(1,019)	(233)	(1,252)
Non-cash equity compensation expense	880	220	1,100
Transaction costs	243	61	304
Depreciation and amortization	9,669	3,494	13,163
Net unrealized loss (gain) on investments:			
Impairment of operating real estate and preferred equity	-	9,302	9,302
Other unrealized loss on investments	10,526	-	10,526
CECL reserves	(1,650)	-	(1,650)
Gains on sale of real estate and preferred equity	(585)	(3,893)	(4,478)
Adjustments related to noncontrolling interests in investment entities	-	(198)	(198)
Distributable Loss / Legacy, Non-Strategic Distributable Loss attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	\$ (24,678)	\$ (980)	\$ (25,658)
Distributable Loss / Legacy, Non-Strategic Distributable Loss per share ⁽¹⁾	\$ (0.19)	\$ (0.01)	\$ (0.20)
Weighted average number of common shares and OP units ⁽²⁾	131,657	131,657	131,657

Reconciliation Distributable Loss / LNS Distributable Loss to Adjusted Distributable Earnings / LNS Distributable Earnings

	Three Months Ended December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Distributable Loss / Legacy, Non-Strategic Distributable Loss attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	\$ (24,678)	\$ (980)	\$ (25,658)
Adjustments:			
Realized gain on CRE debt securities sales	(9,736)	-	(9,736)
Fair value adjustments on investments in unconsolidated ventures	57,743	-	57,743
Realized loss on investments in unconsolidated ventures	-	2,598	2,598
Income tax expense	-	1,113	1,113
Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership ⁽²⁾	\$ 23,329	\$ 2,731	\$ 26,060
Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings per share ⁽²⁾	\$ 0.18	\$ 0.02	\$ 0.20
Weighted average number of common shares and OP units ⁽²⁾	131,657	131,657	131,657

ColonyCredit REAL ESTATE In thousands, except per share data; as of December 31, 2020; Unaudited
See footnotes in the appendix

APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION (CONT'D)

Reconciliation of GAAP net loss to Distributable Loss / LNS Distributable Loss

	Year Ended December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Net loss attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (290,781)	\$ (62,518)	\$ (353,299)
Adjustments:			
Net loss attributable to noncontrolling interest of the Operating Partnership	(6,891)	(1,470)	(8,361)
Non-cash equity compensation expense	2,966	1,401	4,367
Transaction costs	2,156	1,138	3,294
Depreciation and amortization	41,362	17,797	59,159
Net unrealized loss (gain) on investments:			
Impairment of operating real estate and preferred equity	-	42,814	42,814
Other unrealized loss on investments	40,705	27	40,732
CECL reserves	15,470	(153)	15,317
Losses (gains) on sales of real estate and preferred equity	1,157	(725)	432
Adjustments related to noncontrolling interests in investment entities	(311)	(9,089)	(9,400)
Distributable Loss / Legacy, Non-Strategic Distributable Loss attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	\$ (194,167)	\$ (10,778)	\$ (204,945)
Distributable Earnings (Loss) / Legacy, Non-Strategic Distributable Loss per share ⁽¹⁾	\$ (1.48)	\$ (0.08)	\$ (1.56)
Weighted average number of common shares and OP units ⁽¹⁾	131,623	131,623	131,623

APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION (CONT'D)

Reconciliation of Distributable Loss / LNS Distributable Loss to Adjusted Distributable Earnings / LNS Distributable Earnings

	Year Ended December 31, 2020		
	Core Portfolio	Legacy, Non-Strategic Portfolio	Total
Distributable Loss / Legacy, Non-Strategic Distributable Loss attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	\$ (194,167)	\$ (10,778)	\$ (204,945)
Adjustments:			
Realized loss on CRE debt securities sales	42,153	-	42,153
Impairment of CRE debt securities	29,240	-	29,240
Realization of CRE debt securities mark-to-market loss	3,366	-	3,366
Realized loss on unwind of IRS hedges	34,019	-	34,019
Realized loss on note sales	-	441	441
Provision for loan losses	65,278	36,883	102,161
Reversal of provision for loan losses on note sales	(272)	(10,203)	(10,475)
Fair value adjustments on investments in unconsolidated ventures	156,179	-	156,179
Realized loss on investments in unconsolidated ventures	-	2,598	2,598
Realized gain on FX hedges	(8,560)	-	(8,560)
Income tax benefit	-	(13,025)	(13,025)
Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership ⁽¹⁾	\$ 127,236	\$ 5,914	\$ 133,150
Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings per share ⁽¹⁾	\$ 0.97	\$ 0.04	\$ 1.01
Weighted average number of common shares and OP units ⁽¹⁾	131,623	131,623	131,623

APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION (CONT'D)

