



ColonyCredit
REAL ESTATE

**Supplemental Financial Report
Second Quarter 2018**

August 7, 2018

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; the Company’s operating results may differ materially from the pro forma information presented in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2017; 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, yields and/or internal rates of return on investments; and the impact of legislative, regulatory and competitive changes. 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, 2017, as well as in the Company’s other filings with the U.S. Securities and Exchange Commission.

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 press release, nor to conform prior statements to actual results or revised expectations, and Colony Credit Real Estate does not intend to do so.

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES AND DEFINITIONS

We present Core Earnings, which is a non-GAAP supplemental financial measure of our performance. We believe that Core 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. This supplemental financial measure 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. We also use Core Earnings to determine the incentive fees we pay to our Manager. For information on the fees we pay our Manager, see Note 11, "Related Party Arrangements" to our consolidated financial statements included in Form 10-Q to be filed with the U.S. Securities and Exchange Commission ("SEC"). In addition, we believe that our investors also use Core Earnings or a comparable supplemental performance measure to evaluate and compare the performance of us and our peers, and as such, we believe that the disclosure of Core Earnings is useful to our investors.

We define Core 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) and excluding (i) non-cash equity compensation expense, (ii) the expenses incurred in connection with our formation, (iii) the incentive fee, (iv) acquisition costs from successful acquisitions, (v) depreciation and amortization, (vi) 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, (vii) one-time events pursuant to changes in U.S. GAAP and (viii) certain material non-cash income or expense items that in the judgment of management should not be included in Core Earnings. For clauses (vii) and (viii), 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.

Core 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, including our ability to make cash distributions. In addition, our methodology for calculating Core Earnings may differ from methodologies employed by other companies to calculate the same or similar non-GAAP supplemental financial measures, and accordingly, our reported Core Earnings may not be comparable to the Core Earnings reported by other companies.

The Company calculates core earnings per share, a non-GAAP financial measure, based on a weighted average ("W.A.") number of class A and class B-3 common shares and operating partnership units (held by members other than the Company or its subsidiaries).

We believe net operating income ("NOI") and earnings before interest, tax, depreciation and amortization ("EBITDA") are useful measures of operating performance of our net lease and other real estate portfolios as they are more closely linked to the direct results of operations at the property level. NOI also reflects actual rents received during the period after adjusting for the effects of straight-line rents and amortization of above- and below- market leases; therefore, a comparison of NOI across periods better reflects the trend in occupancy rates and rental rates of the Company's properties. NOI and EBITDA exclude historical cost depreciation and amortization, which are based on different useful life estimates depending on the age of the properties, as well as adjust 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. This allows for comparability of operating performance of the Company's properties period over period. 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 and EBITDA provide 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 and EBITDA. NOI and EBITDA may fail to capture significant trends in these components of U.S. GAAP net income (loss) which further limits its usefulness.

NOI and EBITDA 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, the Company's 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 (CONT'D)

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 Return on Equity (“ROE”), which is a supplemental financial measure that represents the initial net investment-level earnings generated by an investment expressed as a percentage of the net equity capital invested. The Company calculates net investment-level earnings for investments in loans and CRE debt securities as the sum of the stated cash coupon income and any non-cash income (such as payment in-kind income and amortization/accretion of purchase discounts and origination, extension and exit fees) less investment-level financing costs. For investments in net lease real estate, the Company calculates net investment-level earnings by subtracting investment-level financing costs from net operating income. Net equity capital invested is calculated by taking the gross initial invested capital less any financing. With respect to certain loans and investment-level financing, the Company assumes the one-month USD LIBOR as of June 30, 2018 when calculating ROE. The Company’s ROE calculation relies on a number of assumptions and estimates that are subject to change, some of which are outside the control of the Company. Actual results may differ materially from the Company’s expectations. As such, there can be no assurance that the actual ROE will be equivalent to the estimated ROE. In addition, the Company’s methodology for calculating ROE may differ from methodologies employed by other companies to calculate the same or similar supplemental financial measures, and accordingly, the presented ROE may not be comparable to the ROE reported by other companies.

We present Internal Rate of Return (“IRR”), which is a supplemental financial measure that represents the rate of return of an investment over a specific holding period expressed as a percentage of the net equity capital invested. It is the discount rate that makes net present value of all cash outflows equal to the net present value of cash inflows. The weighted average underwritten IRR reflects the returns underwritten and relies on a number of assumptions and estimates that are subject to change. Such assumptions and estimates around hold period, prepayments or defaults, cost of borrowing, cap rates, rent increases, operating costs, and exit assumptions, among many others, may be outside of the control of the Company. With respect to certain loans included in the weighted average underwritten IRR shown, the calculation assumes certain estimates with respect to the timing and magnitude of the initial future fundings for the total loan commitment and associated loan repayments. In addition, the Company’s methodology for calculating IRR involves subjective judgement and discretion and may differ from methodologies used by other companies, when calculating the same or similar supplemental financial measures and may not be comparable with other companies. Actual results may differ materially from the Company’s expectations. As such, there can be no assurance that the actual weighted average IRRs will be equivalent to the underwritten weighted average IRRs presented.

NOTES REGARDING REPORTABLE SEGMENTS

Colony Credit Real Estate, Inc. (“CLNC”, “Colony Credit Real Estate” or the “Company”) currently holds investment interests through the following four reportable segments, which are based on how management reviews and manages its business:

Loan Portfolio

As of June 30, 2018, the Company’s Loan Portfolio included senior mortgage loans, mezzanine loans and preferred equity interests 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 our Sponsor (Colony Capital, Inc.) which were deconsolidated as a result of the merger and subsequently treated as equity method investments.

- Senior mortgage loans 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 balances include related equity participation interests

CRE Debt Securities

As of June 30, 2018, 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).

Net Lease Real Estate (or “Net Lease”)

As of June 30, 2018, the Company’s Net Lease investments included direct investments in commercial real estate with 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.

Other

As of June 30, 2018, the Company’s Other assets included direct investments in non-core operating real estate equity, real estate acquired in settlement of loans and investments in real estate private equity interests (“Private Equity Interests” or “PE Interests”).

