

# DIGITALBRIDGE INVESTMENT MANAGEMENT, LLC

Form ADV, Part 2A

## FIRM BROCHURE

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This brochure (“Brochure”) provides information about the qualifications and business practices of the private investment fund and co-investment vehicles business line of DigitalBridge Investment Management, LLC (“DigitalBridge Management”), DBP Fund Adviser, LLC, DCL Adviser, LLC, DC Liquid Strategies Adviser, LLC, Digital Credit Advisor, LLC, CreditBridge Adviser, LLC, DigitalBridge Liquid Accounts Adviser, LLC, DB InfraTech Adviser, LLC and DigitalBridge Strategic Adviser, LLC (collectively, the “DigitalBridge Management Advisers”). If you have any questions about the contents of this brochure, please contact our Chief Compliance Officer (the “CCO”) at the above contact information.

The information in this brochure has not been approved or verified by the United States Securities and Exchange Commission (the “SEC”) or by any state securities authority.

Each DigitalBridge Management Adviser is an investment adviser registered with the SEC. Registration with the SEC does not imply a certain level of skill or training. Additional information about DigitalBridge Management and the DigitalBridge Management Advisers is available on the SEC’s website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2: Material Changes**

DigitalBridge Management's last annual updating amendment to Part 2A on Form ADV was filed on March 31, 2023. Since the last other-than-annual amendment of DigitalBridge Management Form ADV Part 2A filed on May 23, 2023, and January 2, 2024, the following changes have occurred:

- i. Updates to the Risk Section; additional risk factors added.

This Brochure also includes certain other routine updates, including updates to certain risk factors, and additional information. We encourage all recipients of this Brochure to read it carefully in its entirety.

## IMPORTANT NOTE ABOUT THIS BROCHURE

**This Brochure is not:**

- an offer or agreement to provide advisory services to any person
- an offer to sell interests (or a solicitation of an offer to purchase interests) in any investment vehicle advised or sponsored by DigitalBridge Management, one of the DigitalBridge Management Advisers or an affiliate of any of the foregoing (each a “DigitalBridge Management Fund”)
- a complete discussion of the features, risks or conflicts associated with any advisory relationship or DigitalBridge Management Fund

As required by the US Investment Advisers Act of 1940, as amended (“Advisers Act”), the DigitalBridge Management Advisers provide this Brochure to current and prospective clients and may also, in their discretion, provide this Brochure to current or prospective investors in a DigitalBridge Management Fund, together with the Fund’s offering documents, SEC filings (as applicable), organizational documents, management contracts or other related documents (the “Governing Documents”), prior to, or in connection with, such persons’ investment in the DigitalBridge Management Fund. Additionally, this Brochure is available through the SEC’s Investment Adviser Public Disclosure website.

Although this publicly available Brochure describes investment advisory services and products of DigitalBridge Management and the DigitalBridge Management Advisers, persons who receive this Brochure (whether or not from DigitalBridge Management) should be aware that it is designed solely to provide information about the DigitalBridge Management Advisers as necessary to respond to certain disclosure obligations under the Advisers Act. As such, the information in this Brochure may differ from information provided in relevant Governing Documents. More complete information about each DigitalBridge Management Fund is included in relevant Governing Documents, certain of which may be provided to current and eligible prospective investors only by the DigitalBridge Management Funds or by another authorized party.

In no event should this Brochure be relied upon in determining whether to invest in a DigitalBridge Management Fund or to engage DigitalBridge Management or any of the DigitalBridge Management Advisers as an investment adviser. To the extent that there is any conflict between discussions herein and similar or related discussions in any Governing Documents, the relevant Governing Documents shall govern and control.

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## **Item 4: Advisory Business**

### **DigitalBridge Management**

DigitalBridge Investment Management, LLC (“DigitalBridge Management”) is a Delaware limited liability company formed in August 2017 and an indirect majority-owned subsidiary of DigitalBridge Group, Inc. (NYSE: DBRG) (“DBRG” and together with its subsidiaries, “DigitalBridge”). Prior to its name change on June 22, 2021, DigitalBridge was known as Colony Capital, Inc. Prior to July 25, 2019, DigitalBridge Management was jointly owned by DigitalBridge and Digital Bridge Holdings, LLC (“DB Holdings”). On July 25, 2019, DigitalBridge indirectly acquired DB Holdings.

In July 2020, affiliates of Wafra Inc. (“Wafra”), a global investment management platform, acquired a minority stake in DigitalBridge Management. Wafra’s investment was made to provide DigitalBridge with permanent capital to pursue investments across the digital infrastructure ecosystem. On April 18, 2022, DBRG announced that a DBRG subsidiary had agreed to purchase Wafra’s interests in DigitalBridge Management for a combination of cash, DBRG common stock and an earnout (which, if applicable, would be paid in cash and additional DBRG common stock). The transaction closed on May 23, 2022. As a result of the foregoing, Wafra is no longer the holder of a passive minority investment in DigitalBridge Management and to the extent Wafra makes a capital commitment to a new DigitalBridge Management Fund it will not form part of the sponsor commitment and will be routed as a direct capital commitment to the DigitalBridge Management Fund alongside other third-party investors.

DigitalBridge Management Advisers serve as investment advisers to private equity style investment funds and co-investment vehicles, a vehicle providing venture capital to a single portfolio company (“Venture Investment Vehicle”) (together, with the Venture Investment Vehicle, “Closed-End Funds”), funds which intend to invest primarily in publicly traded securities (“Open-End Funds”), and have advised, and may again in the future advise, funds which invest primarily in performing senior secured bank loans through structured credit vehicles (e.g., collateralized loan obligations, “CLOs”) (each, a “CLO Fund” and together with the Closed-End Funds and the Open-End Funds, the “DigitalBridge Management Funds”, “Fund(s)” or “Client(s)”) and provides other investment management services as indicated in this brochure. The DigitalBridge Management Advisers have and may in the future, as an accommodation or for strategic reasons, also enter into certain separate account or sub-advisory relationships with clients that are managed according to one or more strategies followed by the Closed-End Funds or Open-End Funds. Therefore, disclosures made throughout this brochure regarding the DigitalBridge Management Funds also refer to the separate account and sub-advised clients, unless otherwise stated.

The DigitalBridge Management Closed-End Funds invest in mobile and internet infrastructure, including data centers, macro cell towers, fiber networks and small cell networks (collectively, “Digital Infrastructure”) primarily via privately negotiated investments. Each DigitalBridge Management Closed-End Fund typically focuses on either equity investments or debt investments of Digital Infrastructure assets and/or businesses, as described in each such Fund’s Governing Documents.

The DigitalBridge Management Open-End Funds generally invest in (1) Digital Infrastructure and related commercial real estate and (2) companies in sectors such as media, telecom, communications technology, data networking, component suppliers, contract manufacturers and engineering and construction (collectively, the “Global Communications and Media Ecosystem”) via publicly traded securities.

### **DigitalBridge**

DigitalBridge is a global investment management firm publicly traded on the New York Stock Exchange. Marc C. Ganzi is the Chief Executive Officer of DigitalBridge and Benjamin J. Jenkins is the President and Chief Investment Officer of DigitalBridge.

## **DigitalBridge Management and the Relying Advisers**

The advisory business of DigitalBridge Management (which includes the Relying Advisers described below) primarily consists of advising the DigitalBridge Management Funds. The investment strategies of the DigitalBridge Management Funds are generally focused on making direct and indirect investments in Digital Infrastructure and, in the case of the Open-End Funds, Digital Infrastructure and commercial real estate-related securities and the Global Communications and Media Ecosystem.

DBP Fund Adviser, LLC, DCL Adviser, LLC, DC Liquid Strategies Adviser, LLC, Digital Credit Advisor, LLC, CreditBridge Adviser, LLC, DigitalBridge Liquid Accounts Adviser, LLC, DigitalBridge Strategic Adviser, LLC and DB InfraTech Adviser, LLC (the “Relying Advisers”), each of which is a wholly-owned subsidiary of DigitalBridge Management, provide investment advisory and related services as part of DigitalBridge Management’s advisory business. The Relying Advisers from time to time also engage DigitalBridge Management affiliates and third parties for the provision of services. DigitalBridge Management and the Relying Advisers generally have common policies and procedures with respect to their clients, share senior management teams and key personnel, and are collectively referred to herein as the “DigitalBridge Management Advisers,” or “DigitalBridge Management,” as the context requires. The DigitalBridge Management Advisers have implemented specified policies and procedures designed to mitigate potential conflicts of interests and to ensure that its personnel operate on a “need to know” basis within the constraint of applicable policies, procedures and regulations.

Each DigitalBridge Management Adviser is a separate and distinct company that may have differing investment capabilities and functions, but the DigitalBridge Management Advisers work collaboratively to provide advice and services to Clients. In some cases, the DigitalBridge Management Advisers are subject to compliance with certain information barriers and/or procedures. As of December 31, 2023, the DigitalBridge Management Advisers managed \$38,044,316,421 client assets on a discretionary basis and \$1,013,423,102 client assets on a non-discretionary basis. Assets under management are calculated and presented in this Brochure according to the requirements of the Advisers Act and may differ from the calculation and presentation of assets for purposes of other disclosures made by DigitalBridge, DB Holdings, or DigitalBridge Management’s Clients.

## **DigitalBridge Management Advisers**

The DigitalBridge Management Advisers provide investment management services to the DigitalBridge Management Funds, which primarily consists of private investment funds, separately managed accounts and co-investment vehicles, whose investment strategies are focused on making direct and indirect investments in Digital Infrastructure and, in the case of the Open-End Funds, Digital Infrastructure and commercial real estate-related securities, and the Global Communications and Media Ecosystem, and other companies, funds and accounts that may be sponsored or co-sponsored by DigitalBridge, DB Holdings, DigitalBridge Management or otherwise advised by DigitalBridge Management in the future, both in the United States and internationally. Certain DigitalBridge Management Advisers act as a sub-advisor to certain unaffiliated limited partnerships (the “Sub-Accounts”) in which it provides investment advice and discretionary investment management services to the Sub-Accounts.

## **Other Affiliates**

Certain other affiliates of DB Holdings and DigitalBridge provide investment advisory and related services under separate registrations with the SEC and are not covered by this Brochure. Some of these other registered affiliates do not have common policies and procedures but may share certain management teams or personnel with DigitalBridge Management, DigitalBridge, DB Holdings, and the Relying Advisers but are treated as separate and distinct companies and SEC registrants. These separate registered investment adviser affiliates may offer a variety of investment strategies and services to a number of different clients, including, without limitation, (i) private

investment funds and co-investment vehicles, and (ii) special purpose vehicles (“SPVs”) and direct accounts. The registered investment adviser affiliates not covered under this Brochure include, but are not limited to: Colony Capital Investment Advisors, LLC (Delaware) (see also Item 10 below) (together with its relying advisers Colony Capital UK, Ltd. (United Kingdom), CNI One Cal Plaza Investment Advisor, LLC (Delaware), CNI Century Plaza Advisor, LLC (Delaware), and Colony LatAm Holdings, LLC (Delaware)), Digital Bridge Advisors, LLC (Delaware) and InfraBridge Investors (US) Limited (Delaware). Further information about the advisory businesses of these affiliates can be found in the public disclosures on Form ADV for those firms.

### **About the DigitalBridge Management Funds**

As a general matter (excluding DigitalBridge Management’s separate account, certain co-investment vehicles and sub-advisory relationships), each DigitalBridge Management Fund is managed in accordance with its investment objectives, strategies and guidelines and is not tailored to the individual needs of any particular investor and an investment in a DigitalBridge Management Fund does not, in and of itself, create an advisory relationship between the investor and DigitalBridge Management. Therefore, investors must consider whether the DigitalBridge Management Fund meets their investment objectives and risk tolerance prior to investing in a DigitalBridge Management Fund.

### **Services to the DigitalBridge Management Funds**

The DigitalBridge Management Advisers generally advise and manage the day-to-day investment affairs of the DigitalBridge Management Funds, and may act in one or more capacities, including as a general partner.

In connection with the consummation of certain investments on behalf of Clients, the DigitalBridge Management Advisers may, but are not required to, employ hedging techniques designed to protect the Client against adverse movements in currency or interest rates.

The DigitalBridge Management Advisers will invest a portion of Clients' funds in liquid, short-term investments, such as bank and certificates of deposit or deposit such funds in a money market fund. The DigitalBridge Management Advisers estimate that the portion of its activities related to such advisory services will not be significant.

Except as specifically disclosed in the relevant documents (e.g. limited partnership agreements, investment advisory agreements), DigitalBridge Management manages each DigitalBridge Management Fund on a discretionary basis (subject to any limitations set forth by the relevant Governing Documents, investment board, general partner, or similar governing body, as applicable).

### **Other Services to the DigitalBridge Management Funds**

Certain DigitalBridge Management Funds may retain DigitalBridge Management or its affiliates to provide and/or reimburse DigitalBridge Management or an affiliate for provision of additional services, in which case such services will be provided on terms comparable to those generally available in arms-length transactions. For example, one of our affiliates receives administrative service fees which are offset against management fees from a portfolio company pursuant to a preexisting arrangement with the portfolio company for services provided by the affiliate, as discussed in detail in Item 5. Another affiliate, DigitalBridge Luxembourg S.à.r.l., a Luxembourg holding company, provides in-house accounting and administrative services for various investments and certain general partners of DigitalBridge Management Funds. The DigitalBridge Management Fund will reimburse, upon receipt of invoice, the holding company for an allocation of actual costs (including salary, bonus, and benefits reimbursements of personnel and overhead attributable to such associated persons) based on time spent by staff employed by DigitalBridge Luxembourg S.à.r.l and all direct expenses incurred for each investment. The amount of such reimbursement is not offset against management fees. DigitalBridge APAC Pte Limited, an affiliate of DigitalBridge Management, provides investment management services to certain Singapore-incorporated

holding or portfolio companies of DigitalBridge Management Funds (“Singapore Entity/Entities”), which are incentivized under Section 13O or Section 13U of the Income Tax Act 1947 of Singapore; an investment management fee is paid on behalf of each applicable Singapore Entity by DigitalBridge Management pursuant to the non-discretionary investment management agreements entered into between DigitalBridge APAC Pte Limited and the Singapore Entity. DigitalBridge Spain S.L., an affiliate of DigitalBridge Management, receives a service fee for administrative services supporting various investment-level special purpose vehicles domiciled in Spain; the DigitalBridge Spain S.L. service fees are currently offset against management fees.

DigitalBridge Management typically enters into “side letters” with investors in the DigitalBridge Management Funds, which allow for certain additional rights, including, without limitation, rights to serve on DigitalBridge Management Fund Investor Advisory Committees, co-investment rights, additional reporting rights, reduced fee structures as discussed in Item 5, and certain other rights in the event of tax, regulatory, legal or other circumstances applicable to such investors.

DigitalBridge Management does not currently engage in wrap fee programs.