Reconciliation of GAAP net income (loss) to NOI

	Three Months Ended December 31, 2020						
	Core Portfolio			Legacy, Non-Strategic Portfolio			Total
	Net lease real estate	Other real estate	Total Core Portfolio	Net lease real estate	Other real estate	Total LNS Portfolio	
Net income (loss) attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (1,147)	\$ 584	\$ (563)	\$ (469)	\$ (3,479)	\$ (3,948)	
Adjustments:							
Net income (loss) attributable to noncontrolling interests in investment entities	55	-	55	-	(1,369)	(1,369)	(1,314)
Amortization of above- and below-market lease intangibles	11	-	11	14	(31)	(17)	(6)
Interest income	2	-	2	-	-	-	2
Interest expense on real estate	7,794	-	7,794	644	3,322	3,966	11,760
Other loss	-	-	-	-	(489)	(489)	(489)
Transaction, investment and servicing expense	35	1	36	38	6	44	80
Depreciation and amortization	9,515	-	9,515	505	2,980	3,485	13,000
Impairment of operating real estate	-	-	-	-	9,302	9,302	9,302
Administrative expense	69	-	69	4	9	13	82
Other (gain) loss on investments, net	1,589	(585)	1,004	(175)	(2,490)	(2,665)	(1,661)
Income tax benefit	4	-	4	-	-	-	4
NOI attributable to noncontrolling interest in investment entities	(3,938)	-	(3,938)	-	(962)	(962)	(4,900)
Total NOI attributable to Colony Credit Real Estate, Inc. common stockholders	\$ 13,989	\$ -	\$ 13,989	\$ 561	\$ 6,799	\$ 7,360	\$ 21,349

APPENDIX – FOOTNOTES

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1. Amounts presented reflect total committed capital and include both closed and in-execution deals as of February 22, 2021
2. Represents cash-on-hand and availability under the corporate revolving credit facility as of February 22, 2021
3. Represents cash-on-hand as of February 22, 2021
4. Represents CLNC closing share price as of February 22, 2021
5. Net-debt-to-equity ratio based on CLNC's share of total outstanding secured debt agreements (UPB) less unrestricted cash at CLNC's share divided by total stockholders' equity; stockholders' equity includes noncontrolling interests in the OP and excludes noncontrolling interests in investment entities

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1. Debt-to-asset ratio based on total outstanding secured debt agreements (unpaid principal balance or "UPB") at CLNC share divided by total assets at CLNC share
2. Net-debt-to-equity ratio based on CLNC's share of total outstanding secured debt agreements (UPB) less unrestricted cash at CLNC's share divided by total stockholders' equity; stockholders' equity includes noncontrolling interests in the OP and excludes noncontrolling interests in investment entities

Page 6

1. Preferred equity includes \$17 million related to equity participation interests
2. Net lease real estate includes deferred leasing costs and other net intangibles and includes the impact of accumulated depreciation and amortization
3. Includes securitization assets which are presented net of the impact from consolidation
4. Represents Core Portfolio's proportionate share of allocated balance sheet assets and liabilities (including cash, restricted cash, net receivables, other assets, due to related party, accrued and other liabilities and escrow deposits payable)
5. Other / mixed-use includes: (i) commercial and residential development and predevelopment and (ii) mixed-use assets
6. Represents carrying values net of any in-place investment-level financing at CLNC share as of 12/31/20
7. Represents LNS Portfolio's proportionate share of allocated balance sheet assets and liabilities (including cash, restricted cash, net receivables, other assets, due to related party, accrued and other liabilities and escrow deposits payable)
8. Represents net accumulated depreciation and amortization on real estate investments, including related intangible assets and liabilities

Page 9

1. Based on carrying values at CLNC share as of 12/31/20. Property type excludes CMBS and mortgage loans held in securitization trusts
2. Net lease real estate includes deferred leasing costs and other net intangibles and includes the impact of accumulated depreciation and amortization
3. Includes securitization assets which are presented net of the impact from consolidation
4. Preferred equity includes \$17 million related to equity participation interests
5. Other / mixed-use includes: (i) commercial and residential development and predevelopment and (ii) mixed-use assets
6. Represents carrying values net of any in-place investment-level financing at CLNC share as of 12/31/20
7. For the loan portfolio, unlevered all-in yield includes the stated cash coupon rate as well as non-cash payment in-kind interest income, accrual of origination, extension and exit fees and the applicable floating benchmark rate as of 12/31/20. For the net lease real estate, unlevered all-in yield is based on annualized reported NOI for the fourth quarter 2020 at CLNC share. For CRE debt securities, the Company currently recognizes only cash interest income as the positions are on non-accrual
8. Represents Core Portfolio's proportionate share of allocated balance sheet assets and liabilities (including cash, restricted cash, net receivables, other assets, due to related party, accrued and other liabilities and escrow deposits payable)

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1. Represents the remaining loan term based on the current contractual maturity date of loans and is weighted by carrying value at CLNC share as of 12/31/20
2. Represents the remaining loan term based on maximum maturity date assuming all extension options on loans are exercised by the borrower and is weighted by carrying value at CLNC share as of 12/31/20
3. In addition to the stated cash coupon rate, unlevered all-in yield includes non-cash payment in-kind interest income and the accrual of origination, extension and exit fees. Unlevered all-in yield for the loan portfolio assumes the applicable floating benchmark rate as of 12/31/20 for W.A. calculations
4. Based on carrying values at CLNC share as of 12/31/20
5. Preferred equity includes \$17 million related to equity participation interests
6. Other / mixed-use includes: (i) commercial and residential development and predevelopment and (ii) mixed-use assets