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I. BUSINESS HIGHLIGHTS

Business & Financial

- Completed name change to Colony Credit Real Estate, Inc. effective June 25, 2018
- Added to the U.S. Small-cap Russell 2000 Index effective June 25, 2018
- Second quarter 2018 GAAP net income attributable to common stockholders of \$16.0 million, or \$0.12 per diluted share and core earnings of \$40.3 million, or \$0.31 per diluted share⁽¹⁾
- Undepreciated book value of \$3.1 billion, or \$23.80 per diluted share, as of June 30, 2018
- Declared and paid monthly dividend of \$0.145 per share of class A and B-3 common stock for April, May and June. The dividend represents an annualized dividend of \$1.74 per share of common stock, equating to a 8.3% dividend yield based on the \$21.00 closing price on August 3, 2018
- Subsequent to Q2 2018, the Company's Board of Directors declared a monthly dividend of \$0.145 per share of class A and B-3 common stock for July and August

Investment Activity

- During the second quarter 2018, allocated and initially funded \$592 million and \$460 million of capital, respectively. Funded an additional \$18 million of capital for investments closed prior to the second quarter
- Subsequent to quarter end, allocated and initially funded an additional \$855 million and \$380 million of capital, respectively, through closed deals or deals in advanced stages of execution
 - Subsequent to quarter end, closed first European investments, which includes the purchase of a triple net leased office campus and a preferred equity investment in a core-office development project
- Year-to-date, allocated approximately \$1.6 billion of total capital through closed deals or deals in advanced stages of execution, with an expected weighted average return on equity and total internal rate of return of approximately 11% and 13%, respectively

Capitalization & Liquidity

- Increased existing master repurchase facility capacity by \$250 million to \$2.0 billion from \$1.7 billion
 - Approximately \$1.3 billion of excess borrowing capacity under master repurchase facilities
- As of August 3, 2018, total corporate liquidity of approximately \$419 million through cash-on-hand of \$39 million and availability under the corporate revolving credit facility of \$380 million

I. PORTFOLIO HIGHLIGHTS

(\$ in thousands, unless otherwise stated; as of June 30, 2018; at CLNC share)

Overview

\$4.9 Billion Total At-Share Assets⁽¹⁾

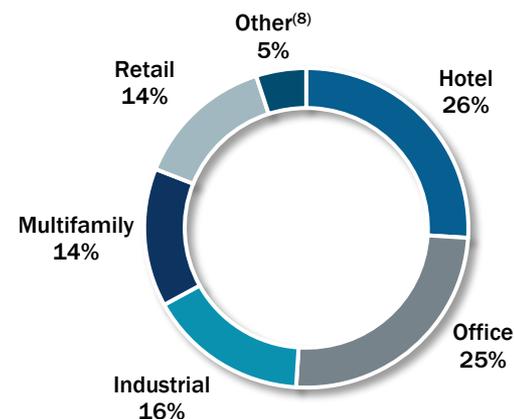
\$4.6 Billion Total Investment-Level Assets⁽²⁾

\$3.1 Billion Total Book Equity Value⁽¹⁾

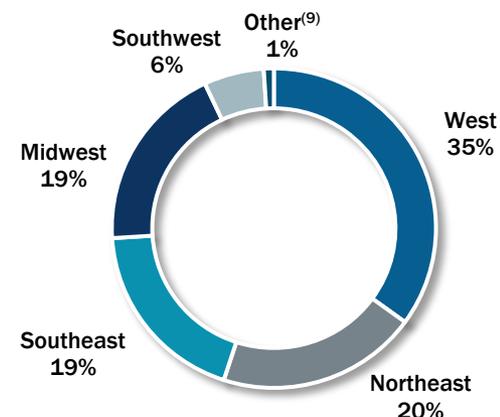
	Count	Carrying value ⁽²⁾	% of total
Senior mortgage loans	54	\$ 1,769,043	39%
Mezzanine loans	19	481,613	10%
Preferred equity ⁽³⁾	7	300,319	7%
CRE debt securities ⁽⁴⁾	46	341,625	7%
Net lease real estate ⁽⁵⁾	10	665,952	15%
Other owned real estate ⁽⁵⁾⁽⁶⁾	12	755,285	17%
Private equity interests	6	241,453	5%
Total portfolio	154	\$4,555,290	100%

Non-core assets

Property type⁽⁷⁾



Geography⁽⁷⁾



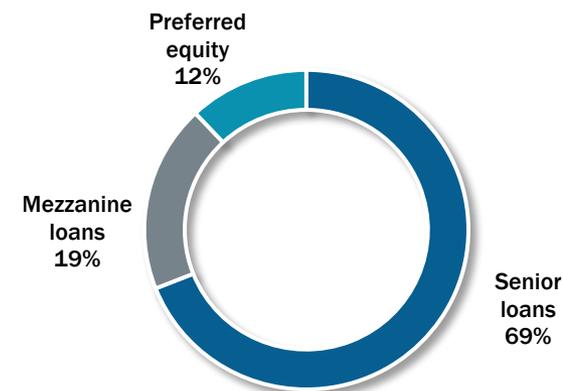
II. LOAN PORTFOLIO HIGHLIGHTS

(As of June 30, 2018; at CLNC share)

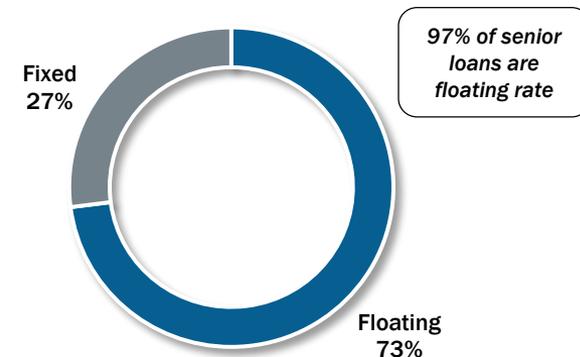
Overview

\$2.6 billion	Total loan portfolio ⁽¹⁾⁽²⁾
80	Total number of investments
\$32 million	Average loan size
2.3 years	W.A. remaining term ⁽³⁾
3.7 years	W.A. extended remaining term ⁽⁴⁾
7.4%	W.A. unlevered all-in yield ⁽²⁾⁽⁵⁾
~11%	Illustrative W.A. levered yield ⁽⁶⁾ A 50 basis point increase in LIBOR would increase illustrative W.A. levered yield by ~22 basis points