## **Item 5: Fees and Compensation**

Fees are separately determined for each Client. As a general matter, DigitalBridge Management and its affiliates receive management and incentive fees pursuant to advisory contracts and other agreements with Clients and certain other fees as described in more detail below. Client fee structures can vary significantly between the DigitalBridge Management Funds and Sub-Accounts and may be amended by “side-letter” agreements.

### **Management and Incentive Fees**

For its investment advisory services, the DigitalBridge Management Advisers may be compensated by one or more of the following investment management fees:

- an investment management fee that is equal to a percentage of the Client’s committed capital, invested equity, or net asset value;
- performance-based fees (either as an incentive fee or carried interest) subject to the Client account or individual investments within the Client account achieving certain specified returns.

In addition, certain co-investor Clients may pay an upfront work or similar fee in connection with a particular co-investment transaction; such fee may be based on the size of a co-investor Client’s investment or commitment to a particular transaction.

Management fees for the Closed-End Funds are billed quarterly in arrears. Management fees for certain Open-End Funds are billed monthly, in advance and may be done differently for the separate accounts and sub-advised clients. If for any reason an investor wishes to redeem from an Open-End Fund, the investor must provide prior written notice in accordance with the terms of the partnership agreement and any fees paid in advance will be returned (and will be subject to a pro-rated management fee reflecting the time remaining during the billing period).

DigitalBridge Management Fund fees are deducted from DigitalBridge Management Fund assets. More complete information about fees is contained in each DigitalBridge Management Fund’s Governing Documents. To the extent fees are based on capital gains or capital appreciation, the DigitalBridge Management Advisers comply with Rule 205-3 under the Advisers Act, which permits the payment of performance fees by clients that meet certain requirements. See Item 6 for a discussion of certain conflicts related to performance-based fees.



The types and amounts of, and the related limitations and restrictions on, fees charged by the DigitalBridge Management Advisers are not uniform among Clients and may be affected by the extent of services to be provided or the size of the account. Therefore, the DigitalBridge Management Advisers do not maintain a fee schedule. The fees and expenses related to Clients offered pursuant to private securities offerings are specified in the Governing Documents for each Client. These materials are available from the DigitalBridge Management Advisers upon request.

While fees related to Closed-End Funds are generally not negotiable, such fees may include discounts based on the amount invested or timing of commitment. In addition, prior to accepting subscriptions from certain types of investors (e.g., high net worth persons and feeder funds), DigitalBridge Management, or its affiliate, as general partner, may require such investors to agree to additional fees or priority profit allocations to the general partner or its affiliates (including the same fees in higher amounts than described in the Governing Documents for each client).

The Closed-End Funds typically utilize a subscription line of credit which is used primarily for interim financing in respect of investments and partnership expenses and payment of management fees incurred in advance of capital contributions from investors.

In many cases, the DigitalBridge Management Advisers' fees are based on the value and performance of the assets held in the Client account. The DigitalBridge Management Advisers may be charged with the responsibility to, or have a role in, determining such values. To the extent the DigitalBridge Management Advisers' fees are based on the value or performance of Client accounts, the DigitalBridge Management Advisers may benefit by receiving a fee based on the increased value of assets in an account. When valuing an asset, DigitalBridge Management attempts, in good faith, to determine the fair value of the asset in question in a manner consistent with the DigitalBridge Management Advisers' then current valuation policies (unless otherwise specified by the Client). The DigitalBridge Management Advisers may also rely on valuations provided by third-party appraisals or on market quotations (when market quotations are available and deemed reliable) for the valuation of certain investments.

The limited partnership agreements, limited liability company operating agreements or applicable operating agreements of the Clients generally provide that payment of management fees are paid solely from (i) capital contributions from investors in the Client, (ii) distributable proceeds from investments, or (iii) borrowings under credit facilities.

Any fees or other revenues of the Clients, including all acquisition, financing, break-up and other fees payable to the Clients, the general partners, or any affiliates of the general partners will be for the benefit of the Clients and may be applied by the general partners to pay or reserve for the payment of expenses of the DigitalBridge Management Funds or to repay any credit facility drawdowns used to pay the same, with any balance distributed in accordance with the distribution waterfall or offset against management fees other than as described in the below section, Other Fees and Expenses.

### **Fund Expenses**

As described further in the Fund Governing Documents, fund expenses encompass a broad range of expenses and include all expenses of operating the Fund and its related entities, including, for example, organizational expenses of the DigitalBridge Management Funds and any entities used directly or indirectly to acquire, hold, or dispose of any one or more investment(s) or otherwise facilitating the Fund's investment activities. Separate accounts and sub-advisory relationships are subject to privately negotiated arrangements with DigitalBridge Management regarding which expenses are borne by the Client. Clients in such arrangements should consult their agreements with DigitalBridge Management for which expenses they bear. Clients bear all costs and expenses in maintaining their operations and investments, including: (i) fees, costs and expenses of any administrators, custodians, depositaries, paying agents, attorneys (including for certain Clients in-house counsel

to the extent performing functions customarily performed by outside attorneys and secondees to DigitalBridge Management that provide transactional legal advice to Clients on matters related to actual or potential investments), accountants (including for certain Clients in-house accountants to the extent performing functions customarily performed by outside accountants), tax advisers, consultants (including expert networks and similar services), directors, appraisers, investment bankers, brokers, finders, underwriters, lenders, third-party diligence and service providers and other outside advisors and service providers, costs of any investigation, administrative proceeding or regulatory matter, litigation and threatened litigation relating to the business or activities of a Client, costs of obtaining any licensing and other regulatory compliance incurred in connection with operating a Client's investment program, costs and expenses related to a Client's compliance with applicable laws, rules and regulations, including compliance-related matters and regulatory filings of or pertaining to a Client, fees and expenses of any third-party anti-money laundering officers of a Client, brokers including brokerage commissions and spreads, agents, valuation experts and pricing services, senior advisors, operating partners and other advisers and professionals (including loan administration and servicing fees, audit and certification fees and the costs of preparing, printing and distributing reports to investors and costs of related information management systems), (ii) all out-of-pocket fees, costs and expenses related to the developing, sourcing, bidding, evaluating, negotiating, structuring, obtaining regulatory approvals for, purchasing, trading, settling, maintaining custody, holding, monitoring and disposing of investments, (including, without limitation, any brokerage, custody, or hedging costs and travel and related expenses (which may include travel for chartered or private air travel if it does not exceed the cost of first-class commercial airfare) in connection with a Client's investment activities and any costs and expenses arising from any foreign exchange or other currency transactions), and costs of related information management and trading systems, including without limitation any financing, legal, accounting, advisory and consulting expenses in connection therewith (to the extent not subject to any reimbursement of such costs and expenses by entities in which the Client invests or other third parties), any cost or expenses incurred in connection with attending infrastructure, debt and/or related industry conferences, and any insurance, indemnity or litigation expense and expenses of market data and research utilized in connection with specific proposed or actual investments, (iii) any out-of-pocket expenses incurred in connection with a Client's legal, tax and regulatory compliance with U.S. federal, state, local, non-U.S. or other law and regulation (including, without limitation, regulatory filings of DigitalBridge Management and its affiliates, including without limitation, any non-U.S. sub-advisors, relating to a Client and its activities), including reporting on and compliance with Form PF, FATCA and any comparable legislation or regulations published by any other relevant jurisdiction, and reports, disclosures, filings and notifications prepared or licenses obtained in connection with the laws and/or regulations of jurisdictions in which the Fund engages in activities, including any notices, reports, disclosures, filings and/or licenses required in accordance with any applicable, law, rule or regulation, including (but not limited to) Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers together with Commission Delegated Regulation (EU) No 231/2013 supplementing Directive 2011/61/EU, as well as any similar or supplementary law, rule or regulation including any equivalent or similar law, rule or regulation implemented in the UK as a result of its withdrawal from the EU, or subordinate legislation thereto, as implemented in any relevant jurisdiction, in all cases as amended from time to time (together, as applicable, the "AIFMD")) or the European Union Sustainable Finance Disclosure Regulation and any other applicable legislation or regulations related to the European Commission's Action Plan on Financing Sustainable Growth, expenses associated with the Client's compliance with applicable laws and regulations in applicable jurisdictions and costs and expenses associated with operating Luxembourg entities formed in connection with the Client's activities (including, for example, the meetings of officers, directors or managers of such entities or their general partners (including, without limitation, travel, meal and lodging expenses in relation to such meetings and amounts required to be paid to the managing general partner of certain Luxembourg organized DigitalBridge Management Fund pursuant to their Governing Documents, if applicable) and the fees and expenses of any service provider (including expenses and costs related to appointments or changes of any depositary or AIFM appointed pursuant to the AIFMD or other similar laws)), (iv) all out-of-pocket costs and expenses incurred in developing, negotiating and structuring such prospective or proposed Investments which are not ultimately made, including any legal, tax, accounting, advisory, consulting or other third-party expenses (including, without limitation, amounts payable to operating partners or senior advisors) in connection therewith and any travel

and accommodation expenses, break-up fees payable by the Client or any vehicle formed for strategic investors or other co-investors or any vehicle used to acquire, hold or dispose of investments, including, without limitation, any travel and accommodation expenses related to any such vehicle that is a non-U.S. entity and the salary and benefits of any personnel reasonably necessary and/or advisable for legal, tax and/or regulatory purposes for the maintenance and operation of such non-U.S. entity, or other overhead expenses in connection therewith, all fees (including commitment fees), costs and expenses of lenders, investment banks and other financing sources, termination and other similar fees payable by or on behalf of the Client, any vehicle formed for strategic investors or other co-investors or any investment vehicle thereof (the DigitalBridge Management Funds may bear certain costs related to co-investment vehicles in accordance with the Governing Documents of each DigitalBridge Management Fund) and any deposits or payments of cash or other property which are forfeited, to the extent not reimbursed by an entity in which the Client has invested or proposes to invest or other third parties, (v) brokerage commissions, prime brokerage fees, outsourced trading expenses and fees, custodial expenses, agent bank and other bank service fees, market data costs, research-related expenses, including, without limitation, data and research, news and quotation equipment, and other investment or trading-related software and services, travel and related expenses and other investment costs, fees and expenses actually incurred in connection with actual investments, (vi) the costs and expenses of any lenders, investment banks and other financing sources (including principal and interest and fees and other expenses arising out of borrowings made by a Client), (vii) the costs of any insurance and indemnification or extraordinary expense or liability relating to the affairs of a Client, (viii) the out-of-pocket expenses incurred in connection with complying with and negotiating provisions in side letter agreements, including the costs of any administrator or other third party service provider engaged in connection therewith and “most favored nations” provisions, (ix) expenses of winding up and liquidating a Client, (x) subject to certain exceptions, any taxes, fees or other governmental charges levied against or payable by a Client and all expenses incurred in connection with any tax audit, investigation, settlement or review of a Client, (xi) fees, costs and expenses related to the organization or maintenance of any holding vehicle used to acquire, hold, provide financing with respect to or dispose of any or all investments or otherwise facilitating Client investment activities, (xii) the out-of-pocket expenses of a Client’s investor advisory committee and expenses associated with any meeting or conference with one or more limited partners, (xiii) the costs and expenses, if any, associated with any third-party examinations or audits (including other similar services) of the Client or the DigitalBridge Management Adviser that are attributable to the operation of the Client or requested by limited partners, (xiv) to the extent permitted by the Fund Governing Documents, expenses and fees charged or specifically attributed or allocated (including salary, bonus and benefits reimbursement of personnel and associated corporate overhead) by the DigitalBridge Management Adviser or its affiliates to provide in-house administrative and accounting services to the Client and expenses, charges and/or related costs incurred by the Client, the DigitalBridge Management Adviser or its affiliates in connection with such provision of in-house administrative and accounting services to the Client, provided, that the general partner determines in good faith that any such expenses, charges or related costs are not greater than what would be paid to an unaffiliated third party for substantially similar services, and (xv) to the extent not paid by a corporation or other entity taxable as a corporation for United States federal income tax purposes, holding partnership and/or similar vehicle (an “Intermediate Entity”) or its partners or members, the expenses of such Intermediate Entity (which expenses may in the general partner’s discretion be specially allocated to the investors with a direct or indirect interest in such Intermediate Entity).

### **Relationships with Consultants**

The DigitalBridge Management Advisers engage and retain strategic advisers, consultants, Senior Advisers, Operating Partners, industry experts, industrial specialists, joint venture and/or other partners and professionals who are not employees of the DigitalBridge Management Advisers and its affiliates (collectively, “Consultants”). Such Consultants will in certain circumstances receive payments from, or allocations or performance-based compensation with respect to investments and/or portfolio companies (e.g. promote, net transaction fees, retainers, expense reimbursements, etc.) which are generally paid for by a DigitalBridge Management Closed-End Fund (or a portfolio company thereof) or allocated between two or more of the foregoing and such amounts will not be subject to a management fee offset. The DigitalBridge Management

Advisers will seek to reduce potential conflicts of interest by structuring compensation packages for the Consultants in a manner that the DigitalBridge Management Advisers believe will align the Consultant's interests with those of the limited partners and will seek to retain Consultants at a value generally consistent with other relevant market alternatives. However, there can be no assurance that no other service providers would be more qualified to provide the applicable services or to provide such services at lesser cost.

Certain executives of portfolio companies held by DigitalBridge Management Funds serve as Senior Advisors to other portfolio companies and/or DigitalBridge Management. While these executives are typically not compensated for their advice, they may receive compensation under certain circumstances. For example, if a Senior Advisor is asked to serve on the board of directors for a different portfolio company and such board seat is typically compensated, they would receive the compensation.

### **Other Fees and Expenses**

The DigitalBridge Management Funds bear third-party acquisition costs for proposed investments and for co-investment vehicles that are not completed, including reverse termination fees ("Broken Deal Costs"); however, DigitalBridge Management may, on a transaction-by-transaction basis, require all or certain co-investors to bear their pro-rata portions of all or certain Broken Deal Costs. DigitalBridge Management will allocate Broken Deal Costs to the DigitalBridge Management Fund that would have acquired or originated the investment according to DigitalBridge Management's allocation policy and related procedures applicable to certain DigitalBridge Management Funds. In addition, co-investors may pay other separately negotiated fees set forth in the side letter agreements that will not be offset against management or performance-based fees.

Please see Item 12 for a discussion of DigitalBridge Management's allocation policy and a discussion of factors that may affect the costs of executing portfolio transactions.

Neither DigitalBridge Management Advisers nor any of its supervised persons accepts compensation for the sale of securities or other investment products.

### **Item 6: Performance-Based Fees and Side-By-Side Management**

As noted in Item 5, the DigitalBridge Management Funds are subject to performance-based fees. Performance-based compensation arrangements are negotiated with each Client on an individualized basis and will in all cases be in compliance with Section 205(3) of, or Rule 205-3 under, the Advisers Act. The payment of performance-based compensation is typically subject to a specified "hurdle" rate for Closed-End Funds and related co-investment vehicles.