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1. Represents carrying values net of any in-place investment-level financing at CLNC share as of 12/31/20
2. In addition to the stated cash coupon rate, unlevered all-in yield includes non-cash payment in-kind interest income and the accrual of origination, extension and exit fees. Unlevered all-in yield for the loan portfolio assumes the applicable floating benchmark rate as of 12/31/20 for W.A. calculations
3. Represents the remaining loan term based on the current contractual maturity date of loans and is weighted by carrying value at CLNC share as of 12/31/20
4. Represents the remaining loan term based on maximum maturity date assuming all extension options on loans are exercised by the borrower and is weighted by carrying value at CLNC share as of 12/31/20

APPENDIX – FOOTNOTES (CONT'D)

Page 12

1. Represents carrying values net of any in-place investment-level financing at CLNC share as of 12/31/20
2. Represents reported NOI for the fourth quarter 2020 at CLNC share
3. Represents annualized reported NOI for the fourth quarter 2020 at CLNC share
4. Represents the percent leased as of 12/31/20 and is weighted by carrying value at CLNC share as of 12/31/20
5. Based on in-place leases (defined as occupied and paying leases) as of 12/31/20 and assumes that no renewal options are exercised. W.A. calculation based on carrying value at CLNC share as of 12/31/20
6. Based on carrying values at CLNC share as of 12/31/20

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1. Investment count represents total number of tranches acquired; two total "B-piece" transactions
2. Represents carrying values net of any in-place investment-level financing at CLNC share as of 12/31/20
3. W.A. calculation based on carrying value at CLNC share as of 12/31/20
4. Based on carrying values at CLNC share as of 12/31/20

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1. In addition to the stated cash coupon rate, unlevered all-in yield includes non-cash payment in-kind interest income and the accrual of origination, extension and exit fees. Unlevered all-in yield for the loan portfolio assumes the applicable floating benchmark rate as of 12/31/20 for W.A. calculations
2. Represents the remaining loan term based on maximum maturity date assuming all extension options on loans are exercised by the borrower and is weighted by carrying value at CLNC share as of 12/31/20
3. Senior loans reflect the initial loan amount divided by the as-is value as of the date the loan was originated, or the principal amount divided by the appraised value as of the date of the most recent as-is appraisal. Construction senior loans' loan-to-value reflect the total commitment amount of the loan divided by the as completed appraised value, or the total commitment amount of the loan divided by the projected total cost basis

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1. In addition to the stated cash coupon rate, unlevered all-in yield includes non-cash payment in-kind interest income and the accrual of origination, extension and exit fees. Unlevered all-in yield for the loan portfolio assumes the applicable floating benchmark rate as of 12/31/20 for W.A. calculations
2. Represents the remaining loan term based on maximum maturity date assuming all extension options on loans are exercised by the borrower and is weighted by carrying value at CLNC share as of 12/31/20
3. Mezzanine loans include attachment and detachment loan-to-values, respectively. Attachment loan-to-value reflects initial funding of loans senior to our position divided by the as-is value as of the date the loan was originated, or the principal amount divided by the appraised value as of the date of the most recent appraisal. Detachment loan-to-value reflects the cumulative initial funding of our loan and the loans senior to our position divided by the as-is value as of the date the loan was originated, or the cumulative principal amount divided by the appraised value as of the date of the most recent appraisal. Construction mezzanine loans include attachment and detachment loan-to-value, respectively. Attachment loan-to-value reflects the total commitment amount of loans senior to our position divided by as-completed appraised value, or the total commitment amount of loans senior to our position divided by projected total cost basis. Detachment loan-to-value reflect the cumulative commitment amount of our loan and the loans senior to our position divided by as-completed appraised value, or the cumulative commitment amount of our loan and loans senior to our position divided by projected total cost basis
4. Represents annualized reported NOI for the fourth quarter 2020 at CLNC share
5. Represents the percent leased as of 12/31/20 and is weighted by carrying value at CLNC share as of 12/31/20
6. Based on in-place leases (defined as occupied and paying leases) as of 12/31/20 and assumes that no renewal options are exercised. W.A. calculation based on carrying value at CLNC share as of 12/31/20

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1. W.A. calculation based on carrying value at CLNC share as of 12/31/20

Page 18

1. Based on carrying values at CLNC share as of 12/31/20. Property type excludes private equity interests
2. Net lease and other real estate includes deferred leasing costs and other net intangibles and includes the impact of accumulated depreciation and amortization
3. Related to an equity participation interest
4. Other includes residential development and predevelopment assets
5. Represents carrying values net of any in-place investment-level financing at CLNC share as of 12/31/20
6. Represents LNS Portfolio's proportionate share of allocated balance sheet assets and liabilities (including cash, restricted cash, net receivables, other assets, due to related party, accrued and other liabilities and escrow deposits payable)