Investment type⁽⁷⁾



Fixed vs. Floating⁽⁷⁾

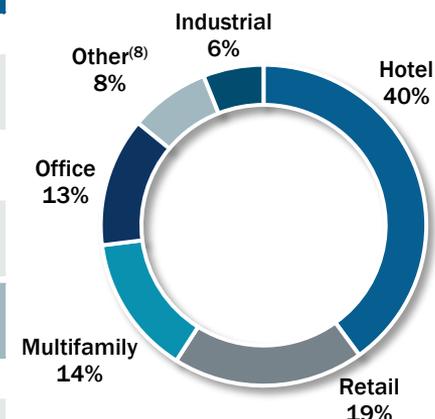


II. LOAN PORTFOLIO OVERVIEW

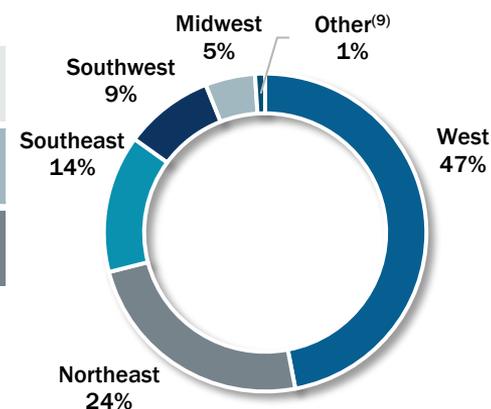
(\$ in thousands; as of June 30, 2018; at CLNC share)

	Number of investments	Carrying value ⁽¹⁾⁽²⁾	W.A. unlevered all-in yield ⁽²⁾⁽³⁾	W.A. remaining term (years) ⁽⁴⁾	W.A. extended term (years) ⁽⁵⁾
Floating rate					
Senior mortgage loans	50	\$ 1,716,384	6.3%	1.6	3.2
Mezzanine loans	8	112,450	11.2%	0.6	2.1
Preferred equity	1	27,756	14.9%	0.5	1.5
Total / W.A. floating rate	59	1,856,590	6.8%	1.5	3.1
Fixed rate					
Senior mortgage loans	4	52,659	8.6%	1.8	2.5
Mezzanine loans	11	369,163	8.3%	2.5	3.5
Preferred equity ⁽⁶⁾	6	272,563	10.3%	8.0	8.2
Total / W.A. fixed rate	21	694,385	9.1%	4.6	5.3
Total / W.A.	80	\$2,550,975	7.4%	2.3	3.7

Property type⁽⁷⁾



Geography⁽⁷⁾

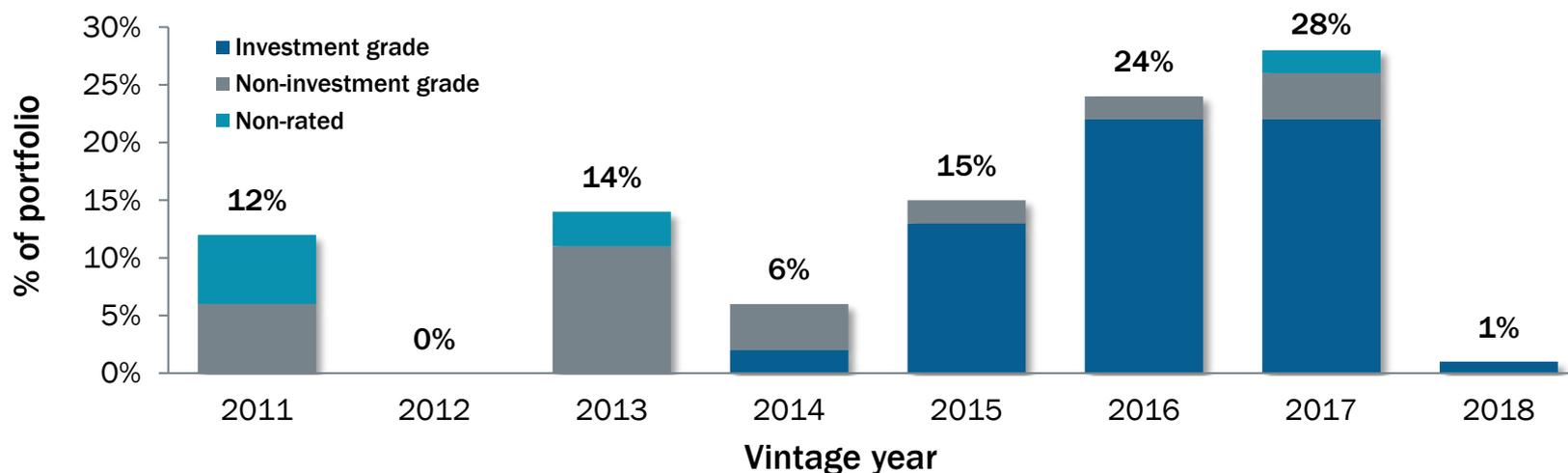


III. CRE DEBT SECURITIES

(\$ in thousands; as of June 30, 2018; at CLNC share)

	Rating	Number of investments	Principal amount ⁽¹⁾	Carrying value ⁽¹⁾	W.A. unlevered all-in yield ⁽²⁾	W.A. term in years ⁽³⁾
Investment grade rated	BBB-	33	\$ 263,765	\$ 195,904	7.2%	8.1
Non-investment grade rated	BB B	10	131,439	86,985	11.7%	5.8
Non-rated	n/a	3	101,718	58,736	5.2%	5.0
Total / W.A.		46	\$ 496,922	\$ 341,625	8.0%	7.0