Certain affiliates of DigitalBridge Management Closed-End Funds that serve as general partner to or special limited partners of a Client may be entitled to receive from the relevant Client a carried interest distribution representing a percentage of the profits of such Client with respect to each portfolio investment. Certain affiliates of DigitalBridge Management Open-End Funds that serve as general partner or adviser to a Client may be entitled to receive from the relevant Client a carried interest distribution representing a percentage of the net realized and unrealized appreciation in the net asset value of such Client. Fee arrangements with certain Clients include clawbacks on carried interest.

The existence of the carried interest with respect to Clients may create an incentive for DigitalBridge Management to make more speculative investments on behalf of the Clients than it might otherwise make in the absence of such performance-based compensation. The carried interest may also incentivize DigitalBridge Management to dedicate increased resources and allocate more profitable investment opportunities to Clients who are charged a carried interest, as DigitalBridge Management and its affiliates have the opportunity to receive carried interest distributions based on the success of portfolio investments. Further, DigitalBridge Management is also incentivized to allocate investment opportunities to Clients who either pay higher carried interest

percentages to their general partners or to Clients whose current performance does not require them to reimburse limited partners for losses attributable to prior unprofitable investments before distributing carried interest to their general partners.

The carried interest creates a potential conflict of interest for DigitalBridge Management and/or its affiliates in valuing investments. For example, because carried interest distributions in DigitalBridge Management Closed-End Funds are calculated in a “deal-by-deal” waterfall, DigitalBridge Management will not receive a carried interest until the partners of the applicable fund receive distributions equal to their share of writedowns not taken into account in prior distributions. This creates an incentive for DigitalBridge Management and/or its affiliates to avoid writing down the value of assets that are not readily marketable or difficult to value, because DigitalBridge Management and/or its affiliate, as applicable, will be in a position to receive a higher carried interest.

The terms of the carried interest could also give DigitalBridge Management an incentive to make decisions regarding the timing and structure of realization transactions that may not be in the best interests of investors. For example, DigitalBridge Management would be in a position to receive carried interest distributions earlier if profitable investments are liquidated prior to investments that are not profitable because, at the time proceeds from such profitable investments are liquidated, DigitalBridge Management would not be required to first distribute capital to limited partners to make up for prior losses associated with unprofitable investments. The above conflicts are mitigated by the fact that Clients are entitled to clawback any after-tax distributions paid to their respective general partners to ensure that distributions to partners over the term of the Client are consistent with the distribution waterfall. However, the return of such distributions to the limited partners may be delayed until the end of the fund's term. DigitalBridge Management has also agreed to limitations in the operating documents of certain DigitalBridge Management Funds relating to the allocation of Client funds to investments (including restrictions on forming and directing capital to new co-investment or successor DigitalBridge Management Funds), in each case, to seek to mitigate certain of the incentives described above.

With certain limited exceptions, valuations of current income and disposition proceeds with respect to investments will be determined by the general partner of the Client (which is generally a special purpose vehicle created and controlled by affiliates of DigitalBridge Management) and will be final and conclusive to all partners. If distributions are made in assets other than cash, the amount of any such distribution will be accounted for at the fair value of such assets, with certain limited exceptions, as determined by the general partner in accordance with procedures set forth in the Client's limited partnership agreement.

The compensation arrangement for certain DigitalBridge Management Advisers who provide investment advice and discretionary investment management services to the Sub-Accounts may create an incentive for the DigitalBridge Management Advisers to make investments for such Sub-Accounts that are riskier or more speculative than would be the case absent such compensation arrangement.

DigitalBridge Management seeks to treat all DigitalBridge Management Funds in a fair and equitable manner over time and will act in a manner that it believes to be in the best interests of the DigitalBridge Management Funds. To that end, DigitalBridge Management has established a variety of policies and other controls regarding, among other things, the allocation of investment opportunities, including those seeking to manage the conflicts of interest identified above. Please see “Item 12: Brokerage Practices” below for more information.

## **Item 7: Types of Clients**

DigitalBridge Management generally provides investment advice to pooled investment vehicles and co-investment vehicles, generally in the form of corporations, limited partnerships or limited liability companies and therefore does not have requirements for opening or maintaining accounts. However, there may be conditions for investing in the DigitalBridge Management Funds, including minimum investment amounts, which are stated in their respective Governing Documents for each DigitalBridge Management Fund. For the

DigitalBridge Management Funds with minimum investment amounts, the Governing Documents generally note that the general partner or company, as applicable, has the discretion to reduce or waive the minimum investment amount.

The DigitalBridge Management Funds are not “investment companies” subject to registration under the Investment Company Act.

### **Private Funds**

The DigitalBridge Management Funds are generally private investment funds that qualify for an exclusion from the definition of an “investment company” under Section 3(c)(1) or 3(c)(7) of the Investment Company Act. Except as mentioned in Item 4 above, DigitalBridge Management has full discretionary authority with respect to investment decisions made on behalf of each DigitalBridge Management Fund and it makes and manages each investment in accordance with the purposes, terms, restrictions and limitations set forth in the relevant Governing Documents of each DigitalBridge Management Fund. Each DigitalBridge Management Fund that makes multiple investments is generally subject to certain diversification and geographic limitations, as well as restrictions on incurring indebtedness, making passive investments in pooled investment vehicles, and entering into certain affiliated transactions.

Each U.S. investor participating in the DigitalBridge Management Funds is required to meet certain suitability and net worth qualification, such as (i) “accredited investor” within the meaning of Rule 501(a) of Regulation D promulgated under Section 4(2) of the Securities Act of 1933, as amended, (ii) “qualified purchaser” within the meaning of Section 2(a)(51) of the Investment Company Act, (iii) “qualified client” pursuant to Rule 205-3 of the Advisers Act, and/or (iv) “knowledgeable employee” within the meaning of Rule 3c-5 of the Investment Company Act.

### **Separate Account and Sub-Advisory Clients**

DigitalBridge Management also provides investment advice to separate account clients and, on occasion, serves as sub-adviser for private funds managed by other investment advisers. DigitalBridge Management will generally only enter into separate account or sub-advisory relationships for strategic reasons, and generally requires separate account clients to invest a minimum of \$100 million, although lesser amounts may be accepted in certain circumstances.

## **Item 8: Methods of Analysis, Investment Strategies and Risk of Loss**

### **Methods of Analysis and Investment Strategies**

#### **Closed-End Funds**

##### **Investment Objective**

The Closed-End Funds’ investment objective is to generate attractive risk-adjusted returns primarily through either privately negotiated equity or debt investments in one or more assets or businesses related to the Digital Infrastructure sector (or a sub-set thereof) on a global basis (or within certain geographies). Investors in Closed-End Funds will find additional information about each such fund’s investment objective in the Closed-End Funds offering documents.

##### **Investment Focus**

The principals of DigitalBridge Management’s equity team have been actively engaged in the operation of Digital Infrastructure businesses for over 20 years, including through companies operated by DB Holdings,

which own and operate macro cell towers, hyperscale data centers, enterprise data centers, fiber networks and small cell businesses. DigitalBridge Management plans to focus its investment efforts in these areas and diversify across the Digital Infrastructure sub-sectors. The principals of DigitalBridge Management's credit team have decades of experience in investing, lending and capital markets and intend to pursue debt investments in businesses and/or assets related to mobile and internet infrastructure, including fiber networks, data centers, macro cell towers, small cell networks and other related assets and businesses, including, but not limited to, those focused on edge computing, next generation infrastructure, last-mile connectivity, cloud-enabled technologies as well as components and supply chain on a global basis. The principals of DigitalBridge Management's venture strategy have decades of experience, collectively, in technology investing, operations, capital formation and finance.

## **Open-End Funds**

DigitalBridge Management offers multiple Open-End Fund investment strategies. These investment strategies are focused on Digital Infrastructure and commercial real estate-related securities and long/short public equity focused on Global Communications and Media Ecosystems. Investors in Open-End Funds will find additional information about each investment strategy in the Open-End Funds offering documents or the applicable separate account agreement. The following summarizes each of DigitalBridge Management's significant Open-End Fund investment strategies.

### Investment Objective and Investment Focus – Digital Infrastructure and Commercial Real Estate-Related Securities

The Open-End Fund's investment objective is to generate attractive absolute returns over the long-term, with an emphasis on the preservation of capital, primarily through investments focusing on Digital Infrastructure and commercial real estate-related securities.

To fulfill this objective, the Open-End Fund seeks favorable investment opportunities focusing primarily on Digital Infrastructure and commercial real estate-related securities trading at deep discounts to intrinsic value with predictable catalysts and downside protection. This strategy is a specific niche investment strategy in which the lead portfolio manager has considerable expertise. The Open-End Fund focuses on investment opportunities in undervalued securities that are expected to have a catalyst to value within 12 to 36 months of the Open-End Fund's investment, such as recapitalizations, spin-offs, sales of assets, acquisitions, refinancings or similar events; as well as Digital Infrastructure and commercial real estate-related securities that the lead portfolio manager views to be generally undervalued. The Open-End Fund intends to invest primarily in common equities and equity options and, where such securities have equity-like characteristics, preferred equity and corporate debt. The Open-End Fund invests in the securities of companies located predominantly in the United States, Canada and Western Europe, although investments in other geographies may be made where DigitalBridge Management deems appropriate. These underlying companies may be traded on U.S. and non-U.S. exchanges.

### Investment Objective and Investment Focus - Long/Short Public Equity Focused on Global Communications and Media Ecosystem

The Open-End Fund's investment objective is to achieve strong absolute and risk-adjusted returns that are vastly derived from alpha and uncorrelated to the broader markets. To achieve this objective, the Open-End Fund will invest in the main fund, which intends to generally invest in a long/short public equity portfolio with low net and low factor exposures that is focused on the Global Communications and Cloud Ecosystem within the Technology, Media, and Telecom ("TMT") sector.

The investment strategy will focus on companies that operate within the following sectors: media (content and

advertising), cable and telecom service providers, communications infrastructure (mobile towers, data centers and fiber providers), communications technology (data networking, communications equipment, communications software, engineering and construction) and semiconductors and component suppliers, (collectively, the “Global Communications and Cloud Ecosystem”). The Open-End Fund will invest primarily in common equity securities within the Global Communications and Cloud Ecosystem that DigitalBridge Management believes are priced at a significant discount or premium to underlying intrinsic value with favorable risk/reward profiles and/or catalysts. The holding period on the long side is generally expected to be one to three years while the short side is generally expected to be held for up to two years. However, the Open-End Fund may take advantage of what it believes to be short-term investment opportunities when it deems appropriate.

## **Digital Infrastructure Overview**

DigitalBridge Management’s Closed-End Funds and certain Open-End Funds will focus on Digital Infrastructure. By focusing on Digital Infrastructure, DigitalBridge Management seeks to capitalize on growth trends including, but not limited to, the five core areas of the digital economy:





1. *Increasing mobile data and over-the-top video consumption;*
2. *Cloud computing;*
3. *Big data analysis;*
4. *Information technology outsourcing by global enterprises; and*
5. *An increasingly connected world including the build-out of 4G and the roll-out of 5G.*

As these areas grow and develop new service models, DigitalBridge Management believes these four major Digital Infrastructure asset classes may benefit, although investments are not limited to these asset classes:

1. *Data Centers;*
2. *Macro Cell Towers;*
3. *Small Cell Networks; and*
4. *Fiber Networks.*

These four major areas of Digital Infrastructure are summarized below.



	Macro Cell Towers	Small Cells	Data Centers	Fiber
				
<b>Description</b>	Steel structures typically ranging from 30-120 meters that hold communications equipment	Fiber-fed antenna systems used for both outdoor urban deployments and indoor locations	Specialized buildings equipped with power and cooling infrastructure to house computer servers	Fiber optic cables consist of bundled glass strands that data can be transmitted over via equipment that transfers data signals into optical light
<b>Primary Usage</b>	Core mobile network coverage for wireless carriers. Besides wireless cell towers, macro towers also include TV and radio broadcast towers and mobile sites located on billboards	Provides outdoor and indoor network densification for wireless carriers and cable operators. Utilizes metro fiber networks	Hyperscale – Large critical IT loads of >1MW Enterprise – Provides colocation, fiber connectivity and managed services for <1MW critical IT loads	Provides dedicated high-bandwidth fixed network capacity via dark fiber or lit services
<b>Revenue Drivers and Cost Structure</b>	Revenue via rent from wireless or broadcasting customers. Rental leases typically have annual escalators. Cost of operating tower is generally fixed, which tends to drive operating leverage with equipment additions and new tenants	Revenue via leasing of network infrastructure. Majority of costs often related to building out fiber infrastructure for the initial tenant, which generally drives high operating leverage	Revenue via leasing of space / power to customers. Large portion of costs may be fixed, except for utility expenses which are often either passed through or marked up to customers	Revenue via leasing of individual fiber strands (dark fiber) or bandwidth (lit services – ranges from MBs of capacity to 100 GBs of capacity)
<b>Customers</b>	Wireless Operators TV / Radio Broadcasters Public Safety	Wireless Operators Cable Operators (Wi-Fi)	Technology (Cloud, E-Commerce, Gaming) Government / Healthcare Enterprise (SMBs)	Telecom Providers Government / Healthcare Enterprise (SMBs)

## **Material Risks**

### **Risk of Loss**

An investment in a DigitalBridge Management Fund involves risk. There is no certainty of return with respect to any such investment. There is no guarantee that a DigitalBridge Management Fund will achieve its goals, objectives or targeted returns (as applicable). Investors may lose all or a portion of the value of their investment and, as such, should not invest unless they can readily bear the consequences of such loss.

Below is a summary of certain risks associated with an investment in a DigitalBridge Management Fund. Investors should refer to the risk factors in each DigitalBridge Management Fund's Governing Documents, or other documents (as applicable) provided to, or made available to, prospective investors for a more complete description of the risks associated with the investment in such DigitalBridge Management Fund. The following risk factors do not purport to be a complete list or explanation of the risks involved in an investment in a DigitalBridge Management Fund. These risk factors include certain risks DigitalBridge Management believes to be material, significant or unusual and relate to particularly significant investment strategies or methods of analysis employed by DigitalBridge Management.

### **General Risks**

*General Economic and Market Conditions.* The success of the DigitalBridge Management Funds' activities will be affected by general economic and market conditions, as well as a number of other economic factors that are outside of DigitalBridge Management's control. These factors include, but are not limited to, changes in applicable laws and regulations (including laws and rates relating to taxation of the DigitalBridge Management Funds' investments), trade barriers, fluctuations in currency exchange rates and interest rates, availability of credit, credit defaults, changes in the relative prices of commodities or securities, inflation rates, economic uncertainty, trade barriers, currency exchange controls, general economic and market conditions and activity, and national and international political, environmental and socioeconomic circumstances, and foreign ownership restrictions. Furthermore, wages and prices of inputs increase during periods of inflation, which can negatively impact returns on investments. In an attempt to

stabilize inflation, countries may impose wage and price controls or otherwise intervene in the economy. Governmental efforts to curb inflation often have negative effects on the level of economic activity. There can be no assurance that inflation will not become a serious problem in the future and have an adverse impact on the DigitalBridge Management Funds' returns.