Page 20

1. Net-debt-to-equity ratio based on CLNC's share of total outstanding secured debt agreements (UPB) less unrestricted cash at CLNC's share divided by total stockholders' equity; stockholders' equity includes noncontrolling interests in the OP and excludes noncontrolling interests in investment entities
2. Assumes the applicable floating benchmark rate as of 12/31/20 for W.A. calculations and is weighted on outstanding debt (UPB) at CLNC share as of 12/31/20

APPENDIX – FOOTNOTES (CONT'D)

Page 21

1. Subject to customary non-recourse carve-outs
2. W.A. calculation based on outstanding debt (UPB) at CLNC share as of 12/31/20. W.A. extended maturity excludes CMBS facilities
3. Assumes the applicable floating benchmark rate as of 12/31/20 for W.A. calculations
4. Represents financing on one senior loan investment in the Core Portfolio

Page 32

1. Represents interests in assets held by third party partners
2. Represents the proportionate share attributed to CLNC based on CLNC's ownership % by asset
3. Reflects the net impact of securitization assets and related obligations which are consolidated for accounting purposes

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1. Represents net accumulated depreciation and amortization on real estate investments, including related intangible assets and liabilities
2. The Company calculates GAAP net book value (excluding noncontrolling interests in investment entities) per share and undepreciated book value per share, a non-GAAP financial measure, based on the total number of common shares and OP units (held by members other than the Company or its subsidiaries) outstanding at the end of the reporting period. As of 12/31/20, the total number of common shares and OP units outstanding was approximately 131.6 million

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1. The Company calculates Distributable Loss / Legacy, Non-Strategic Distributable Loss per share, which are non-GAAP financial measures, based on a weighted average number of common shares and OP units (held by members other than the Company or its subsidiaries). For the three months ended 12/31/20, the weighted average number of common shares and OP units was approximately 131.7 million; includes 3.1 million of OP units
2. Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings excludes realized gains and losses on sales and fair value adjustments. The Company calculates Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings per share, which are non-GAAP financial measures, based on a weighted average number of common shares and OP units (held by members other than the Company or its subsidiaries). For the three months ended 12/31/20, the weighted average number of common shares and OP units was approximately 131.7 million; includes 3.1 million of OP units

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1. The Company calculates Distributable Loss / Legacy, Non-Strategic Distributable Loss per share, which are non-GAAP financial measures, based on a weighted average number of common shares and OP units (held by members other than the Company or its subsidiaries). For the full year ended 12/31/20, the weighted average number of common shares and OP units was approximately 131.6 million; includes 3.1 million of OP units

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1. Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings excludes realized gains and losses, fair value adjustments, provision for loan losses and other one-time adjustments. The Company calculates Adjusted Distributable Earnings / Legacy, Non-Strategic Distributable Earnings per share, which is a non-GAAP financial measure, based on a weighted average number of common shares and OP units (held by members other than the Company or its subsidiaries). For the full year ended 12/31/20, the weighted average number of common shares and OP units was approximately 131.6 million; includes 3.1 million of OP units

COMPANY INFORMATION

Colony Credit Real Estate (NYSE: CLNC) is one of the largest publicly traded commercial real estate (CRE) credit REITs, focused on originating, acquiring, financing and managing a diversified portfolio consisting primarily of CRE debt investments and net leased properties predominantly in the United States. CRE debt investments primarily consist of first mortgage loans, which we expect to be the primary investment strategy. Colony Credit Real Estate is externally managed by a subsidiary of leading global real estate and investment management firm, Colony Capital, Inc. Colony Credit Real Estate is organized as a Maryland corporation and taxed as a REIT for U.S. federal income tax purposes. For additional information regarding the Company and its management and business, please refer to www.clncredit.com.

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ColonyCredit
REAL ESTATE

INVESTOR PRESENTATION

February 24, 2021



ColonyCredit
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Cautionary Statement Regarding Forward-looking Statements