CRE debt securities by vintage⁽⁴⁾

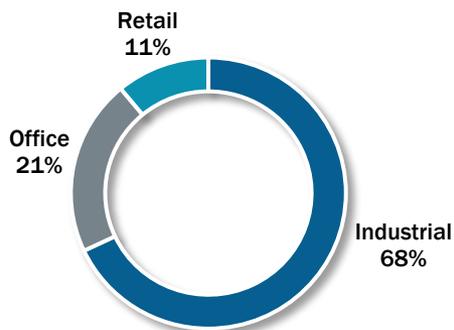


IV. NET LEASE REAL ESTATE

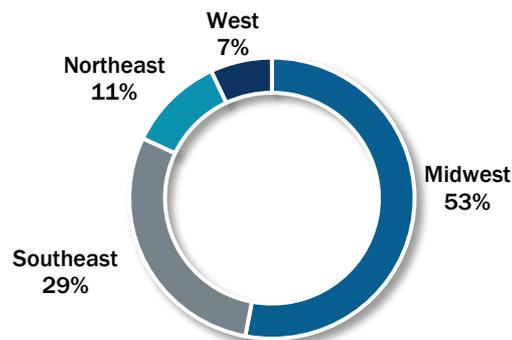
(\$ and square feet in thousands; as of June 30, 2018, unless otherwise stated; at CLNC share)

	Number of buildings	Rentable square feet	Undepreciated carrying value ⁽¹⁾	Carrying value ⁽¹⁾	Q2 NOI ⁽²⁾	W.A. % leased at end of period ⁽³⁾⁽⁴⁾	W.A. remaining lease term (years) ⁽⁵⁾
Industrial	45	8,793	\$ 471,024	\$ 458,487	\$ 7,537	98%	3.5
Office	4	842	144,302	135,647	1,896	100%	4.1
Retail	10	468	76,173	71,818	1,420	100%	5.2
Total / W.A.	59	10,103	\$ 691,499	\$ 665,952	\$ 10,853	98%	3.8

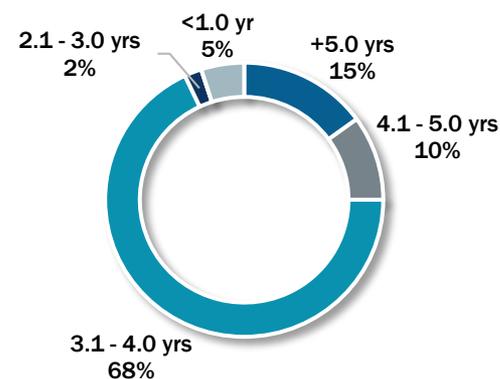
Property type⁽⁶⁾



Geography⁽⁶⁾



W.A. remaining lease term⁽⁵⁾⁽⁶⁾

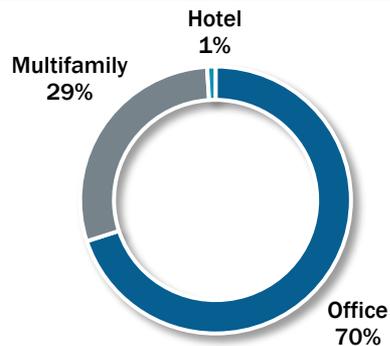


V. OTHER REAL ESTATE EQUITY

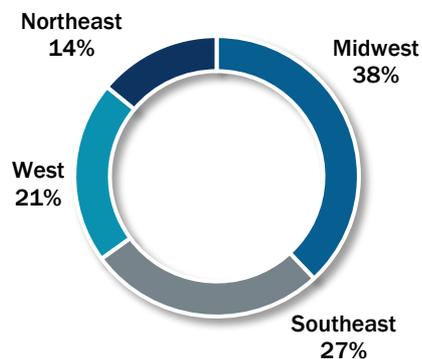
(\$ and square feet in thousands; as of June 30, 2018, unless otherwise stated; at CLNC share)

	Number of buildings	Rentable square feet	Undepreciated carrying value ⁽¹⁾	Carrying value ⁽¹⁾	Q2 NOI ⁽²⁾	W.A. % leased at end of period ⁽³⁾	W.A. remaining lease term (years) ⁽⁴⁾
Office	33	2,601	\$ 532,149	\$ 534,067	\$ 7,168	89%	4.6
Multifamily	107	n/a	221,679	213,278	3,810	94%	n/a
Hotel	1	n/a	8,355	7,940	129	75%	n/a
Total / W.A.	141	2,601	\$ 762,183	\$ 755,285	\$ 11,107	90%	4.6

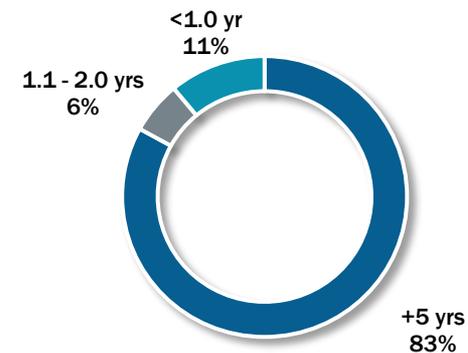
Property type⁽⁵⁾



Geography⁽⁵⁾



W.A. remaining lease term⁽⁴⁾⁽⁵⁾

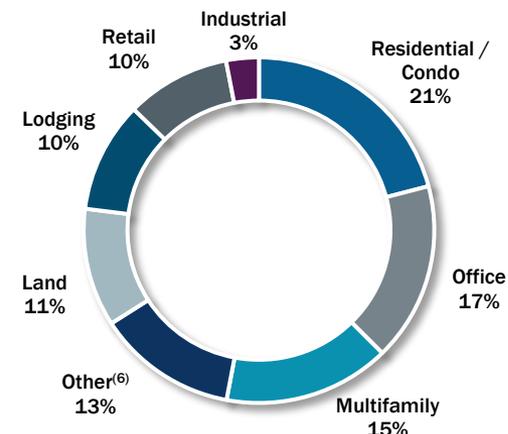


V. PRIVATE EQUITY INTERESTS

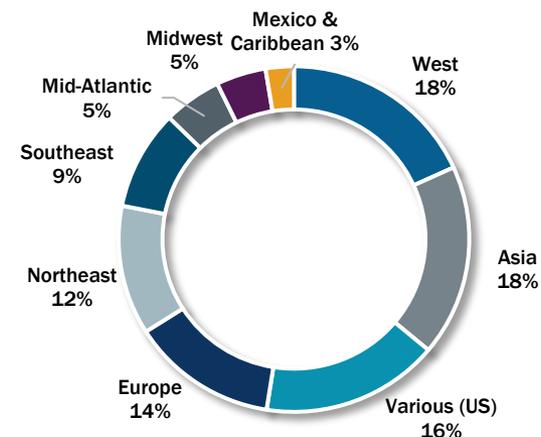
(As of June 30, 2018, unless otherwise stated; at CLNC share)