There is no assurance that any key trends or economic and market conditions for infrastructure investing will improve or not deteriorate. General fluctuations in the market prices of securities and interest rates may affect the DigitalBridge Management Funds' investment opportunities and the value of the Funds' investments. DigitalBridge Management's financial condition may be adversely affected by a significant general economic downturn and it may be subject to legal, regulatory, reputational, and other unforeseen risks that could have a material adverse effect on DigitalBridge Management's business and operations and thereby could impact the Funds. Any recession, slowdown, and/or a sustained downturn in the U.S. or global economy (or any particular segment thereof), a weakening of credit markets (including a perceived increase in counterparty default risk), or an adverse development in prevailing market trends could adversely affect the DigitalBridge Management Funds' profitability and/or impair the Funds' ability to effectively consummate and exit investments on favorable terms and may have an adverse impact on the availability of credit to businesses generally, which in turn may have an adverse impact on the business and operations of the DigitalBridge Management Funds. DigitalBridge Management could also be affected by difficult conditions in the capital markets and any overall weakening of the financial services industry. It is possible that a weakening of credit markets could adversely affect DigitalBridge Management's funding obligations to the DigitalBridge Management Funds and the Funds could suffer other adverse consequences, any of which could adversely affect the business of the Funds, restrict the Funds' investment activities, and impede the Funds' ability to effectively achieve their investment objectives. In addition, economic problems in a single country are increasingly affecting other markets and economies. A continuation of this trend could adversely affect global economic conditions and world markets and, in turn, could adversely affect the DigitalBridge Management Funds' performance.

*Leverage.* Use of borrowed funds to leverage acquisitions involves a high degree of financial risk and can exaggerate the effect of any increase or decrease in value of an investment and will increase the exposure of the investments to adverse economic factors, such as fluctuations in interest rates, downturns in the local economies in which the investments are located or deterioration in the condition of the investments. Accordingly, the use of leverage may cause a DigitalBridge Management Fund's value to be more volatile than it would be in the absence of such leverage. In addition, to the extent a strategy employed on behalf of a DigitalBridge Management Fund is dependent on leverage, the availability (or lack thereof) and cost of financing may significantly affect the ability of the DigitalBridge Management Fund to execute its investment strategy. A DigitalBridge Management Fund could employ preferred financing arrangements or margin loans with respect to some or all of the investments of the DigitalBridge Management Fund. In such arrangements, a third party typically provides cash liquidity in exchange for the right to receive a return of such amount plus a preferred return thereon prior to the return of any additional proceeds to the DigitalBridge Management Fund. Such arrangements could be employed to provide additional capital for new or follow-on investments by the DigitalBridge Management Fund. These arrangements could result in the DigitalBridge Management Fund receiving a lower overall return of distributions than it would otherwise have received if, for example, an investment is held for a long period of time, resulting in a compounding preferred return in favor of the third party financing provider, or where the proceeds of the financing are reinvested in investments that do not perform as well as the original investments that were subject to the financing arrangement. Such secured financing arrangements will not be treated as borrowings incurred by the DigitalBridge Management Fund for purposes of determining the DigitalBridge Management Funds' compliance with the limitations on borrowings set forth in the partnership agreement. To the extent a margin loan is entered into on behalf of both the DigitalBridge Management Fund and a co-investment vehicle on a cross-collateralized basis, in the event of a margin call, the DigitalBridge Management Fund and such co-investment vehicle will be obligated to contribute additional capital in connection with the investment in order to avoid a default on the margin loan. Because co-investment vehicles frequently have limited or no remaining unused capital commitments, co-investors may have an option (but not an obligation) to increase their capital commitment to fund their share of such margin call, and in the event that one or more co-investors decline to do so, the DigitalBridge Management Fund is expected to be liable for such amounts. Because margin calls are

most likely to occur at times when the underlying investment has declined in value, the likelihood that co-investors elect not to fund their share of such margin call is greater than in the case of ordinary course follow-on investments, and the DigitalBridge Management Funds' exposure to further decreases in value of the related investment may be higher as a result.

*Litigation.* In the ordinary course of business, a DigitalBridge Management Fund may be subject to litigation from time to time. The outcome of such proceedings may adversely affect the value of an investment and may continue without resolution for long periods of time.

In connection with such actions, the applicable DigitalBridge Management Fund may be obligated to bear defense, settlement, and other costs (which may be in excess of insurance coverage therefor provided by the DigitalBridge Management Fund at such Fund's expense for such purposes), and the investment adviser of such Fund and others may be entitled to indemnification under, and subject to the terms of, such Fund's investment agreement and/or other agreements entered into by such Fund.

*Risky and Illiquid Investments.* Digital Infrastructure investments are generally risky and illiquid and involve a longer holding period than traditional private equity investments. Therefore, no assurance can be given that, if a DigitalBridge Management Fund is determined to dispose of a particular investment held by a DigitalBridge Management Fund, it can dispose of such investment at a prevailing market price and there is a risk that the disposition of such investments may require a lengthy time period. Illiquidity may result from the absence of an established market for the investments, as well as legal or contractual restrictions on the investment's resale by the applicable DigitalBridge Management Fund. Certain withdrawals from some of the Open-End Funds may be subject to an early withdrawal fee (other than for certain affiliates of the applicable general partner and certain investors that have made a strategic investment in the DigitalBridge Management business).

Additionally, investments in the Closed-End Funds may be particularly illiquid, as there is often no secondary market in such securities and private equity and private credit investments often have "lock-up periods" during which an investor may not sell its interests.

*Operational Risks.* Many investments are subject to operational risks – risks that the internal processes and systems designed to operate a business, property or other entity safely and efficiently are in some fashion inadequate or that the individuals tasked with managing such processes and systems fail to properly carry out their functions.

*Foreign Investments.* The DigitalBridge Management Funds invest in digital infrastructure assets located in foreign countries. Accordingly, the business and financial results of the DigitalBridge Management Funds could be adversely affected due to currency fluctuations, social or judicial instability, acts or threats of terrorism, changes in governmental policies or policies of central banks, expropriation, nationalization and/or confiscation of assets, price controls, fund transfer restrictions, capital controls, exchange rate controls, taxes, inadequate intellectual property protection, unfavorable political and diplomatic developments, changes in legislation or regulations and other additional international developments or restrictive actions. These risks are especially acute in emerging markets. As in the United States, many non-U.S. jurisdictions in which DigitalBridge Management Funds may do business have been negatively impacted by recessionary conditions. Non-U.S. investments may also be subject to extensive regulation by various non-U.S. regulators, including governments, central banks and other regulatory bodies, in the jurisdictions in which those businesses operate. Non-U.S. investments may impact performance of DigitalBridge Management Funds and distributions to investors.

*Undeveloped Infrastructure.* In certain countries where the DigitalBridge Management Funds may invest, capital and advanced technology are significantly limited. Delays in local postal, transport, banking or communications systems could cause investing DigitalBridge Management Funds to lose rights, opportunities, entitlements or funds and expose such DigitalBridge Management Funds to currency fluctuations.

*Ability to Enforce Legal Rights.* Because of the effectiveness of the judicial systems in the countries in which the DigitalBridge Management Funds may invest varies, the DigitalBridge Management Funds may have difficulty in successfully pursuing claims in the courts of such countries, as compared to those of the U.S. or other developed countries. Further, to the extent that a DigitalBridge Management Fund may obtain a judgment but is required to seek its enforcement in the courts of one of these countries, there can be no assurance that such a court will enforce such a judgment.

*Financial Institution Risk; Distress Events.* An investment in the DigitalBridge Management Funds are subject to the risk that one of the DigitalBridge Management Fund's banks, brokers, hedging counterparties, lenders or other custodians of some or all of the DigitalBridge Management Fund's assets (each, a "Financial Institution") fails to perform its obligations or experiences insolvency, closure, receivership or other financial distress or difficulty, similar to that experienced by certain US regional banks in 2023 (each, a "Distress Event"). Distress Events can be caused by factors including eroding market sentiment, significant withdrawals, fraud, malfeasance, poor performance or accounting irregularities. In the event a Financial Institution experiences a Distress Event, DigitalBridge Management Advisers, the DigitalBridge Management Fund and/or its portfolio companies may not be able to access deposits, borrowing facilities or other services for an extended period of time or ever. Although assets held by regulated Financial Institutions in the United States frequently are insured up to stated balance amounts by organizations such as the Federal Deposit Insurance Corporation, in the case of banks, or the Securities Investor Protection Corporation, in the case of certain broker-dealers, amounts in excess of the relevant insurance are subject to risk of loss, and any non-U.S. Financial Institutions that are not subject to similar regimes pose increased risk of loss. Although in recent years governmental intervention has resulted in additional protections for depositors, there can be no assurance that governmental intervention will be successful or avoid the risk of loss, substantial delays or negative impact on banking or brokerage conditions or markets.

Any Distress Event has a potentially adverse effect on the ability of DigitalBridge Management Advisers to manage the applicable DigitalBridge Management Funds and its investments, and on the ability of DigitalBridge Management Advisers, the DigitalBridge Management Funds and/or portfolio companies to maintain operations, which in each case could result in significant losses and unconsummated investment acquisitions and dispositions. Such losses have the potential to include the DigitalBridge Management Fund to pay fees and expenses in the event the DigitalBridge Management Funds are not able to close a transaction (whether due to the inability to draw capital on a credit line provided by a Financial Institution experiencing a Distress Event, the inability of investors to make capital contributions or otherwise), as well the inability of the DigitalBridge Management Funds to acquire or dispose of investments at prices that the relevant general partner believes reflect the fair value of such investments and/or the inability of portfolio companies to make payroll, fulfill obligations and maintain operations. Although DigitalBridge Management expects to exercise contractual remedies under the agreements with Financial Institutions in the event of a Distress Event, there can be no assurance that such remedies will be successful or avoid losses or delays.

Many Financial Institutions require, as a condition to using their services or otherwise, that DigitalBridge Management Advisers and/or the DigitalBridge Management Funds maintain all or a set amount or percentage of their respective accounts or assets with custodians, which heightens the risks associated with a Distress Event with respect to such custodians. Although DigitalBridge Management Advisers seek to do business with custodians that it believes are creditworthy and capable of fulfilling their respective obligations to the DigitalBridge Management Fund, DigitalBridge Management Advisers are under no obligation to use a minimum number of custodians with respect to any DigitalBridge Management Funds, or to maintain account balances at or below the relevant insured amounts.

*Currency Rates.* Fluctuations in currency rates may adversely affect the ability of the DigitalBridge Management Funds to invest outside of the U.S. and may also adversely affect the performance of the DigitalBridge Management Funds' investments in such assets. Because non-U.S. securities or other non-U.S. assets may be purchased with and payable in or debt investments may be denominated in currencies of countries other than the U.S., the value of these assets measured in U.S. dollars may be affected favorably or unfavorably by changes in currency rates and exchange control

regulations. In addition to currency and exchange risks, these investments may be subject to additional risks relating to foreign political and regulatory risks, which may affect the liquidity of such investments. Additional risks include possibilities of instability of the local country's political and economic structures and less predictable means of dispute resolution and enforcement of local rights regarding investments.

Some countries in which certain DigitalBridge Management Funds invest may employ managed exchange rate regimes which, in addition to other policies, may distort the results of, and returns on, the investments in such countries. Several countries, however, have been unable to sustain their exchange rates and have devalued their currency or shifted to floating exchange rate regimes. It is not possible over the life of any DigitalBridge Management Funds making such investments to assess the degree to which individual currencies will be permanently affected, but significant depreciation of any particular currency may adversely impact the investments in the applicable country and/or such DigitalBridge Management Fund's returns from such investments.

*Manager Risk.* The DigitalBridge Management Funds are subject to the risk that DigitalBridge Management's purchases, sales, and/or management of investments on behalf of the DigitalBridge Management Funds may not produce the desired results and may have an adverse impact on the DigitalBridge Management Fund. The DigitalBridge Management Funds are also subject to the risk that DigitalBridge Management's internal business structure, reputation or strategic initiatives will limit DigitalBridge Management from competing successfully for investment opportunities on behalf of the DigitalBridge Management Funds or be disruptive to the services provided to the DigitalBridge Management Funds.

*Investments in Which another Investment Vehicle Has a Different Principal Investment.* Different DigitalBridge Management Funds may make investments at different levels of an issuer's capital structure. Certain DigitalBridge Management Funds may participate in a separate tranche of a fundraising with respect to an issuer in which another DigitalBridge Management Fund has an interest or otherwise in different classes of such issuer's securities. Such investments may inherently give rise to conflicts of interest or perceived conflicts of interest between or among the various classes of securities that may be held by such entities. To the extent one Fund holds securities that are different (including with respect to their relative seniority) than those held by such other Funds, DigitalBridge Management may be presented and/or may have no rights with decisions when the interests of such funds are in conflict. Subject to the limitations set forth in the Governing Documents, DigitalBridge Management Funds may from time to time invest in debt securities and other obligations relating to such of other Funds. In that regard, to the extent a Fund makes or has an investment in, or, through the purchase of debt obligations becomes a lender to an investment in which another Fund has a debt or equity investment, or if another Fund participates in a separate tranche of a fundraising with respect to an investment, DigitalBridge Management may have conflicting loyalties between their duties to the Funds involved. In that regard, actions may be taken for one DigitalBridge Management Fund that are adverse to another Fund. In addition, conflicts may arise in determining the amount of an investment, if any, to be allocated among potential investors and the respective terms thereof. There can be no assurance that the return on the investment will be equivalent to or better than the returns obtained by other Funds participating in the transaction. In addition, it is possible that in a bankruptcy proceeding a Fund's interest may be subordinated or otherwise adversely affected by virtue of such other Funds' involvement and actions relating to its investment.

*Cyber Security Risk.* As the use of technologies, such as the internet, has become more common in conducting business, DigitalBridge Management Funds may be more susceptible to operational, information security, and related risks in connection with breaches in cyber security. Generally, a cybersecurity failure may result from either intentional attacks or unintentional events and include, but are not limited to, gaining unauthorized access to digital systems, misappropriating assets or sensitive information, causing a DigitalBridge Management Fund to lose proprietary information, corrupting data, or causing operational disruption, including denial-of-service attacks on websites. A cyber security failure could cause a DigitalBridge Management Fund and/or DigitalBridge Management to become subject to regulatory penalties, reputational damage, additional compliance costs associated with corrective measures, and/or financial losses. Cyber security failures may involve third party service providers, joint venture partners, and investments made by, or counterparties in transactions with, DigitalBridge Management or the DigitalBridge Management Funds. DigitalBridge Management has established policies and procedures reasonably

designed to reduce the risks associated with cyber security failures; however, there can be no assurance that these policies and procedures will prevent or mitigate the impact of cyber security failures.