This presentation may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond our control, and may cause actual results to differ significantly from those expressed in any forward-looking statement. Among others, the following uncertainties and other factors could cause actual results to differ from those set forth in the forward-looking statements: operating costs and business disruption may be greater than expected; uncertainties regarding the ongoing impact of the novel coronavirus (COVID-19), the severity of the disease, the duration of the COVID-19 outbreak, actions that may be taken by governmental authorities to contain the COVID-19 outbreak or to treat its impact, the potential negative impacts of COVID-19 on the global economy and its adverse impact on the real estate market, the economy and the Company's investments (including, but not limited to, the Los Angeles mixed-use development loan, other hospitality loans and Dublin development financings), financial condition and business operation; defaults by borrowers in paying debt service on outstanding indebtedness and borrowers' abilities to manage and stabilize properties; deterioration in the performance of the properties securing our investments (including depletion of interest and other reserves or payment-in-kind concessions in lieu of current interest payment obligations) that may cause deterioration in the performance of our investments and, potentially, principal losses to us; the Company's operating results may differ materially from the information presented in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2020, as well as in Colony Credit Real Estate's other filings with the Securities and Exchange Commission; the fair value of the Company's investments may be subject to uncertainties; the Company's use of leverage could hinder its ability to make distributions and may significantly impact its liquidity position; given the Company's dependence on its external manager, an affiliate of Colony Capital, Inc., any adverse changes in the financial health or otherwise of its manager or Colony Capital, Inc. could hinder the Company's operating performance and return on stockholder's investment; the ability to realize substantial efficiencies as well as anticipated strategic and financial benefits, including, but not limited to expected returns on equity and/or yields on investments; adverse impacts on the Company's corporate revolver, including covenant compliance and borrowing base capacity; adverse impacts on the Company's liquidity, including margin calls on master repurchase facilities, debt service or lease payment defaults or deferrals, demands for protective advances and capital expenditures, or its ability to continue to generate liquidity from sales of Legacy, Non-Strategic assets; the Company's ability to liquidate its Legacy, Non-Strategic assets within the projected timeframe or at the projected values; the timing of and ability to deploy available capital; whether the Company will achieve its anticipated 2021 Distributable Earnings per share (as adjusted), or maintain or produce higher Distributable Earnings per share (as adjusted) in the near term or ever; the Company's ability to maintain or grow the dividend at all in the future, including the Company maintaining its common stock dividend at \$0.10 per share for each quarter during calendar year 2021; the timing of and ability to complete repurchases of the Company's stock; the ability of the Company to refinance certain mortgage debt on similar terms to those currently existing or at all; whether Colony Capital will continue to serve as our external manager or whether we will pursue another strategic transaction; and the impact of legislative, regulatory and competitive changes, and the actions of government authorities, and in particular those affecting the commercial real estate finance and mortgage industry or our business. The foregoing list of factors is not exhaustive. Additional information about these and other factors can be found in Part I, Item 1A of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2020 and Part II, Item 1A of the Company's Form 10-Q for the quarter ended September 30, 2020, as well as in Colony Credit Real Estate's other filings with the Securities and Exchange Commission. Moreover, each of the factors referenced above are likely to also be impacted directly or indirectly by the ongoing impact of COVID-19 and investors are cautioned to interpret substantially all of such statements and risks as being heightened as a result of the ongoing impact of the COVID-19.

We caution investors not to unduly rely on any forward-looking statements. The forward-looking statements speak only as of the date of this presentation. Colony Credit Real Estate is under no duty to update any of these forward-looking statements after the date of this presentation, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so. We caution investors not to unduly rely on any forward-looking statements. The forward-looking statements speak only as of the date of this presentation. Colony Credit Real Estate is under no duty to update any of these forward-looking statements after the date of this presentation, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so.

2020 Accomplishments & 2021 Priorities

CLNC accomplished several key initiatives during 2020 and is well-positioned for growth in 2021

Successfully Navigated 2020

- New Management Team**
- Protected Balance Sheet & Exited LNS Portfolio**
- Reduced Leverage and Recourse Financing Exposure**
- Resumed New Originations**

2021 Priorities

- Reinstate Quarterly Dividend for Q1'21**
- Manage Portfolio and Deploy Cash on Balance Sheet**
- Increase Earnings Primarily Through First Mortgages**
- Grow Dividend**

Company Highlights

Leading commercial real estate credit REIT with conservative balance sheet poised for growth.

Stable & Growing Portfolio

of Primarily Senior Loans & Net Lease Assets

\$4.1B

Total At-Share Assets

\$690M

New Senior Loan
Originations Since Q3'20⁽⁴⁾

Robust Liquidity

\$689M

Total Liquidity⁽²⁾

2.7x

Increase in Liquidity
Since Q1'20

\$588M (or \$4.47 per share) of Unrestricted Cash Today⁽³⁾

Conservative Balance Sheet

\$14.14

Undepreciated Book Value Per Share
(\$8.71 current share price)⁽⁴⁾

1.0x

Net-Debt-to-Equity Ratio

Minimal Recourse Financing (\$134M)

Reinstated Quarterly Dividend

\$0.10

Q1'21 Quarterly Dividend Per Share

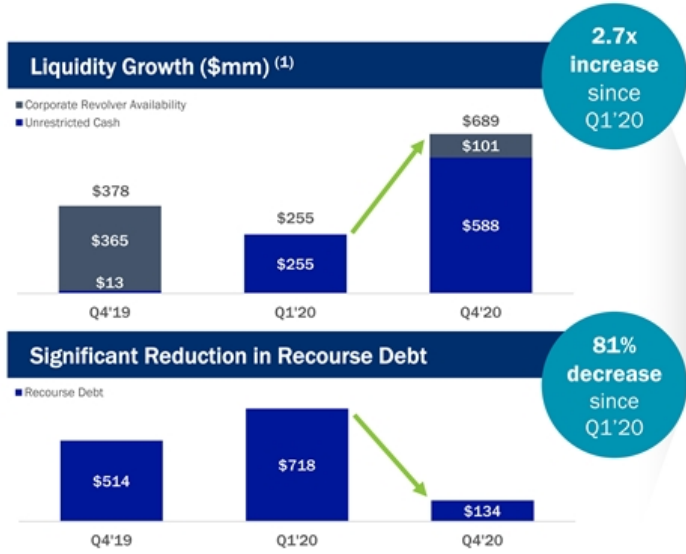
Covered by Adjusted Distributable Earnings

ColonyCredit
REAL ESTATE

Amounts presented are as of December 31, 2020, unless otherwise stated; at CLNC share
1) Amounts presented reflect total committed capital and include both closed and in-execution deals as of February 22, 2021
2) Represents cash-on-hand and availability under the corporate revolving credit facility as of February 22, 2021
3) Represents cash-on-hand as of February 22, 2021
4) Represents CLNC closing share price as of February 22, 2021

Where Are We Now?