Overview	
\$241 million	Carrying value ⁽¹⁾
5%	% of total investment portfolio ⁽²⁾
107	Total number of funds
86%	Carrying value as a % of underlying General Partner NAV ⁽³⁾
1.2 years	W.A. remaining life ⁽⁴⁾

Investment type⁽⁵⁾



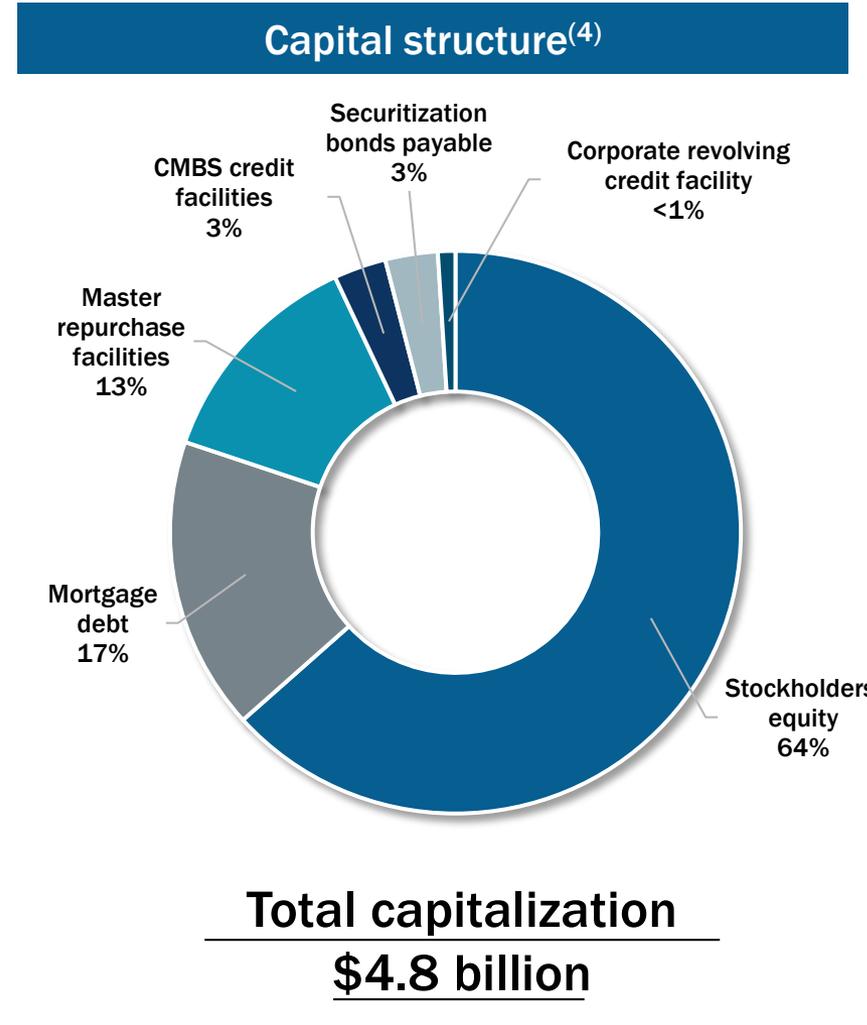
Geography⁽⁵⁾



VI. CAPITALIZATION HIGHLIGHTS

(As of June 30, 2018, unless otherwise stated; at CLNC share)

Overview	
\$4.8 billion	Total capitalization <i>(excluding cash)</i>
\$1.7 billion	Total outstanding debt ⁽¹⁾
\$380 million	Corporate revolving credit facility availability <i>As of August 3, 2018</i>
\$1.3 billion	Master repurchase facilities availability
0.5x	Net debt-to-equity ratio ⁽²⁾
4.39%	Blended cost of financing ⁽³⁾



VI. CAPITALIZATION OVERVIEW

(\$ in thousands; as of June 30, 2018, unless otherwise stated)