*Privacy and data protection (GDPR) Risk.* Privacy and data protection regulations are complex and rapidly evolving areas. Any failure or alleged failure to comply with these laws could harm DigitalBridge Management Advisers' business, reputation, financial condition, and operating results. Various federal, state, and foreign laws and regulations as well as industry standards and contractual obligations govern the collection, use, retention, protection, disclosure, cross-border transfer, localization, sharing, and security of the data DigitalBridge Management Advisers receive from and about their investors, employees, and other individuals. The regulatory environment for the collection and use of personal information for companies, including for those that own and manage data centers and other communications technologies, is evolving in the United States and internationally. The U.S. federal government, U.S. states, and foreign governments have enacted (or are considering) laws and regulations that may restrict DigitalBridge Management Advisers' ability to collect, use, and disclose personal information and may increase or change DigitalBridge Management Advisers' obligations with respect to storing or managing their employees' personal information, as well as our customers' data, which may include individuals' personal information. For example, the EU General Data Protection Regulation ("GDPR") imposes detailed requirements related to the collection, storage, and use of personal information related to people located in the EU (or which is processed in the context of EU operations) and places new data protection obligations and restrictions on organizations, and may require DigitalBridge Management Advisers to make further changes to its policies and procedures in the future beyond what we have already done. In addition, in the wake of the United Kingdom's withdrawal from the EU, the United Kingdom has adopted a framework similar to the GDPR. The EU has confirmed that the UK data protection framework as being "adequate" to receive EU personal data. DigitalBridge Management Advisers monitors developments regarding amendments to the UK data protection framework and the impact this may have on the DigitalBridge Management Advisers' business.

Privacy and consumer rights groups and government bodies (including the U.S. Federal Trade Commission, state attorneys general, the European Commission, and data protection authorities in Europe, the UK, Singapore, and other jurisdictions, are increasingly scrutinizing privacy, and DigitalBridge Management Advisers expect such scrutiny to continue to increase. This could result in loss of competitive position, regulatory actions or increased regulatory scrutiny, litigation, breach of contracts, reputational harm, damage to DigitalBridge Management Advisers' stakeholder relationships, or legal liability. DigitalBridge Management Advisers cannot predict how future laws, regulations and standards, or future interpretations of current laws, regulations, and standards, related to privacy and data protection will affect their business, and DigitalBridge Management Advisers cannot predict the cost of compliance.

*Key Personnel Risk.* The DigitalBridge Management Funds are subject to the risk that they will lose the services of key personnel. It may be difficult or disruptive for DigitalBridge Management to replace the experience of these key personnel and the relationships they have developed with Digital Infrastructure professionals and financial institutions.

*Membership on Investee Boards of Directors.* The DigitalBridge Management Funds may invest in companies for which one or more DigitalBridge Management professionals then serves as a director. Members of DigitalBridge Management may also become directors of companies in which a DigitalBridge Management Fund invests. Although DigitalBridge Management believes that these positions are consistent with a DigitalBridge Management Fund's investment strategy and are generally beneficial to it, a director's fiduciary duty to all shareholders of the company may conflict with the interests of a DigitalBridge Management Fund. Such positions may also cause a DigitalBridge Management Fund's trading activity to be restricted by insider trading laws or by policies of portfolio companies.

*Material, Nonpublic Information.* From time to time, certain personnel of DigitalBridge Management and/or their respective affiliates may come into possession of material, nonpublic information that would limit the ability of a DigitalBridge Management Fund to buy and sell investments. It is also possible that certain personnel of

DigitalBridge Management and/or their respective affiliates may receive material non-public information as a result of their association with members of the board of advisors of the DigitalBridge Management Fund. A DigitalBridge Management Fund's investment flexibility may be constrained as a consequence of the general partner's inability to take certain actions because of such information. A DigitalBridge Management Fund may experience losses if it is unable to sell an investment that it holds because certain personnel of DigitalBridge Management or their affiliates have obtained material, nonpublic information about such investment.

*Public Health Risk.* Any public health emergency, including any outbreak of COVID-19 or other existing or new epidemic diseases, or the threat thereof, and the resulting financial and economic market uncertainty could have a significant adverse impact on the DigitalBridge Management Funds, and could adversely affect the DigitalBridge Management Fund's ability to fulfill its investment objectives. The extent of the impact of any public health emergency on the DigitalBridge Management Fund's operational and financial performance will depend on many factors, including the duration and scope of such public health emergency, the extent of any related travel advisories and restrictions implemented, the impact of such public health emergency on overall supply and demand, goods and services, investor liquidity, consumer confidence and levels of economic activity and the extent of its disruption to important global, regional and local supply chains and economic markets, all of which are highly uncertain and cannot be predicted. Many countries have reacted (and may react to future pandemics and epidemics) by instituting (or strongly encouraging) quarantines, prohibitions on travel, the closure of offices, businesses, schools, retail stores, restaurants, hotels, courts and other public venues, and other restrictive measures designed to help slow the spread of contagious disease. Businesses have also implemented, and may in the future implement, similar precautionary measures. While there have been coordinated efforts in many countries to distribute vaccines among populations to combat the spread of COVID-19, it remains uncertain how effective these efforts will be in combating the spread of the virus and what impact these efforts will have on consumer confidence and economic activity levels.

In addition, health crises caused by a pandemic could exacerbate other pre-existing political, social, economic, market and financial risk. The outbreak of COVID-19 has resulted in numerous deaths, adversely impacted global commercial activity and contributed to significant volatility in certain equity, debt, derivatives and commodities markets. The extent and duration of such negative impact, to the private equity industry and global markets as a whole, is currently unknown. The global ramifications of the outbreak continue to evolve, and many countries reacted by instituting (or strongly encouraging) quarantines, prohibitions on travel, the closure of offices, businesses, schools, retail stores, restaurants, hotels, courts and other public venues, and other restrictive measures designed to help slow the spread of COVID-19. Businesses implemented similar precautionary measures. While there recently have been coordinated efforts in many countries to distribute vaccines among populations, it remains uncertain how effective these efforts will be in combating the spread of the virus and what impact these efforts will have on consumer confidence and economic activity levels.

Such measures, as well as the general uncertainty surrounding the dangers and impact of COVID-19 have created significant disruption in supply chains and economic activity and have had a particularly adverse impact on transportation, hospitality, tourism, entertainment and other industries and their lenders (and may have significant adverse impacts on the value of the DigitalBridge Management Funds that provide digital infrastructure solutions to such industries). Moreover, with the continued spread of COVID-19, governments and businesses have taken aggressive measures to help slow its spread. For this reason, among others, as COVID-19 continues to spread, the potential impacts, including a global, regional or other economic recession (which recessions some financial experts opine have already arrived) or even depression, are increasingly uncertain and difficult to assess. The rapid development of this situation precludes any prediction as to the ultimate adverse impact of COVID-19. There are no comparable recent events in the United States that provide guidance as to the effect of the spread of COVID-19 and potential pandemic on the economy as a whole and the specific sectors in which the DigitalBridge Management Fund invest. While there have been economic stimulus measures aimed at curbing the negative economic impacts on the United States and other countries as a result of the COVID-19 pandemic, it cannot be determined at this time whether such stimulus measures will have a stabilizing economic effect.

Any public health emergency, including any outbreak of COVID-19, SARS, H1N1/09 flu, avian flu, other coronavirus, Ebola or other existing or new epidemic diseases, or the threat thereof, could have a significant adverse impact on the DigitalBridge Management Funds and their portfolio companies and could adversely affect the DigitalBridge Management Funds' ability to fulfill its investment objectives. Health crises caused by a pandemic could exacerbate other pre-existing political, social, economic, market and financial risk. For this reason, valuations in this environment are subject to heightened uncertainty and subject to numerous subjective judgments, any or all of which could turn out to be incorrect with the benefit of hindsight.

The extent of the impact of any public health risk on the DigitalBridge Management Funds and their portfolio companies' operational and financial performance will depend on many factors, including the duration and scope of such public health emergency, the extent of any related travel advisories and restrictions implemented, the ability to develop and administer a vaccine (if any) and conduct clinical trials, the impact of such public health emergency on overall supply and demand, goods and services, investor liquidity, consumer confidence and spending levels, and levels of economic activity and the extent of its disruption to important global, regional and local supply chains and economic markets, all of which are highly uncertain and cannot be predicted. In addition, health crises caused by a pandemic could exacerbate other pre-existing political, social, economic, market and financial risks. For this reason, valuations in this environment are subject to heightened uncertainty and subject to numerous subjective judgments, any or all of which could turn out to be incorrect with the benefit of hindsight. Furthermore, traditional valuation approaches that have been used historically may need to be modified in order to effectively capture fair value in the midst of significant volatility or market dislocation. The effects of a public health emergency may materially and adversely impact the value and performance of the DigitalBridge Management Funds' portfolio companies, the DigitalBridge Management Funds' ability to source, manage and divest investments (including, but not limited to circumstances where potential transactions are already signed but not closed), and the DigitalBridge Management Funds' ability to achieve its investment objectives, all of which could result in significant losses to the DigitalBridge Management Funds. Any such disruptions may continue for an extended period of time. Such circumstances can have a negative impact on a counterparty's ability to meet or willingness to honor its financial obligations (including, without limitation, its ability to extend credit or otherwise to transact with the DigitalBridge Management Funds and/or its portfolio companies). Current conditions may also affect how counterparties interpret their obligations (and the DigitalBridge Management Funds' obligations) pursuant to counterparty arrangements such that the applicability, or lack thereof, of force majeure or similar provisions could also come into question and ultimately could work to the detriment of the DigitalBridge Management Funds. In particular, a public health risk may have a greater impact on leveraged assets.

In addition, the operations of the DigitalBridge Management Funds and/or their portfolio companies or DigitalBridge Management may be significantly impacted, or even temporarily or permanently halted, as a result of government quarantine measures, voluntary and precautionary restrictions on travel or meetings and other factors related to a public health emergency, including its potential adverse impact on the health of the personnel of any such entity or the personnel of any such entity's key service providers. The impact on businesses in such circumstances has been and is expected to continue to be substantial.

In connection with the impacts of the current pandemic and any future such public health crisis, the DigitalBridge Management Funds are expected to incur heightened legal expenses which could similarly have an adverse impact to the DigitalBridge Management Funds' returns. For example, but not by limitation, the DigitalBridge Management Funds or their portfolio companies may be subject to heightened litigation and its resulting costs, which costs may be significant and are expected to be borne by the DigitalBridge Management Funds and/or their portfolio companies. There is also a heightened risk of cyber and other security vulnerabilities during the current public health emergency and any future one, which could result in adverse effects to the DigitalBridge Management Funds and/or their portfolio companies in the form of economic harm, data loss or other negative outcomes. Other than COVID-19, there are no comparable recent events in the U.S. that provide guidance as to the effect of the spread of a potential pandemic on the economy as a whole and the specific sectors in which the DigitalBridge Management Funds invest. In this regard, views and other



forward-looking statements expressed in this Brochure are based on assumptions which have not been updated in each case due to remaining uncertainty.

*Russian Invasion of Ukraine.* The Russian Federation invaded Ukraine on February 24, 2022. Geopolitical tensions globally have risen significantly in response and the U.S., the United Kingdom, EU member states, and certain other countries have imposed several rounds of economic sanctions on the Russian Federation, parts of Ukraine, as well as various designated parties, and additional sanctions may be added in the future. As further military conflicts and economic sanctions continue to evolve, it has become increasingly difficult to predict the impact of these events or how long the conflict or such sanctions will last. The Russian Federation-Ukraine conflict and related events (including the economic sanctions) may significantly exacerbate the normal risks associated with the DigitalBridge Management Fund and result in adverse changes to, among other things: (i) general economic and market conditions; (ii) shipping and transportation costs and supply chain constraints; (iii) interest rates, currency exchange rates, and expenses associated with currency management transactions; (iv) demand for the types of investments made by the DigitalBridge Management Funds; (v) available credit in certain markets; (vi) import and export activity from certain markets and capital controls; and (vii) laws, regulations, treaties, pacts, accords, and governmental policies. Economic and military sanctions related to the Russian Federation-Ukraine conflict, or other conflicts, have the potential to gravely impact markets, global supply and demand, import/export policies, and the availability of labor in certain markets. Such volatility may cause the risk of investments to differ significantly from the DigitalBridge Management Adviser's initial risk assessment and affect the DigitalBridge Management Adviser's ability to assess the risk of investments going forward. There is no guarantee that such sanctions and economic actions will abate or that more restrictive measures will not be put in place in the near term. In addition, it is impossible to predict the extent to which the Russian Federation-Ukraine military conflict could expand into or otherwise adversely impact other regions. Any of the foregoing could seriously and negatively impact the DigitalBridge Management Fund's operations and its ability to realize its investment objectives in a timely manner.

*October 7th Attacks on Israel; Aftermath.* On October 7th, 2023, Hamas (an organization which governs Gaza, and which has been designated as a terrorist organization by the United States, the United Kingdom, the European Union, Australia and other nations), committed a terrorist attack within Israel (the "October 7th Attacks"). As of the date of this Brochure, Israel and Hamas remain in active armed conflict. The ongoing conflict and rapidly evolving measures in response could have a negative impact on the economy and business activity globally (including in countries in which the DigitalBridge Management Funds invests), and therefore could adversely affect the performance of the DigitalBridge Management Fund's investments. The severity and duration of the conflict and its future impact on global economic and market conditions are impossible to predict, and as a result, present material uncertainty and risk with respect to the DigitalBridge Management Funds and the performance of their investments and operations, and the ability of DigitalBridge Management Funds to achieve their investment objectives. For example, the armed conflict may expand and may ultimately more actively involve the United States, Lebanon (and/or Hezbollah), Syria, Iran and/or other countries or terrorist organizations, any of which may exacerbate the risks described above. Similar risks exist to the extent that any portfolio entities, service providers, vendor or certain other parties have material operations or assets in the Middle East, or the immediate surrounding areas. The United States has announced sanctions and other measures against Hamas-related persons and organizations in response to the October 7th Attacks, and the United States (and/or other countries) may announce further sanctions related to the ongoing conflict in the future.

*Trade Dispute with China.* Some Political leaders around the world (including in the U.S. and certain European nations) have been elected on protectionist platforms, fueling doubts about the future of global free trade. During former President Trump's presidency, the U.S. government has indicated its intent to alter its approach to international trade policy and in some cases to renegotiate, or potentially terminate, certain existing bilateral or multi-lateral trade agreements and treaties with foreign countries and has made proposals and taken actions related thereto. For example, the U.S. government has recently imposed tariffs on certain foreign goods, including steel and aluminum, and has indicated a willingness to impose tariffs on imports of other products.