In response to COVID-19, CLNC has taken decisive action.



Experienced Leadership

- Team led by Michael Mazzei, CEO & President
- 30+ years of extensive commercial mortgage experience

Increased Liquidity

- \$689M total liquidity
- 2.7x increase since Q1'20

Reduced Leverage

- 1.0x net debt-to-equity
- Recourse debt exposure reduced from \$718M at Q1'20 to \$134M at Q4'20 (0.1x recourse debt-to-equity exposure)

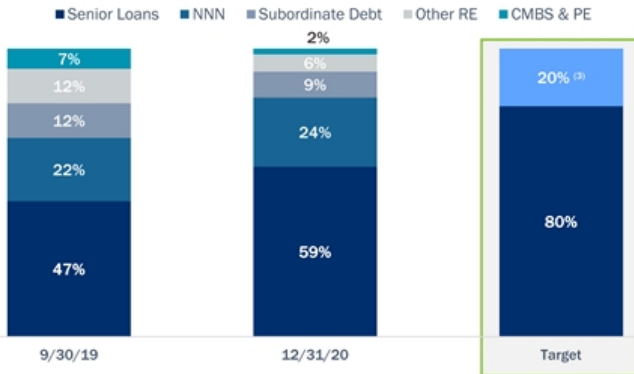
Stable Portfolio

- \$4.1B total at-share assets
- GAAP net book value of \$12.96 per share
- Undepreciated book value of \$14.14 per share
- Increasing share of senior first mortgages

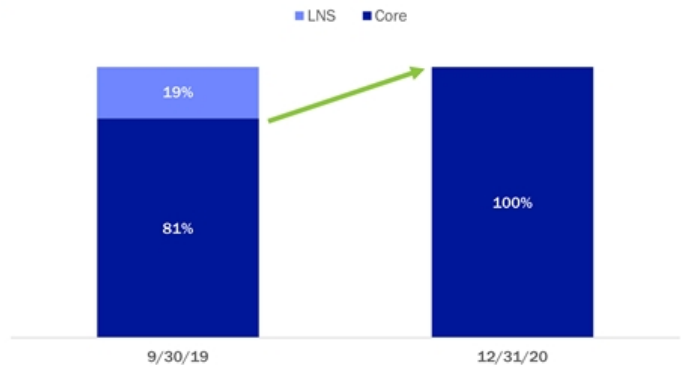
Portfolio Transition Underway

CLNC is steadily transitioning its portfolio. Focusing on floating rate first mortgages while reducing exposure to mezzanine loans and preferred equity and deemphasizing pre-development and construction.

Investment Type (%) ⁽¹⁾



Core Portfolio vs. Legacy, Non-Strategic Portfolio ⁽²⁾



Increased Senior Loan Exposure

- Lower risk profile, limited credit-loss risk
- Significant equity cushion to absorb potential losses in downside scenarios

Exited Legacy, Non-Strategic Portfolio

- From 19% to less than 1% of total portfolio GAAP net book value
- Collapse Legacy, Non-Strategic reporting segment in Q1'21

Amounts presented are as of December 31, 2020, unless otherwise stated; at CLNC share
¹⁾ Based on GAAP gross book value as of December 31, 2020, excluding cash and other allocated assets and liabilities
²⁾ Based on GAAP net book value as of December 31, 2020
³⁾ 20% target allocation expected to be comprised of primarily NNN and subordinate debt

Building Earnings

Build earnings through deployment of cash into first mortgages with a focus on multifamily and office in growing markets.

✔ Convert Liquidity into New First Mortgage Loan Originations

- \$588M cash on hand to fund new deals with predictable earnings
- Nine investments closed since Q3'20 for \$334M of committed capital; 13 others under contract for \$356M of committed capital

✔ Powerful Originations Platform Producing Results

- \$690M of new originations closed or under contract since Q3'20
- Emphasis on lowering concentration risks; reduced average and maximum loan sizes

✔ Strengthening Team with Proven Credit Expertise

- George Kok hired as Chief Credit Officer
- 35 years of experience as proven leader and business builder in CRE finance and CMBS

