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FOR IMMEDIATE RELEASE

HALL STRUCTURED FINANCE ORIGINATES LOAN FOR PEGASUS PARK

DALLAS – April 24, 2023 – HALL Structured Finance (HSF) announced today that the company has originated a new, first lien bridge loan providing for the refinancing of Pegasus Park, a 26-acre, mixed-use, life sciences-focused campus designed to bolster and support biotech, social impact and corporate innovation in Dallas.

The master planned development includes an 18-story tower with 538,000 square feet of office space, including Water Cooler, a unique community of nonprofit and social impact organizations; 37,000 square feet of lab and science co-working incubator space operated by BioLabs; and a brewery and restaurant, operated by Community Brewing Company. There are also two existing warehouse buildings on the campus slated to be redeveloped into research and development lab space, expanding the onsite life sciences offerings.

Originally constructed for Zale Corp in 1970, J. Small Investments purchased the campus in 2015 from Exxon Mobil transforming it into a life sciences and biomedical innovation center. The campus is in close proximity to the city's most acclaimed hospitals and research institutions including UT Southwestern Medical Center, Children's Medical Center and Parkland.

"Pegasus Park is positioning itself as the preeminent innovation and life sciences business hub in the central United States. Its diverse tenant mix of for-profit and non-profit organizations has created a vibrant environment for idea sharing and collaboration in service to the Dallas life sciences and bio medical community and beyond," said Allyson Van Blarcum, Vice President of HSF who served as the loan originator for the project.

The owners and developers of Pegasus Park are J. Small Investments, Montgomery Street Partners and Lyda Hill Philanthropies. Jim Curtin of JLL Dallas and Jason Piering of Hamilton Realty Finance brokered the deal.

"We were very pleased to be able to work with a lender with decades of real estate development, management and finance experience in the Dallas area," said Justin Small, founder and CEO of J. Small Investments. "They were able to understand our vision and opportunities for the project."

About HALL Structured Finance

HALL Structured Finance is an entrepreneurial, value-add, direct private lender that provides first mortgage debt capital for new construction, adaptive reuse and asset repositioning for commercial real estate projects throughout the U.S. The company provides debt financing for all major income producing commercial real estate products, with a historical focus on the multifamily and hotel sectors. For more information, visit hallstructuredfinance.com.

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