Some foreign governments, including China, have instituted retaliatory tariffs on certain U.S. goods and have indicated a willingness to impose additional tariffs on U.S. products. Other countries, including Mexico, have threatened retaliatory tariffs on certain U.S. products. In April 2018, the U.S. government began imposing tariffs on Chinese imports. In addition, on June 3, 2021, President Biden issued an Executive Order on Addressing the Threat from Securities Investments that Finance Certain Companies of the People's Republic of China, which amends Executive Order 13959 issued by former President Trump and prohibits the purchase or sale of any publicly traded securities, or any publicly traded securities that are derivative of such securities or are designed to provide investment exposure to such securities, of identified Chinese companies. China, in turn, retaliated with its own tariffs on U.S. imports. In addition, developments between Russia and the Ukraine have increased the chances of additional tariffs and other trade barriers between the United States and other nations regarding international trade going forward, it should be noted that, as well as other countries around the world, and Russia (and vice versa). Global trade disruption, significant introductions of trade barriers and bilateral trade frictions, together with any future downturns in the global economy resulting therefrom, could adversely affect the financial performance of a DigitalBridge Management Fund and its investments. As time goes on, it can be expected that the U.S. and/or China may threaten, and possibly implement, additional tariffs on goods and services from each country. Although the U.S. and China signed the Phase I Economic and Trade Agreement relating to the trade disputes between U.S. and China, there are still ongoing trade disputes, which have already had, and if they remain unresolved, could lead to additional adverse economic effects on global markets, and may negatively affect the DigitalBridge Management Fund's investments. In addition, a continued trade dispute between the U.S. and China would be an ongoing source of instability, potentially resulting in significant currency fluctuations and/or have other adverse effects on international markets, international trade agreements and/or other existing cross-border cooperation arrangements (whether economic, tax, fiscal, legal, regulatory or otherwise), which could present similar and/or additional potential risks and consequences for the DigitalBridge Management Fund and its investments. While this dispute (including the recent trans-Pacific dispute relating to TikTok and WeChat) has already had negative economic consequences on the U.S. markets, to the extent that this trade dispute escalates into a "trade war" between the U.S. and China, there could be additional significant impacts on the industries in which the DigitalBridge Management Fund participates and other adverse impacts on the DigitalBridge Management Fund and its investments. In addition, trade disputes may develop between other countries, which may have similar or more pronounced risks and consequences for the DigitalBridge Management Fund or its investments.

In addition, there is a risk that a Disruption will significantly impact the operations of the DigitalBridge Management Advisers, the DigitalBridge Management Funds, and their underlying portfolio companies, or even temporarily or permanently halt their operations. The extent of the impact of any such Disruptions on the DigitalBridge Management Advisers', the DigitalBridge Management Funds', and any underlying portfolio company's operational and financial performance will depend on many factors, including the duration and scope of such Disruptions, the extent of any related travel advisories and restrictions implemented, the impact of such Disruptions on overall supply and demand, goods and services, investor liquidity, consumer confidence and levels of economic activity and the extent of its Disruptions to important global, regional and local supply chains and economic markets, all of which are highly uncertain and cannot be predicted. A Disruption may materially and adversely impact the value and performance of any investment, the DigitalBridge Management Advisers' ability to source, manage and divest investments, and the DigitalBridge Management Advisers' ability to achieve the DigitalBridge Management Funds' investment objectives, ultimately resulting in significant losses to the DigitalBridge Management Funds and their investors.

### **Closed-End Funds Risks**

*Highly Competitive Market for Investment Opportunities; Base Fee is Based, in Part, on Total Committed Capital, Including Capital that is Not Invested.* The activity of identifying, completing, and realizing attractive investments that fall within the Closed-End Funds' investment objectives is highly competitive and involves a high degree of uncertainty and will be subject to market conditions. The Closed-End Funds will be competing for investments with other investment funds,

as well as individuals, companies, financial institutions, sovereign wealth funds, and other investors. Further, over the past several years, an ever-increasing number of investment funds have been formed (and many existing funds have grown in size) in whole or in part to invest in Digital Infrastructure. Additional funds, entities, or vehicles with similar investment objectives may be formed in the future. It is possible that competition for appropriate investment opportunities may increase, which may also require the Closed-End Funds potentially to participate in auctions more frequently. The outcome of these auctions cannot be guaranteed, thus potentially reducing the number of investment opportunities available to each Fund and potentially adversely affecting the terms, including price, upon which investments can be made. The Closed-End Funds intend to be selective in their approach to targeting investments, and there is no guarantee that investments meeting the Closed-End Funds' investment criteria will be available or all of the Funds' investments will meet such criteria. Purchasers of Fund interests will not have an opportunity to evaluate for themselves the relevant economic, financial, and other information regarding the investments to be made by a Closed-End Fund and, accordingly, will be dependent upon the judgment and ability of the general partner and the DigitalBridge Management Advisers in sourcing transactions and investing and managing the capital of a Fund. Additionally, competition for investment opportunities from other investment vehicles has increased on a global scale. Private equity and private credit funds, whether located in Europe, Asia, or other market regions, are making global competition increasingly intense. There can be no assurance that the addition of new U.S. and/or non-U.S. sponsors to the market will not occur and, if it does occur, the addition of such sponsors could intensify this effect. Furthermore, there can be no assurance that any Closed-End Fund will be able to locate, acquire, complete, and exit investments that satisfy their respective Fund's investment objectives, or realize upon its investment values, or that it will be able to fully invest its committed capital. In addition, DigitalBridge Management's investment strategies for certain investments may depend on its ability to enter into satisfactory relationships with joint venture and/or operating partners. There can be no assurance that DigitalBridge Management's current relationship with any such partner or operator will continue (whether on currently applicable terms or otherwise) with respect to any Closed-End Fund or that any relationship with other such persons will be able to be established in the future with respect to any sector or geographic market and on terms favorable to any Closed-End Fund. A part of the management fee applicable to limited partners will be a percentage of such limited partners' commitments. There can be no assurance as to when capital will be invested or that all commitments will be called. Therefore, during the commitment period even though commitments are not fully drawn down, each limited partner will continue to pay a base fee calculated on its total commitments. In the event any Closed-End Fund successfully implements its investment strategy, other third parties may attempt to replicate the success of the model, which may create additional competition for a Closed-End Fund in sourcing investment opportunities, hiring qualified personnel or contracting with preferred service providers.

*The Closed-End Funds' Market Investments Lack Sector Diversity.* Because of the Closed-End Funds' investment strategies, they are expected to invest almost exclusively in the mobile and internet infrastructure sector. This lack of diversification could result in greater losses than otherwise might be anticipated, as the Closed-End Funds may be more susceptible to any single economic, political or regulatory occurrence and more volatile than a more diversified fund.

*Valuation Matters.* The fair value of all investments will be determined by the general partner in accordance with the Closed-End Fund's Governing Documents. Accordingly, the carrying value of an investment may not reflect the price at which the investment can be sold in the market, and the difference between carrying value and the ultimate sales price can be material. As a result, there may be circumstances where the general partner is incentivized to determine valuations that may be higher than the actual fair value of investments.

DigitalBridge could face a conflict of interest when determining whether assets held by the Closed-End Funds are impaired. With regard to certain portfolio companies managed by a Client, an investment fund or other investment vehicle managed by the InfraBridge Advisers, as defined in Item 10 below, may hold interests in and be entitled to compensation with regard to the same portfolio company. Due to information barriers and prohibition on sharing information between certain business units, DigitalBridge Management may not have access to non-public information in the possession of such InfraBridge Advisers.

*Capital Calls and Use of Subscription Lines and Asset-Backed Credit Facilities.* Calculations of net and gross IRRs in respect of investment and performance data with respect to the Closed-End Funds, as reported to limited partners from time to time, are based on the payment date of capital contributions received from limited partners. This treatment also applies in instances where the Closed-End Fund may utilize borrowings under a subscription-based credit facility in lieu of capital contributions or in advance of receiving capital contributions from limited partners to repay any such borrowings and related interest expense. As a result, use of a subscription-based credit facility (or other long-term leverage) with respect to investments will impact calculations of returns and will result in a higher or lower reported IRR than if the facility had not been utilized and instead the limited partners' capital had been contributed at the inception of an investment, which will present conflicts of interest as a result of certain factors, including the interest rate on such borrowings typically being less than the rate of the preferred return and that such preferred return does not accrue on such borrowings, and only accrues on capital contributions when made. As a result, use of such long-term leverage arrangements with respect to investments may effectively reduce or eliminate the preferred return received by the limited partners and accelerate or increase distributions of carried interest to the general partner thereby providing the general partner with an economic incentive to fund investments through long-term borrowings in lieu of capital contributions. Subject to the limitations in any Governing Document, the use of a subscription-based credit facility by any Closed-End Fund is within the general partner's discretion. To the extent that any Closed-End Fund is unable to obtain a subscription line or an asset-backed credit facility, determines that the terms of such facility would not be appropriate for such Closed-End Fund or otherwise determines not to use such facility or access to such facility otherwise becomes unavailable, the general partner may determine in its sole discretion to draw down commitments in advance and hold them in reserve in order to make investments, to satisfy fees and expenses, and to satisfy other capital needs that may arise in the future.

*Third Party and Co-Investment Risk.* Clients may co-invest with third parties. These transactions potentially raise conflicts of interest. For example, a Client may co-invest with certain DigitalBridge or DB Holdings funds, current limited partners of the Client (which may include DigitalBridge Management personnel) or other market participants with which DigitalBridge, DigitalBridge Management, or an affiliate, has important business relationships, and such relationships could influence the decisions made by the Client's general partner and/or DigitalBridge or DB Holdings with respect to the purchase or sale of such investments. Further, such third parties could have interests that may be contrary to such Client's investment objective or which may conflict with the Client's interest. In those circumstances where such third parties involve a management group, such third parties may receive compensation relating to such investments, including incentive compensation arrangements. There can be no assurance that the foregoing will not have an adverse impact on the Client's ability to find, consummate and/or exit investments.

*Integration of Sustainability Risks into Investment Decisions and Impacts of Sustainability Risks on Returns.* The European Commission has introduced Regulation 2019/2088 relating to transparency and disclosure obligations for investors, funds and asset managers in relation to environmental, social and governance factors (the "EU SFDR"). Sustainability risk considerations form part of the investment process which is at the discretion of the general partner. Accordingly, sustainability risks and the likely impacts of sustainability risks on returns will be deemed relevant and assessed as part of the investment decision process on a case-by-case basis at the sole discretion of the general partner. While the general partner may consider sustainability risks when making an investment decision, the Closed-End Funds do not pursue a sustainability risk-based investment strategy or limit its investments to those that meet specific sustainability risk criteria or standards.

### **Credit Fund Risks**

Certain risks described below may only apply to those Closed-End Funds that have a credit-focused investment strategy. Investors in the Closed-End Funds that are focused on a credit strategy will find additional information about such risks in the Fund Governing Documents.

Certain Closed-End Funds that do not exclusively follow a credit strategy may also make credit investments (subject

to restrictions in their Governing Documents) so certain of the risks noted herein may apply to such Closed-End Funds. Investors should review the relevant Fund Governing Documents to understand the ability and limits around credit investments.

*Nature of Debt Securities.* A Fund may invest in secured or unsecured debt at various levels of an issuer's capital structure, which could be subordinated to substantial amounts of senior indebtedness, and other parts of an issuer's capital structure will remain that are senior to the investments made by the Fund (e.g., senior secured debt), all or a significant portion of which may be secured. Senior creditors will have significant influence, which may exceed the influence of the Fund or portfolio company in certain scenarios. In addition, the debt securities in which the Fund will invest may not be protected by financial covenants or limitations upon additional indebtedness, may have limited liquidity, and may not be rated by a credit rating agency. Debt securities are also subject to other creditor risks, including (i) the possible invalidation of an investment transaction as a "fraudulent conveyance" under relevant creditors' rights laws, (ii) so-called lender liability claims by the issuer of the obligations, and (iii) environmental liabilities that may arise with respect to collateral securing the obligations. The Fund's investments may be subject to early redemption features, refinancing options, prepayment options or similar provisions which, in each case, could result in the issuer repaying the principal on an obligation held by the Fund earlier than expected, resulting in a lower return to the Fund than anticipated or underwritten. In addition, depending on fluctuations of the equity markets and other factors, warrants and other convertible instruments may become worthless. Accordingly, there can be no assurance that the Fund's rate of return objectives will be realized.

*Origination Activities.* Certain Closed-End Funds expect to engage in the origination of debt or debt-linked securities, including hybrid debt, shareholder loans with associated debt-linked warrants, and preferred equity. If a Fund engages in such activities, it will be subject to applicable laws in each jurisdiction in which such activities take place. Such laws are frequently highly complex and may include licensing requirements. The licensing processes can be lengthy and can be expected to subject a debt originator to increased regulatory oversight. In some instances the process for obtaining a required license or exception certificate may require disclosure to regulators or to the public of information about the Fund, its direct or indirect investors, its loans, its business activities, its management or controlling persons or other matters. Such disclosures may provide competitors with information that allows them to benefit at the expense of the Fund, which could have a material adverse effect on the Fund. Failure, even if unintentional, to comply fully with applicable laws may result in sanctions, fines, or limitations on the ability of the Fund, the general partner, the applicable DigitalBridge Management Adviser or their affiliates of the foregoing to do business in the relevant jurisdiction or to procure required licenses in other jurisdictions, all of which could have a material adverse effect on the Fund.

The market for originating debt and debt-linked securities is highly competitive, and a Fund may be unable to compete effectively with other market participants for origination opportunities. A Fund may compete for opportunities with public and private investment funds, commercial and investment banks and commercial finance companies. In general, the corporate, non-mortgage debt origination markets present relatively low barriers to entry, and significant competition is likely.

Many current and potential competitors in the debt origination and debt-linked securities business are much larger than a Fund's expected size and, accordingly, have far greater financial, technical, marketing and other resources. A Fund will be subject to various elements of competition, including interest rates and financing costs; origination standards; convenience; customer service; the size, term and seniority of financing arrangements; and marketing and distribution channels. Price pressure from competitors (including market participants that are not directly originating debt) may cause a Fund to lower the interest rates that it charges issuers, which consequently may lower the value of a Fund's loans. Further, if competitors adopt less stringent debt origination standards in order to maintain their debt origination volume, a Fund may elect to do so as well. If a Fund adopts less stringent debt origination standards, a Fund will bear increased risk for debt originated under such less stringent standards, which may not be compensated by an increase in price. Alternatively, a

Fund may determine not to adopt less stringent origination standards in this competitive environment, which may result in a loss of market share. Increased pressure on pricing and origination opportunities would likely reduce the volume and quality of a Fund's origination activity and materially adversely affect a Fund. In particular, from time to time there may be influxes of capital directed to smaller issuers, which may result in a tendency by the highest quality issuers to borrow from sources other than a Fund such that a Fund's origination opportunities and its eventual portfolio include a disproportionate number of lower quality issuers, exacerbating some of the risks outlined here.