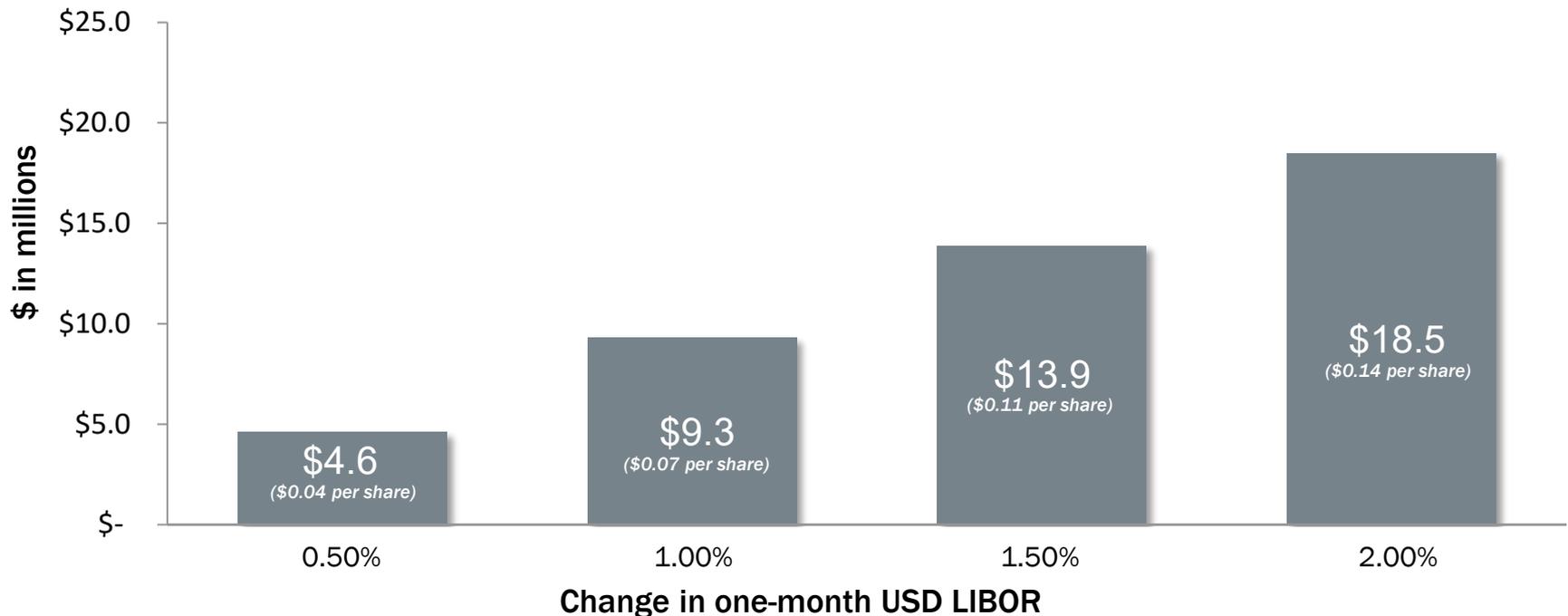
	<u>Maximum availability</u>	Recourse vs. Non-recourse⁽¹⁾	W.A. contractual interest rate⁽²⁾	Outstanding debt (UPB)⁽³⁾
<u>Corporate debt</u>				
Corporate revolving credit facility	\$400,000	Recourse	L + 2.25%	\$25,000
<u>Investment-level debt</u>				
Mortgage debt – net lease (fixed)		Non-recourse	4.30%	363,093
Mortgage debt – net lease (floating)		Non-recourse	L + 2.49%	58,061
Mortgage debt – other real estate equity (fixed)		Non-recourse	4.56%	265,676
Mortgage debt – other real estate equity (floating)		Non-recourse	L + 2.44%	116,268
Master repurchase facilities	\$1,950,000	Limited recourse	L + 2.30%	648,178
CMBS credit facilities		Recourse	L + 1.20%	127,367
Securitization bonds payable		Non-recourse	L + 3.07%	124,671
Total debt				\$1,728,314
				Book value
Stockholders' equity				\$2,992,911
Noncontrolling interests in operating partnership				72,273
Total book value of common equity (CLNC share)				3,065,184
Total capitalization				\$4,793,498

VI. INTEREST RATE SENSITIVITY

(As of June 30, 2018)

- ▶ CLNC's loan portfolio benefits from a rising rate environment
- ▶ Approximately 97% of senior mortgage loans are floating rate
- ▶ Approximately 73% of the total loan portfolio is floating rate
- ▶ A 100 basis point increase in one-month USD LIBOR would increase our annual net interest income by \$9.3 million (or \$0.07 per diluted share) on the loan portfolio

Net interest income sensitivity to LIBOR increases⁽¹⁾⁽²⁾



VII. APPENDIX



VII. IMPORTANT NOTE REGARDING FINANCIAL STATEMENTS

Colony Credit Real Estate was formed on January 31, 2018, through the combination of a select commercial real estate debt and credit real estate portfolio of Colony Capital, Inc. (“Colony Capital Investment Entities”) with substantially all of the assets and liabilities of NorthStar Real Estate Income Trust, Inc. and all of the assets and liabilities of NorthStar Real Estate Income II, Inc.

For the period ending and prior to December 31, 2017, the following financial statements represent only the results of operations for the Colony Capital Investment Entities, as the accounting acquirer, on a stand-alone basis. As a result, comparisons of the Company’s period to period accompanying consolidated financial information may not be meaningful.

VII. APPENDIX – CONSOLIDATED BALANCE SHEET

(In thousands, except share and per share data; as of June 30, 2018)

	June 30, 2018 (Unaudited)	December 31, 2017
Assets		
Cash and cash equivalents	155,377	25,204
Restricted cash	116,466	41,901
Loans and preferred equity held for investment, net	2,079,134	1,300,784
Real estate securities, available for sale, at fair value	198,151	-
Real estate, net	1,485,557	219,740
Investments in unconsolidated ventures (\$241,453 and \$24,417 at fair value, respectively)	731,642	203,720
Receivables, net	35,861	35,512
Deferred leasing costs and intangible assets, net	102,426	11,014
Other assets	95,215	1,527
Mortgage loans held in securitization trusts, at fair value	3,154,112	-
Total assets	\$ 8,153,941	\$ 1,839,402
Liabilities		
Securitization bonds payable, net	126,256	108,679
Mortgage and other notes payable, net	884,729	280,982
Credit facilities	800,545	-
Due to related party	14,513	-
Accrued and other liabilities	46,814	5,175
Intangible liabilities, net	17,789	36
Escrow deposits payable	71,529	36,960
Dividends payable	18,993	-
Mortgage obligations issued by securitization trusts, at fair value	3,010,636	-
Total liabilities	4,991,804	431,832
Commitments and contingencies		
Equity		
Stockholders' equity		
Preferred stock, \$0.01 par value, 50,000,000 shares authorized, no shares issued and outstanding as of June 30, 2018 and December 31, 2017	-	-
Common stock, \$0.01 par value per share		
Class A, 905,000,000 shares authorized, 83,487,352 and 100 shares issued and outstanding as of June 30, 2018 and December 31, 2017, respectively	835	-
Class B-3, 45,000,000 shares authorized, 44,399,444 and no shares issued and outstanding as of June 30, 2018, and December 31, 2017, respectively	444	-
Additional paid-in capital	2,896,695	821,031
Retained earnings	97,715	258,777
Accumulated other comprehensive loss	(2,778)	-
Total stockholders' equity	2,992,911	1,079,808
Noncontrolling interests in investment entities	96,953	327,762
Noncontrolling interests in the Operating Partnership	72,273	-
Total equity	3,162,137	1,407,570
Total liabilities and equity	\$ 8,153,941	\$ 1,839,402

VII. APPENDIX – CONSOLIDATED STATEMENTS OF OPERATIONS

(In thousands, except per share data; as of June 30, 2018) (Unaudited)

