



TREMONT

REALTY CAPITAL

A DIVISION OF RMR

Middle Market Balance Sheet CRE Bridge Lending

JUNE 2026

TREMONTCAPITAL.COM

Who We Are

About Tremont Realty Capital

TREMONT
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Tremont Realty Capital, RMR Group's private credit platform, is a wholly owned subsidiary and a SEC-registered investment adviser. Backed by more than 25 years of lending expertise and deep industry relationships, Tremont originates and invests in floating-rate first mortgage loans secured by middle-market transitional commercial real estate.

Loans Originated since 2000:

\$9.5B+

Proven leadership team with experience across all property types and through various market cycles.

Vertically integrated, maintaining responsibility for the entire life cycle of the investment from sourcing, underwriting and asset management.

Customized loan terms and deal structures tailored to address the borrower's business plan.

RMR
GROUP

RMR Group (NASDAQ: RMR) is a leading U.S. real estate investment manager with more than four decades of experience creating value across commercial real estate, private capital and credit strategies. Our roots run deep in real estate, but our vision is forward-looking. Today, RMR manages a diverse platform of publicly traded REITs, a growing private capital business anchored by multifamily and CRE lending and a nationwide operating infrastructure that gives us reach, insight and speed few can match.

A Vertically Integrated Platform

\$37B

Assets Under Management

40-Year

Track record

18,000+

Properties

30+

Offices nationwide

Balance Sheet Lending Parameters

LOAN AMOUNTS:

\$20 Million to \$75 Million

FEES	Competitive	TERM	3-5 years (inclusive of base term plus extensions)
AMORTIZATION	Interest Only	RECOURSE	Non-recourse except for standard carve-outs
ASSET MANAGEMENT	In-house	LOAN TO COST	Up to 80%
COLLATERAL	First mortgage position	INTEREST RATES	Competitive spreads over SOFR
PREPAYMENT	Open to pre-payment at any time, subject to a period of minimum interest	SECTORS	Residential, industrial, retail, medical office, hospitality, student housing, self storage, manufactured housing

Representative Relationships

Tremont Realty Capital has earned a reputation as a trusted lender to the brokerage community



CBRE

NEWMARK



CUSHMAN & WAKEFIELD



BA BRADFORD ALLEN

BERKADIA[®]

Robert Douglas



TALONVEST CAPITAL



WHITE HAT CAPITAL GROUP

ACKMAN|ZIFF
REAL ESTATE CAPITAL ADVISORS



COLUMBIANATIONAL
Real Estate Finance, LLC

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Representative Financing Transactions

REPRESENTATIVE FINANCING TRANSACTIONS



Medical Office Sugar Land, TX

- Refinancing
- 92% leased with known vacate
- Proximity to healthcare providers & outpatient services

LOAN AMOUNT: \$22.7MM



Multifamily Roswell, GA

- Refinancing
- Value add/Mark to market
- Access to major employment & retail corridors

LOAN AMOUNT: \$36.3MM



Student Housing College Park, MD

- Acquisition Financing
- 628 beds and 64% leased
- \$9.6MM CAPX Facility
- Flexible Prepayment

LOAN AMOUNT: \$37.3MM

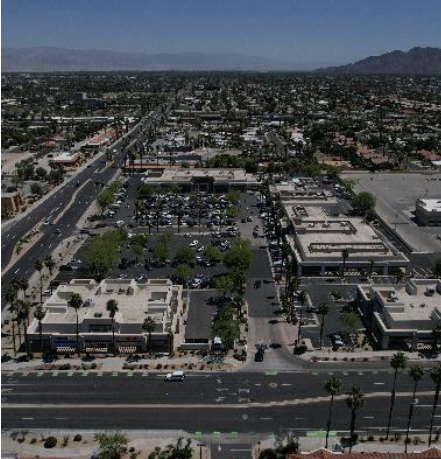


Mixed Use New York, NY

- Refinancing
- Flexible pre-payment
- 100% leased
- Two blocks from Mt. Sinai and Columbia

LOAN AMOUNT: \$34.5MM

REPRESENTATIVE FINANCING TRANSACTIONS



Retail Palm Desert, CA

- Acquisition Financing
- Grocery anchored
- Lease-up with earnout upside

LOAN AMOUNT: \$19.5MM



Medical Office Atlanta, GA

- Refinancing
- Near term rollover/Mark to market
- Premier medical district with 1,100+ hospital beds

LOAN AMOUNT: \$30.5MM



Industrial San Antonio, TX

- Refinancing
- 360,000 SF industrial distribution facility
- Newly delivered lease up transaction

LOAN AMOUNT: \$28.0MM



Hospitality Revere, MA

- Refinancing
- Flexible pre-payment structure
- Access to downtown Boston

LOAN AMOUNT: \$40.0MM

Our Team



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Tremont Realty Capital's professionals average over 20 years of industry experience in the commercial real estate finance sector. To learn more about our balance sheet loan program and to discuss your needs, contact a member of our team.



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