Collateral Diversification

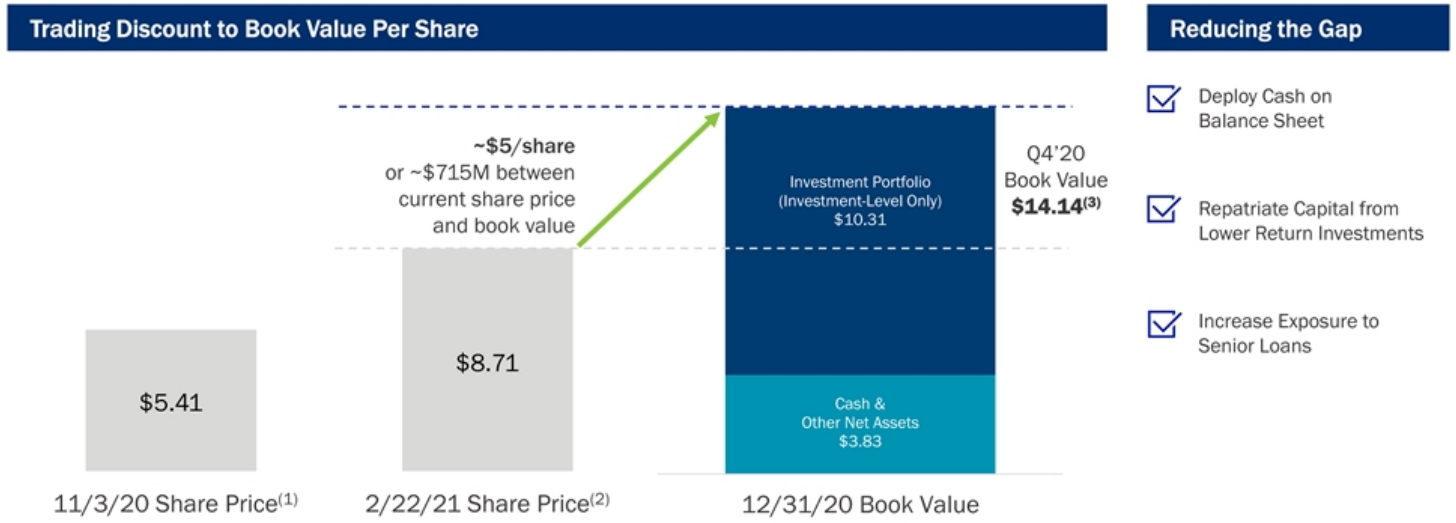


New Originations with Predictable and Quality Earnings⁽¹⁾

Number of Loans	22
Total Committed Capital / Initial Funding	\$690M / \$625M
Average Loan Size (Committed Capital)	\$31M
W.A. Initial Term / Extended Term	3 Years / 5 Years
% Floating Rate	100%

CLNC Trading Discount

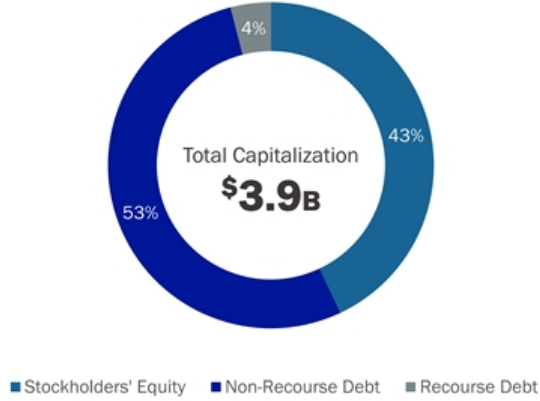
Q4'20 book value is approximately \$1.9 billion and CLNC is trading at a \$715 million discount, or over \$5 per share.



Prudent Capital Structure Positioned for Growth

Current capital structure provides flexibility and support to drive growth and return on equity.

Capital Structure



Access to Diverse and Efficient Financing Sources

- Robust liquidity: \$588M of cash and \$689M of total liquidity
- Reduced leverage ratios and limited recourse debt exposure (\$134M recourse debt at Q4'20, down from \$718M at Q1'20)
- Embedded financing capacity within existing structure and access to additional financing sources
 - Fully undrawn corporate revolver
 - Master repurchase facilities / term facilities (\$1.4B availability)
 - Mortgage debt
 - Capital markets securitizations
 - Public capital markets

CLNC Investment Opportunity

CLNC's strong balance sheet positions the firm on a path towards substantial earnings growth and shareholder value creation.

Positioned for Growth



- Liquidity position of \$689 million
- Embedded financing capacity
- Experienced team in-place to capitalize on growth opportunities

A Simple Game Plan



- Deploy cash on balance sheet into new senior loans
- Repatriate proceeds from lower yielding assets and redeploy the capital
- Build earnings and reinstated dividend for Q1'21
- \$690M of new originations closed or under contract since Q3'20

Stable and Recurring Earnings



- Clear path to build earnings
- Grow dividend
- Close valuation discount between current share price and underlying book value

Company Information

Colony Credit Real Estate (NYSE: CLNC) is one of the largest publicly traded commercial real estate (CRE) credit REITs, focused on originating, acquiring, financing and managing a diversified portfolio consisting primarily of CRE debt investments and net leased properties predominantly in the United States. CRE debt investments primarily consist of first mortgage loans, which we expect to be the primary investment strategy. Colony Credit Real Estate is externally managed by a subsidiary of leading global real estate and investment management firm, Colony Capital, Inc. Colony Credit Real Estate is organized as a Maryland corporation and taxed as a REIT for U.S. federal income tax purposes. For additional information regarding the Company and its management and business, please refer to www.clncredit.com.