	Three Months Ended June 30,	
	2018	2017
Net interest income		
Interest income	\$ 36,795	\$ 36,904
Interest expense	(9,703)	(5,647)
Interest income on mortgage loans held in securitization trusts	39,496	-
Interest expense on mortgage obligations issued by securitization trusts	(36,459)	-
Net interest income	<u>30,129</u>	<u>31,257</u>
Property and other income		
Property operating income	39,477	5,762
Other income	899	390
Total property and other income	<u>40,376</u>	<u>6,152</u>
Expenses		
Management fee expense	11,791	-
Property operating expense	16,256	1,857
Transaction, investment and servicing expense	3,497	709
Interest expense on real estate	9,850	1,066
Depreciation and amortization	23,359	2,745
Administrative expense (including \$1,798 and \$0 of equity-based compensation expense, respectively)	6,884	3,729
Total expenses	<u>71,637</u>	<u>10,106</u>
Other income (loss)		
Unrealized gain on mortgage loans and obligations held in securitization trusts, net	3,696	-
Realized loss on mortgage loans and obligations held in securitization trusts, net	(2,203)	-
Other gain (loss) on investments, net	10	(313)
Income before equity in earnings of unconsolidated ventures and income taxes	371	26,990
Equity in earnings of unconsolidated ventures	15,661	6,219
Income tax expense	(158)	(885)
Net income	15,874	32,324
Net (income) loss attributable to noncontrolling interests:		
Investment entities	470	(9,375)
Operating Partnership	(336)	-
Net income attributable to Colony Credit Real Estate, Inc. common stockholders	\$ 16,008	\$ 22,949
Net income per common share – basic and diluted	\$ 0.12	\$ 0.48
Weighted average shares of common stock outstanding – basic and diluted	127,887	44,399
Dividends declared per share of common stock	\$ 0.44	\$ -

VII. APPENDIX – OUTSTANDING COMMON SHARES AND OP UNITS

	<u>As of June 30, 2018</u>	<u>As of March 31, 2018</u>
Class A common stock	83,487,352	83,487,352
Class B-3 common stock	44,399,444	44,399,444
OP units	3,075,623	3,075,623
Total common stock and OP units outstanding	<u>130,962,419</u>	<u>130,962,419</u>

VII. APPENDIX – RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL INFORMATION

(\$ and shares in thousands, except per share data; as of June 30, 2018) (Unaudited)

Reconciliation of GAAP total assets to CLNC share of total assets

	As of June 30, 2018		
	Consolidated	NCI ⁽¹⁾	At CLNC share ⁽²⁾
Cash and cash equivalents	\$ 155,377	\$ 2,509	\$ 152,868
Restricted cash	116,466	2,956	113,510
Loans and preferred equity held for investment, net	2,079,134	16,895	2,062,239
Real estate securities, available for sale, at fair value	198,151	-	198,151
Real estate, net	1,485,557	163,765	1,321,792
Investments in unconsolidated ventures	731,642	-	731,642
Receivables, net	35,861	827	35,034
Deferred leasing costs and intangible assets, net	102,426	9,954	92,472
Other assets	95,215	555	94,660
Mortgage loans held in securitization trusts, at fair value ⁽³⁾	3,154,112	3,010,636	143,476
Total assets	\$ 8,153,941	\$ 3,208,097	\$ 4,945,844

Reconciliation of GAAP book value to undepreciated book value

	As of June 30, 2018
GAAP book value (excluding noncontrolling interests in investment entities)	\$ 3,065,184
Accumulated depreciation and amortization	51,440
Undepreciated book value	\$ 3,116,624
Undepreciated book value per share ⁽⁴⁾	\$ 23.80
Total common shares and OP units outstanding⁽⁴⁾	130,962

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

(\$ and shares in thousands, except per share data; as of June 30, 2018) (Unaudited)

Reconciliation of GAAP net income to core earnings

	Three Months Ended June 30, 2018
Net income attributable to Colony Credit Real Estate, Inc. common stockholders	\$ 16,008
<i>Adjustments:</i>	
Net income attributable to noncontrolling interest of the Operating Partnership	336
Non-cash equity compensation expense	1,798
Transaction costs	2,342
Depreciation and amortization	24,321
Net unrealized gain on investments	(2,898)
Adjustments related to noncontrolling interests	(1,657)
Core earnings attributable to Colony Credit Real Estate, Inc. common stockholders and noncontrolling interest of the Operating Partnership	\$ 40,250
Core earnings per share ⁽¹⁾	\$ 0.31
Weighted average number of common shares and OP units ⁽¹⁾	130,962

Reconciliation of GAAP net income to NOI/EBITDA

	Three Months Ended June 30, 2018	
	Net lease real estate	Other real estate equity
Net income (loss) attributable to Colony Credit Real Estate, Inc. common stockholders	\$ (3,067)	\$ (6,043)
<i>Adjustments:</i>		
Straight-line rent revenue and amortization of above- and below-market lease intangibles	170	(931)
Interest income	(1)	-
Interest expense	5,100	4,752
Transaction, investing and servicing expense	7	(15)
Depreciation and amortization	8,910	14,450
Administrative expense	6	1
Unrealized gain / (loss)	(10)	-
Other income	(1)	-
NOI/EBITDA attributable to noncontrolling interest in investment entities	(262)	(1,107)
Total NOI or EBITDA, at share	\$ 10,853	\$ 11,107

VII. APPENDIX – FOOTNOTES

Page 7

1. The Company calculates Core Earnings per share, 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 second quarter 2018, the weighted average number of common shares and OP units was approximately 131.0 million

Page 8

1. Represents total assets and equity value at CLNC share as of June 30, 2018. This includes noncontrolling interests in the Operating Partnership and excludes noncontrolling interests in investment entities
2. Represents carrying values at CLNC share as of June 30, 2018
3. Preferred equity balances include \$56.8 million of carrying value at our share related to equity participation interests
4. Includes securitization assets which are presented net of the impact from consolidation
5. Net lease and other real estate equity includes deferred leasing costs and intangible assets
6. Other real estate equity consists of multi-tenant office, multifamily residential and hotel assets
7. Based on carrying values at CLNC share as of June 30, 2018 and excludes CMBS, mortgage loans held in securitization trusts and private equity interests
8. Other includes: (i) manufactured housing communities and (ii) commercial and residential development and predevelopment assets
9. Other includes one non-U.S. collateral asset