Some competitors may have higher risk tolerances or different risk assessments than a Fund, thereby allowing such competitors to achieve a broad diversification of investments and to establish more relationships than such Fund. Some competitors may have a lower cost of funds and access to more stable funding sources that are not available to a Fund. These competitive pressures could have a material adverse effect on a Fund.

When it originates debt or debt-linked securities, a Fund expects to rely significantly upon representations made by the issuer. There can be no assurance that such representations are accurate or complete, or that any due diligence undertaken would identify any misrepresentation or omission. Any misrepresentation or omission by an issuer to which a Fund originates debt may adversely affect the valuation of the collateral underlying the debt, or may adversely affect the ability of such Fund to perfect or foreclose on a lien on the collateral securing the debt, or may result in liability of the Fund to a subsequent purchaser of the debt.

Additionally, under certain circumstances, payments to a Fund may be reclaimed if any such payment or distribution is later determined to have been a fraudulent conveyance or a preferential payment.

Finally, a Fund may directly or indirectly make loans to borrowers where such loans or other assets or properties of the borrowers may be serviced by portfolio companies owned in whole or in part by other Clients. Such loans could limit the Fund's ability to participate or otherwise be represented on any applicable creditors' committee and, as a result, the Fund may not realize the benefits, if any, of participation on such committee.

*Second Lien Loans.* A Fund may also invest in second lien loans, which entail risks including (i) the subordination of the Fund's claims to a senior lien in terms of the coverage and recovery of the collateral and (ii) the prohibition of or limitation on the right to foreclose on a second lien or exercise other rights as a second lien holder. In certain cases, therefore, no recovery may be available from a defaulted second lien loan. The level of risk associated with investments in second lien loans increase to the extent such investments are loans of distressed or below investment grade companies.

*Secured Loans.* Certain Closed-End Funds intend to invest in senior secured loans, which would typically have limited mandatory amortization and interim repayment requirements. A low level of amortization of any directly originated senior secured loans over the life of such senior secured loans may increase the risk that an issuer will not be able to repay or refinance the senior secured loans held by the Fund when it comes due at its final stated maturity.

While a Fund may invest in secured loans that may be over-collateralized at the time of the investment, it may nonetheless be exposed to losses resulting from default and foreclosure. Therefore, the value of the underlying collateral, the creditworthiness of the borrower and the priority of the lien are each of importance. A Fund cannot guarantee the adequacy of the protection of the Fund's interests, including the validity or enforceability of the loan and the maintenance of the anticipated priority and perfection of the applicable security interests. Furthermore, a Fund cannot assure that claims may not be asserted that might interfere with enforcement of the Fund's rights. In addition, in the event of any default under a secured loan held by a Fund, the Fund will bear a risk of loss of principal to the extent of any deficiency between the value of the collateral and the principal and accrued interest of the secured loan, which could have a material adverse effect on the Fund's cash flow from operations.

Federal or state law may grant liens on the collateral (if any) securing a loan that have priority over a Fund's interest. An example of a lien arising under federal or state law is a tax or other government lien on property of an obligor. A tax lien may have priority over a Fund's lien on such collateral. To the extent a lien having priority over a Fund's lien exists with respect to the collateral related to any loan, the Fund's interest in the asset will be subordinate to such lien. If the creditor holding such lien exercises its remedies, it is possible that, after such creditor is repaid, sufficient cash proceeds from the underlying collateral will not be available to pay the outstanding principal amount of such loan obligation.

In the event of a foreclosure, a Fund (and other lenders to such borrower) may assume direct ownership of underlying assets of the borrower. The liquidation proceeds upon sale of such assets may not satisfy the entire outstanding balance of principal and interest on the loan, resulting in a loss to the Fund. Any costs or delays involved in effecting a foreclosure or liquidating underlying assets may further reduce the proceeds and thus increase the loss. In addition, the value of the assets of an obligor in the event of liquidation will depend on market and economic conditions, the availability of buyers and other factors. There can be no assurance that the proceeds, if any, from sales of such assets would be sufficient to satisfy all of the secured debt obligations.

*Subordinated, Unsecured Securities and Loans; Collateral Impairment.* Certain Closed-End Fund's investments may include securities that are deeply subordinated in what will typically be a complex capital structure. Accordingly, such securities will be subject to a greater risk of loss than securities that are more senior. The Fund's investments may also include securities that are unsecured obligations of their issuers, often in situations in which such issuer has substantial secured obligations outstanding and/or such securities are at various levels of such issuer's capital structure. The Fund may invest in a range of mezzanine and junior tranches of debt securities in an issuer's capital structure. The presence of security interests in the assets of an issuer reduces the assets available to satisfy such issuer's unsecured obligations in the event of an insolvency. As a result, unsecured obligations will be subject to a greater risk of loss than securities that benefit from a security interest in the assets of an issuer and investments in subordinated debt securities involve greater credit risk of default than the more senior classes of such issuance or series. In the event of a default by a borrower, the Fund might not receive payments to which it is entitled and thereby could experience a decline in the value of its investments in the borrower. To the extent the Fund invests in unsecured or relatively junior debt securities in an issuer's capital structure, such Investments may be subordinated to substantial amounts of senior indebtedness and, in the event of such default, the Fund will have only an unsecured claim against the borrower. Subordinated or junior tranches in an issuer's capital structure absorb losses from default before other more senior tranches to which such junior tranches are subordinate. As a result, to the extent the Fund invests in such debt, the Fund would potentially receive payments or interest distributions after, and must bear the effects of losses or defaults on the underlying loans before, the holders of other more senior tranches of debt. In the case of second lien loans that are secured by collateral, the value of the collateral may be equal to or less than the value of such second lien loans or may decline below the outstanding amount of such second lien loans subsequent to the Fund's investment. The ability of the Fund to have access to the collateral may be limited by bankruptcy and other insolvency laws. Under certain circumstances, the collateral may be released with the consent of the lenders or pursuant to the terms of the underlying loan agreement with the borrower. There is no assurance that the liquidation of the collateral securing a loan would satisfy the borrower's obligation in the event of nonpayment of scheduled interest or principal, or that the collateral could be readily liquidated. As a result, the Fund might not receive full payment on a secured loan investment to which it is entitled and thereby may experience a decline in the value of, or a loss on, the investment.

*Investments in Convertible Debt.* A Fund may invest in convertible debt securities to the extent that the General Partner believes such investments offer potential for capital appreciation. There is no minimum credit standard that is a prerequisite to a Fund's investment in any security, and most debt securities and preferred equity that offer potential for capital appreciation are likely to be non-investment grade.

*Distressed Securities.* Although it is not a primary investment focus of any Client, a Fund may invest in distressed investments from time to time (e.g., investments in defaulted, out of favor or distressed bank loans and debt

securities or other nonperforming, underperforming or other troubled assets). Certain of the Fund's investments may, therefore, include securities of issuers that are highly leveraged, with significant burdens on cash flow and that involve a high degree of financial risk, including loss of a portion of or the entire investment. During an economic downturn or recession, securities of financially or operationally troubled issuers are more likely to go into default than securities of other issuers. Securities of financially troubled issuers and operationally troubled issuers are less liquid and more volatile than securities of companies not experiencing financial difficulties. The market prices of such securities are subject to erratic and abrupt market movements and the spread between bid and asked prices may be greater than normally expected. Investment in the securities of financially troubled issuers and operationally troubled issuers involves a high degree of credit and market risk. Under certain circumstances, payments to a Fund by investments in which a Fund has invested and related distributions by a Fund to limited partners may be reclaimed if any such payment or distribution is later determined to have been a fraudulent conveyance or a preferential payment or similar transaction under applicable bankruptcy and insolvency laws. In addition, under certain circumstances, if a Fund is found to have inappropriately exercised control of the management and policies of a debtor in which a Fund has invested, the Fund may have its claims subordinated to claims of other creditors, or disallowed, or the Fund may be found liable for damages suffered by parties as a result of such actions, each of which may adversely impact a Fund's investment performance.

*Non-Investment Grade Securities.* Certain Closed-End Fund investments may include non-investment grade securities or interests in non-investment grade securities, which are subject to liquidity, market value, credit, interest rate, reinvestment and certain other risks. It is anticipated that such investments generally will be subject to greater risks than investment grade corporate obligations. These risks could be exacerbated to the extent that the portfolio is concentrated in one or more particular types of securities.

Prices of non-investment grade securities may be volatile, and will generally fluctuate due to a variety of factors that are inherently difficult to predict, including but not limited to changes in interest rates, prevailing credit spreads, general economic conditions, financial market conditions, domestic and international economic or political events, developments or trends in any particular industry, and the financial condition of the obligors of loans. The current uncertainty affecting the United States economy and the economies of other countries in which issuers are domiciled or operate and the possibility of increased volatility in financial markets could adversely affect the value and performance of such securities.

Non-investment grade investments have historically experienced greater default rates than has been the case for investment grade securities. There can be no assurance as to the levels of defaults and/or recoveries that may be experienced on the investments, and an increase in default levels could adversely affect payments on the investments.

A non-investment grade loan or other debt obligation or an interest in a non-investment grade loan or other debt obligation is generally considered speculative in nature and may become a defaulted obligation for a variety of reasons. Upon any investment becoming a defaulted obligation, such defaulted obligation may become subject to either substantial workout negotiations or restructuring, which may entail, among other things, a substantial reduction in the interest rate, a substantial write down of principal, and a substantial change in the terms, conditions and covenants with respect to such defaulted obligation. In addition, such negotiations or restructuring may be quite extensive and protracted over time, and therefore may result in substantial uncertainty with respect to the ultimate recovery on such defaulted obligation. The liquidity for defaulted obligations may be limited, and to the extent that defaulted obligations are sold, it is highly unlikely that the proceeds from such sale will be equal to the amount of unpaid principal and interest thereon.

*Structured Products.* A Fund may invest in structured products. A Fund's investments in structured products will be subject to a number of risks, including risks related to the fact that the structured products will be leveraged. Utilization of leverage is a speculative investment technique and will generally magnify the opportunities for gain and risk of loss borne by an investor in the subordinated debt securities issued by a structured product.



Many structured products contain covenants designed to protect the providers of debt financing to such structured products. A failure to satisfy those covenants could result in the untimely liquidation of the structured product and a complete loss of the Fund's investment therein. In addition, if the particular structured product is invested in a security in which the Fund is also invested, this would tend to increase the Fund's overall exposure to the credit of the issuer of such securities, at least on an absolute, if not on a relative basis. The value of an investment in a structured product will depend on the investment performance of the assets in which the structured product invests and will, therefore, be subject to all of the risks associated with an investment in those assets. These risks include the possibility of a default by, or bankruptcy of, the issuers of such assets or a claim that the pledging of collateral to secure any such asset constituted a fraudulent conveyance or preferential transfer that can be subordinated to the rights of other creditors of the issuer of such asset or nullified under applicable law.

*Nature of Bankruptcy Proceedings.* In the event of a default or bankruptcy, certain investments could require a Fund to conduct substantial workout negotiations or restructuring. There are a number of significant risks when investing in companies that become involved in bankruptcy proceedings, including the following issues: (i) many events in a bankruptcy are the product of contested matters and adversary proceedings that are beyond the control of the creditors; (ii) a bankruptcy filing may have adverse and permanent effects on a property or a company (for instance, the company may lose its market position and key employees and otherwise become incapable of restoring itself as a viable entity, and, if the proceeding is converted to a liquidation, the liquidation value of the company may not equal the liquidation value that was believed to exist at the time of the investment); (iii) the duration of a bankruptcy proceeding is difficult to predict and a creditor's return on investment can be impacted adversely by delays while the plan of reorganization is being negotiated, approved by the creditors and confirmed by the bankruptcy court, and until it ultimately becomes effective; (iv) certain claims, such as claims for taxes, wages, employee and worker pensions and certain trade claims, may have priority by law over the claims of certain creditors; (v) the administrative costs in connection with a bankruptcy proceeding are frequently high and will be paid out of the debtor's estate prior to any return to creditors; (vi) creditors can lose their ranking and priority in a variety of circumstances, including if they exercise "domination and control" over a debtor and other creditors can demonstrate that they have been harmed by such actions; and (vii) the Fund may seek representation on creditors' committees and as a member of a creditors' committee it may owe certain obligations generally to all creditors similarly situated that the committee represents and it may be subject to various trading or confidentiality restrictions. Furthermore, bankruptcy laws may delay the ability of a Fund to realize on collateral for loan positions held by it or may adversely affect the priority of such loans through doctrines such as equitable subordination or may result in a restructuring of the debt through principles such as the "cramdown" provisions of the bankruptcy laws. In addition, the bankruptcy laws and regimes of certain jurisdictions outside the United States may be untested, subject to manipulation or change and not provide a proven venue to resolve a company's bankruptcy estate.

*Additional Capital for Bankruptcies and Workouts.* A Fund's investments may require additional capital in the event of a bankruptcy or workout. There can be no assurance that the general partner will be able to predict accurately how much capital may need to be reserved by a Fund for participation in any such bankruptcy or workout. If more capital is reserved than is necessary, then a Fund may receive a lower allocation of other investment opportunities or may not fully draw its capital commitments. If less capital is reserved than is necessary, then a Fund may not be able to fully protect or enhance its existing investment in the company undergoing a bankruptcy or workout.

*Bank Loans and Participations.* A Fund's investment program may include investments in bank loans, participations in loans by way of syndication or otherwise and credit-linked notes ("CLNs"). These obligations are subject to unique risks, including (i) the possible invalidation of an investment transaction as a fraudulent conveyance under relevant creditors' rights and bankruptcy laws, (ii) so called lender liability claims by the issuer of the obligations, (iii) environmental liabilities that may arise with respect to collateral securing the obligations and (iv) limitations on the ability of a Fund to enforce directly its rights with respect to participations and CLNs. In analyzing each bank loan or participation or CLN, the general partner compares the relative significance of

the risks against the expected benefits of the investment. Successful claims by third parties arising from these and other risks, absent certain conduct by the general partner, the DigitalBridge Management Adviser, their respective affiliates and certain other individuals, will be borne by the Fund. In addition, the settlement process for the purchase of bank loans can take significantly longer than the timeframes established by the Loan Syndications & Trading Association and comparable non-U.S. bodies. The longer a trade is outstanding between the counterparties, the greater the risk of additional operational and settlement issues and the potential for a Fund's counterparty to fail to perform.

If a Fund purchases a participation or CLN, it will not have established any direct contractual relationship with nor acquired any voting rights related to any corporate actions by the borrower. The Fund will be required to rely on the lender or the participant that sold the participation not only for the enforcement of the Fund's rights against the borrower but also for the receipt and processing of payments due to the Fund under the participation or CLN. The Fund will thus be subject to the credit risk of both the borrower and the selling lender or participant. Because it may be necessary to assert through the selling lender or participant such rights as may exist against the borrower, in the event the borrower fails to pay principal and interest when due, such assertion of rights against the borrower may be subject to delays, expenses and risks that are greater than those that would be involved if the Fund could enforce its rights against the borrower directly.