Shareholder information

Principal Offices:

Los Angeles

515 South Flower Street
44th Floor
Los Angeles, CA 90071
310-282-8220

New York

590 Madison Avenue
34th Floor
New York, NY 10022
212-547-2600

Stock & Transfer Agent:

American Stock & Transfer
Trust Company (AST)
866-751-6317
help@astfinancial.com

Company Website:

www.clncredit.com

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CLNC

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BTIG
Timothy Hayes
212-738-6199

Important Note Regarding Non-GAAP Financial Measures and Definitions

We present Distributable Earnings/Legacy, Non-Strategic Distributable Earnings, which is a non-GAAP supplemental financial measure of our performance. Our Distributable Earnings are generated by the Core Portfolio and Legacy, Non-Strategic Distributable Earnings are generated by the Legacy, Non-Strategic Portfolio. We believe that Distributable Earnings/Legacy, Non-Strategic Distributable Earnings provides meaningful information to consider in addition to our net income and cash flow from operating activities determined in accordance with U.S. GAAP, and this metric is a useful indicator for investors in evaluating and comparing our operating performance to our peers and our ability to pay dividends. We elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, beginning with our taxable year ended December 31, 2018. As a REIT, we are required to distribute substantially all of our taxable income and we believe that dividends are one of the principal reasons investors invest in credit or commercial mortgage REITs such as our company. Over time, Distributable Earnings has been a useful indicator of our dividends per share and we consider that measure in determining the dividend, if any, to be paid. This supplemental financial measure also helps us to evaluate our performance excluding the effects of certain transactions and U.S. GAAP adjustments that we believe are not necessarily indicative of our current portfolio and operations. For information on the fees we pay our Manager, see Note 10, "Related Party Arrangements" to our consolidated financial statements included in Form 10-K to be filed with the U.S. Securities and Exchange Commission ("SEC").

We define Distributable Earnings/Legacy, Non-Strategic Distributable Earnings as U.S. GAAP net income (loss) attributable to our common stockholders (or, without duplication, the owners of the common equity of our direct subsidiaries, such as our operating partnership or "OP") and excluding (i) non-cash equity compensation expense, (ii) the expenses incurred in connection with our formation or other strategic transactions, (iii) the incentive fee, (iv) acquisition costs from successful acquisitions, (v) gains or losses from sales of real estate property and impairment write-downs of depreciable real estate, including unconsolidated joint ventures and preferred equity investments, (vi) CECL reserves determined by probability of default / loss given default (or "PD/LGD") model, (vii) depreciation and amortization, (viii) any unrealized gains or losses or other similar non-cash items that are included in net income for the current quarter, regardless of whether such items are included in other comprehensive income or loss, or in net income, (ix) one-time events pursuant to changes in U.S. GAAP and (x) certain material non-cash income or expense items that in the judgment of management should not be included in Distributable Earnings/Legacy, Non-Strategic Distributable Earnings. For clauses (ix) and (x), such exclusions shall only be applied after discussions between our Manager and our independent directors and after approval by a majority of our independent directors. Distributable Earnings/Legacy, Non-Strategic Distributable Earnings include provision for loan losses when realized. Loan losses are realized when such amounts are deemed nonrecoverable at the time the loan is repaid, or if the underlying asset is sold following foreclosure, or if we determine that it is probable that all amounts due will not be collected; realized loan losses to be included in Distributable Earnings is the difference between the cash received, or expected to be received, and the book value of the asset.

Distributable Earnings/Legacy, Non-Strategic Distributable Earnings does not represent net income or cash generated from operating activities and should not be considered as an alternative to U.S. GAAP net income or an indication of our cash flows from operating activities determined in accordance with U.S. GAAP, a measure of our liquidity, or an indication of funds available to fund our cash needs. In addition, our methodology for calculating Distributable Earnings/Legacy, Non-Strategic Distributable Earnings may differ from methodologies employed by other companies to calculate the same or similar non-GAAP supplemental financial measures, and accordingly, our reported Distributable Earnings may not be comparable to the Distributable Earnings reported by other companies.

The Company calculates Distributable Earnings/Legacy, Non-Strategic Distributable Earnings per share, which are non-GAAP supplemental financial measures, based on a weighted average number of common shares and operating partnership units (held by members other than the Company or its subsidiaries).

The Company presents pro rata ("at share" or "at CLNC share") financial information, which is not, and is not intended to be, a presentation in accordance with GAAP. The Company computes pro rata financial information by applying its economic interest to each financial statement line item on an investment-by-investment basis. Similarly, noncontrolling interests' ("NCI") share of assets, liabilities, profits and losses was computed by applying noncontrolling interests' economic interest to each financial statement line item. The Company provides pro rata financial information because it may assist investors and analysts in estimating the Company's economic interest in its investments. However, pro rata financial information as an analytical tool has limitations. Other companies may not calculate their pro rata information in the same methodology, and accordingly, the Company's pro rata information may not be comparable to other companies pro rata information. As such, the pro rata financial information should not be considered in isolation or as a substitute for our financial statements as reported under GAAP, but may be used as a supplement to financial information as reported under GAAP.

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