Page 9

1. Represents carrying values at CLNC share as of June 30, 2018
2. Carrying value at CLNC share includes \$261.1 million related to NY hospitality loans on non-accrual status; interest income is recognized on a cash basis. During the second quarter 2018, the Company received and recognized \$1.0 million in interest income on the NY hospitality loans which was not included in the W.A. unlevered all-in yield calculation
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 June 30, 2018
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 June 30, 2018
5. 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 June 30, 2018 for W.A. calculations
6. Illustrative W.A. levered yield represents investment net interest income from the senior loan portfolio utilizing leverage of 75% at L+ 2.25% and unlevered interest income from mezzanine and preferred equity investments, divided by the implied net carrying value (carrying value less assumed leverage) at CLNC share as of June 30, 2018
7. Based on carrying values at CLNC share as of June 30, 2018

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1. Represents carrying values at CLNC share as of June 30, 2018
2. Carrying value at CLNC share includes \$261.1 million related to NY hospitality loans on non-accrual status; interest income is recognized on a cash basis. During the second quarter 2018, the Company received and recognized \$1.0 million in interest income on the NY hospitality loans which was not included in the W.A. unlevered all-in yield calculation
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 June 30, 2018 for W.A. calculations
4. Represents the remaining loan term based on the current contractual maturity date of loans and is weighted by carrying value at CLNC share
5. Represents the remaining term based on maximum maturity date assuming all extension options on loans are exercised by the borrower
6. Preferred equity balances include \$56.8 million of carrying value at our share related to equity participation interests
7. Based on carrying values at CLNC share as of June 30, 2018
8. Other includes: (i) manufactured housing communities and (ii) commercial and residential development and predevelopment assets
9. Other includes one non-U.S. collateral asset

VII. APPENDIX – FOOTNOTES (CONT'D)

Page 11

1. Represents principal amounts and carrying values at CLNC share as of June 30, 2018; at CLNC share values for securitization assets are presented net of the impact from consolidation
2. In addition to the stated cash coupon rate, unlevered all-in yield includes non-cash interest income related to the accretion of purchase discounts and are loss-adjusted for the non-rated CRE debt securities. W.A. calculation based on carrying value at CLNC share as of June 30, 2018
3. W.A. calculation based on carrying value at CLNC share as of June 30, 2018
4. Based on carrying values at CLNC share as of June 30, 2018

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1. Represents undepreciated carrying value and carrying value at CLNC share as of June 30, 2018
2. Represents reported NOI for the second quarter 2018 at CLNC share
3. Represents the percent leased as of June 30, 2018 and is weighted by undepreciated carrying value at CLNC share
4. W.A. percent leased for office properties and the total net lease portfolio excludes one vacant office property undergoing a new business plan. Including the vacant office property, W.A. percent leased for office properties and the total net lease portfolio would be 75% and 93%, respectively
5. Based on in-place leases (defined as occupied and paying leases) as of June 30, 2018 and assumes that no renewal options are exercised. W.A. calculation based on undepreciated carrying value at CLNC share
6. Based on undepreciated carrying values at CLNC share

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1. Represents undepreciated carrying value and carrying value at CLNC share as of June 30, 2018
2. Represents reported NOI for the second quarter 2018 at CLNC share
3. Represents the percent leased as of June 30, 2018 except for hotel assets which reflects the average occupancy for the second quarter 2018. W.A. calculation based on undepreciated carrying value at CLNC share
4. Based on in-place leases (defined as occupied and paying leases) as of June 30, 2018 and assumes that no renewal options are exercised. W.A. calculation based on undepreciated carrying value at CLNC share. Includes office properties only
5. Based on undepreciated carrying values at CLNC share

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1. Represents carrying value at CLNC share as of June 30, 2018
2. Based on total investment-level assets at CLNC share as of June 30, 2018
3. Based on adjusted general partner ("GP") net asset value ("NAV") as of March 31, 2018, adjusted for Q2 2018 capital contributions and distributions
4. Represents the expected W.A. remaining life based on carrying values at CLNC share as of June 30, 2018
5. Based on the underlying fund interests in private equity investments by investment type and geographic location based on GP NAV as of March 31, 2018
6. Primarily includes leisure, self-storage, financial services and healthcare

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1. Represents unpaid principal balance at CLNC share as of June 30, 2018
2. Represents CLNC's share of total outstanding secured debt agreements (UPB) less unrestricted cash at CLNC's share divided by total stockholders' equity as of June 30, 2018; stockholders' equity includes noncontrolling interest in the Operating Partnership and excludes noncontrolling interest in investment entities
3. Assumes the applicable floating benchmark rate as of June 30, 2018 for W.A. calculations
4. Based on unpaid principal balance at CLNC share as of June 30, 2018

VII. APPENDIX – FOOTNOTES (CONT'D)

Page 16

1. Subject to customary non-recourse carve-outs
2. W.A. calculation based on outstanding debt at CLNC share as of June 30, 2018
3. Represents unpaid principal balance at CLNC share as of June 30, 2018

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1. Represents the impact on net interest income assuming changes in one month USD LIBOR for the loan portfolio only
2. Per share data based on common shares and OP units outstanding as of June 30, 2018

Page 23

1. Represents interests in assets held by third party partners
2. Assets at CLNC share 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
4. The Company calculates 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 June 30, 2018, the total number of common shares and OP units outstanding was approximately 131.0 million

Page 24

1. The Company calculates Core Earnings per share, 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 second quarter 2018, the weighted average number of common shares and OP units was approximately 131.0 million

VII. COMPANY INFORMATION

Colony Credit Real Estate, Inc. (NYSE: CLNC) is one of the largest publicly traded commercial real estate credit REITs, focused on originating, acquiring, financing and managing a diversified portfolio consisting primarily of CRE senior mortgage loans, mezzanine loans, preferred equity, debt securities and net leased properties predominantly in the United States. 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 that intends to elect to be taxed as a REIT for U.S. federal income tax purposes for its taxable year ending December 31, 2018. For additional information regarding the Company and its management and business, please refer to www.clncredit.com.

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