*Lender Protection; Inaccuracy.* Certain Closed-End Funds will seek investments that include structural, covenant and other contractual protections determined appropriate under the circumstances. There can be no assurance that such protections will achieve their desired effect and potential investors should regard an investment in the Fund as being speculative and having a high degree of risk. The lending market is competitive and the ability of the Fund to own investments including strong protections may be affected by competition and terms that other lenders are willing to accept from borrowers. One concern of the Fund is the possibility of material misrepresentation or omission on the part of a borrower or other credit support providers. Such inaccuracy or incompleteness or breach of covenants may adversely affect the value of the borrower, any collateral securing an investment or the ability of the Fund to perfect or enforce a lien on the collateral securing an investment or otherwise impair the value of an investment. The Fund will rely upon the accuracy and completeness of representations made by borrowers but cannot guarantee the accuracy or completeness of such representations. In addition, the Fund intends to rely on administrative agents and their representative to take actions that result in properly perfected liens, but there can be no guarantee that the intended results will be achieved.

*Credit Risk.* One of the fundamental risks associated with certain Closed-End Fund's investments is credit risk, which is the risk that a borrower will be unable or unwilling to make principal and interest payments on its outstanding debt obligations when due. The Fund's returns to limited partners would be adversely impacted if a borrower to which the Fund lends becomes unable to make such payments when due. While the Fund will generally target investments in companies it believes are able to repay their indebtedness, these companies could still present a high degree of business and credit risk. Companies in which the Fund invests could deteriorate as a result of, among other factors, an adverse development in their businesses, a change in the competitive environment or the continuation or worsening of any economic and financial market downturns and dislocations. As a result, companies that the Fund expected to be stable or improve may operate, or expect to operate, at a loss or have significant variations in operating results, may require substantial additional capital to support their operations or maintain their competitive position, or may otherwise have a weak financial condition or experience financial distress.

*Prepayment.* A Fund may purchase loans for which the underlying issuers are not subject to any repayment penalties, even if an issuer determines to prepay the obligation early during the term of the debt investment. If the debt investments that a Fund is invested in are prepaid without any prepayment penalties, the Fund's ability to achieve its investment objective may be affected.

*Balloon Loans and Bullet Loans; Limited Amortization.* A Fund's investments may include balloon loans, bullet loans or loans that have limited mandatory amortization requirements. Such loans involve a greater degree of risk

than other types of transactions because they are structured to allow for either small or no principal payments over the term of the loan, requiring the obligor to make a large final payment upon the maturity of the loan. The ability of such obligor to make this final payment upon the maturity of the loan typically depends upon its ability either to refinance the loan prior to maturity or to generate sufficient cash flow to repay the loan at maturity. The ability of any obligor to accomplish any of these goals will be affected by many factors, including the availability of financing at acceptable rates to such obligor, the financial condition of such obligor, the marketability of the collateral (if any) securing such loan, the operating history of the related business, tax laws and the prevailing general economic conditions. Consequently, such obligor may not have the ability to repay the loan at maturity, and a Fund could lose all or a portion of the principal of the loan. Given their relative size and limited resources and access to capital, some obligors may have difficulty in repaying or refinancing such loans on a timely basis or at all.

*Risks Associated with Delayed-Draw Investments.* A Fund may from time to time incur contingent liabilities in connection with an investment. For example, a Fund may participate in one or more investments that are structured as “delayed-draws”. If the borrower subsequently draws down on the delayed-draw facility, a Fund would be obligated to fund the amounts due. In such circumstances, a Fund may be required to reserve unpaid capital commitments for future funding obligations and may be required to fund such obligations after the termination of the commitment period. However, there can be no assurance that a borrower will ultimately draw down on any such obligation, in which case a Fund may never fund the investment (in full or in part), which may result in a Fund not fully deploying its committed capital. In addition, there can be no assurance that a Fund will adequately reserve for its contingent liabilities and that such liabilities will not have an adverse effect on a Fund.

*No Voting Control.* A Fund’s debt investments will not give the Fund voting control over the equity of obligors. Accordingly, holders of the equity in investments may make decisions which do not serve the interests of the Fund as a debt investor.

### **Open-End Fund Risks**

Certain risks described below may only apply to certain Open-End Funds. Investors in the Open-End Funds will find additional information about risks in the Open-End Funds’ offering documents.

Certain Closed-End Funds may also invest in publicly listed securities (subject to restrictions in their governing documents) so certain of the risks noted herein will apply to Closed-End Funds if they invest in public securities. Investors should review the Closed-End Fund governing documents to understand the ability and limits around public securities.

*Equity Securities.* The Open-End Funds will invest in equities and may invest in equity derivatives on occasion. The value of these instruments generally will vary with the performance of the issuer and movements in the equity markets. As a result, an Open-End Fund may suffer losses if it invests in equity instruments of issuers whose performance diverges from DigitalBridge Management’s expectations or if equity markets generally move in a single direction and the Open-End Fund has not hedged against such a general move. In its equity derivatives, an Open-End Fund is exposed to risks that issuers will not fulfill their contractual obligations to the Open-End Fund, such as, for example, delivering marketable common stock upon conversions of convertible securities and registering restricted securities for public resale.

*Fixed-Income Investments; High-Yield Securities.* The value of the fixed-income securities in which an Open-End Fund may invest will change as the general levels of interest rates fluctuate. When interest rates decline, the value of an Open-End Fund’s fixed-income securities can be expected to rise. Conversely, when interest rates rise, the value of such securities can be expected to decline.

*Preferred and Hybrid Securities.* The Open-End Funds may invest in preferred stock and hybrid securities, which may have special risks. Preferred and hybrid securities may include, without limitation, provisions that permit the issuer, at its discretion, to defer distributions for a stated period without any adverse consequences to the

issuer. If an Open-End Fund owns a preferred or hybrid security that is deferring its distributions, an Open-End Fund may be required to report income for tax purposes even though it has not yet received such income. Some preferred and hybrid securities are non-cumulative, meaning that the dividends do not accumulate and need not ever be paid. There is no assurance that dividends or distributions on non-cumulative preferred securities in which an Open-End Fund invests will be declared or otherwise made payable or paid. Preferred and hybrid securities are subordinated to bonds and other debt instruments in an issuer's capital structure in terms of priority to corporate income and liquidation payments and, therefore, will be subject to greater credit risk than more senior debt instruments. Because preferred stock and hybrids are generally junior to debt securities and other obligations of the issuer, deterioration in the credit quality of the issuer will cause greater changes in the value of such instruments than senior debt securities with similarly stated yield characteristics. Preferred and hybrid securities may be substantially less liquid than many other securities, such as common stocks or U.S. government securities.

*Convertible Securities.* Open-End Funds may invest in convertible securities. Convertible fixed income securities generally offer lower interest or dividend yields than non-convertible securities of similar quality. As with all fixed income securities, the market values of convertible securities tend to decline as interest rates increase and, conversely, to increase as interest rates decline. However, when the market price of the common stock underlying a convertible security exceeds the conversion price, the convertible security tends to reflect the market price of the underlying common stock. As the market price of the underlying common stock declines, the convertible security tends to trade increasingly on a yield basis and thus may not decline in price to the same extent as the underlying common stock. Convertible securities rank senior to common stocks in an issuer's capital structure and consequently entail less risk than the issuer's common stock. An Open-End Fund may invest in convertible securities of any maturity and will determine whether to hold, sell or convert any security in which it has invested, depending upon DigitalBridge Management's outlook for the market value for such security, the security into which it converts and/or other factors.

*Options.* DigitalBridge Management may utilize options in furtherance of its investment strategies. Option positions may include, without limitation, both long positions, where an Open-End Fund is the holder of put or call options, as well as short positions, where an Open-End Fund is the seller (writer) of an option. Although option techniques can increase investment return, they can also involve a higher level of risk compared with their underlying securities. For example, the expiration of unexercised long options effectively results in loss of the entire cost, or premium paid for the option. Conversely, the writing of an uncovered put or call option can involve, similar to short selling, a theoretically unlimited risk of an increase in an Open-End Fund's cost of selling or purchasing the underlying securities, commodities or other financial instruments in the event of exercise of the option.

*Exchange-Traded Funds.* The Open-End Funds may invest in exchange-traded funds (ETFs). ETFs are publicly traded unit investment trusts, open-end funds or depository receipts that seek to track the performance and dividend yield of specific indexes or companies in related industries. These indices may be either broad-based, sector, or international. However, investors in ETFs are generally subject to the same risk as holders of the underlying securities they are designed to track. ETFs are also subject to certain additional risks, including the risk that their prices may not correlate perfectly with changes in the prices of the underlying securities they are designed to track, and the risk of trading in an ETF halting due to market conditions or other reasons, based on the policies of the exchange upon which the ETF trades. Generally, each investor in an ETF bears a pro rata portion of the ETF's fees and expenses, including management fees.

*Event-Driven Investments.* The Open-End Funds may invest in companies involved in (or the target of) acquisition attempts or tender offers or in companies involved in or undergoing work-outs, liquidations, spin-offs or other catalytic changes or similar transactions. Investing in the securities of such companies, as well as certain distressed securities, will be subject to so-called "event risk", i.e., the risk that the transaction in question will simply fail to conclude as contemplated or will be delayed or modified in a manner detrimental to an Open-End Fund in the transaction. Numerous factors, including, without limitation market or industry developments, economic factors, regulatory clearance requirements and management or workforce issues, can cause an

announced transaction to be abandoned, delayed or modified. Where a security to be issued in a proposed merger or exchange offer has been sold short by an Open-End Fund in the expectation that the short position will be covered by delivery of such security when issued, failure of the merger or exchange offer to be consummated may force an Open-End Fund to cover its short position in the market at a higher price than its short sale, resulting in a loss. These losses can be substantial. If a transaction is delayed significantly, an Open-End Fund's capital may be committed to the transaction during the period of the delay and interest charges on funds borrowed to finance its investment in connection with the transaction may be incurred. These interest charges may be greater than the profit realized upon the disposition of the securities, in which case an Open-End Fund would realize a loss on the transaction.

*Special Situation Transactions.* The Open-End Funds may invest and trade in situations that it believes offer a unique opportunity due to some identifiable dislocation, such as lack of market transparency or liquidity. Risks to an Open-End Fund in this type of investing and trading include misjudging the nature or magnitude of the factors that have caused this dislocation, the quality of the position's fundamental assets, the scope of the position's liabilities and an Open-End Fund's ability to exit the position in a timely and profitable fashion.

*Short Sales Risk.* Short sales by an Open-End Fund that are not made "against the box" create opportunities to increase an Open-End Fund's return but, at the same time, involve special risk considerations and may be considered a speculative technique. Since an Open-End Fund, in effect, profits from a decline in the price of the securities sold short without the need to invest the full purchase price of the securities on the date of the short sale, the value of an Open-End Fund will tend to increase more when the securities it has sold short decrease in value, and to decrease more when the securities it has sold short increase in value, than otherwise would be the case if it had not engaged in such short sales. Short sales theoretically involve unlimited loss potential, as the market price of securities sold short may increase continuously, although an Open-End Fund may mitigate such losses by replacing the securities sold short before the market price has increased significantly. Under adverse market conditions an Open-End Fund might have difficulty purchasing securities to meet its short sale delivery obligations and might have to sell portfolio securities to raise the capital necessary to meet its short sale obligations at a time when fundamental investment considerations would not favor such sales. Short sales may be used with the intent of hedging against the risk of declines in the market value of an Open-End Fund's long portfolio, but there can be no assurance that such hedging operations will be successful.

*Swaps and Other Derivative Instruments.* The Open-End Funds may use various derivative instruments, including swaps, options and forward contracts which may be volatile and speculative. Certain positions may be subject to wide and sudden fluctuations in market value, with a resulting fluctuation in the amount of profits and losses. Use of derivative instruments presents various risks, including the following:

- *Tracking* – When used for hedging purposes, an imperfect or variable degree of correlation between price movements of the derivative instrument and the underlying investment sought to be hedged may prevent the general partner from achieving the intended hedging effect or expose an Open-End Fund to the risk of loss.
- *Liquidity* – Derivative instruments, especially when traded in large amounts, may not be liquid in all circumstances, so that in volatile markets the general partner may not be able to close out a position without incurring a loss. In addition, daily limits on price fluctuations and speculative positions limits on exchanges on which DigitalBridge Management may conduct its transactions in certain derivative instruments may prevent prompt liquidation of positions, subjecting an Open-End Fund to the potential of greater losses.
- *Leverage* – Trading in derivative instruments can result in large amounts of leverage. Thus, the leverage offered by trading in derivative instruments may magnify the gains and losses experienced by an Open-End Fund and could cause an Open-End Fund's net asset value to be subject to wider fluctuations than would be the case if the general partner did not use the leverage feature in derivative instruments.

- *Over-the-Counter-Trading* – Derivative instruments that may be purchased or sold by DigitalBridge Management may include instruments not traded on an exchange. Over-the-Counter options, unlike exchange-traded options, are two-party contracts with price and other terms negotiated by the buyer and seller. The risk of nonperformance by the obligor on such an instrument may be greater and the ease with which the general partner can dispose of or enter into closing transactions with respect to such an instrument may be less than in the case of an exchange-traded instrument. In addition, significant disparities may exist between “bid” and “asked” prices for derivative instruments that are not traded on an exchange. Derivative instruments not traded on exchanges are also not subject to the same type of government regulation as exchange-traded instruments, and many of the protections afforded to participants in a regulated environment may not be available in connection with such transactions.

*Long/Short Investing.* The success of a long/short investment strategy depends upon DigitalBridge Management’s ability to identify and take long positions in respect of securities that are undervalued and identify and take short positions in respect of positions that are overvalued. The identification of investment opportunities in the implementation of a long/short investment strategy is subject to substantial uncertainties, and there can be no assurances that such opportunities will be successfully identified and implemented. If positions fail to converge toward or were to diverge further from values expected by DigitalBridge Management, the Open-End Fund will likely incur losses.

*Hedging Transactions.* The Open-End Funds expect to use financial instruments such as options, swaps and forward contracts for hedging purposes or as part of its trading strategies. Hedging against a decline in the value of a portfolio position does not eliminate fluctuations in the values of portfolio positions or prevent losses if the values of such positions decline, but establishes other positions designed to gain from those same developments, thus moderating the decline in the portfolio positions’ value. Hedging transactions may also limit the opportunity for gain if the value of the portfolio position should increase. The success of the Open End Funds’ hedging transactions is subject to the movements in the direction of securities prices and currency rates. The degree of correlation between price movements of the instruments used in a hedging strategy and price movements in the portfolio position being hedged may vary. The Open-End Funds may not seek to establish a perfect correlation between such hedging instruments and the portfolio holdings being hedged. Such imperfect correlation may prevent the Open-End Funds from achieving the intended hedge or expose the Open-End Funds to risk of loss.

*Restrictions on Transactions Due to Other DBRG Businesses.* DBRG and its affiliates sponsor and advise a range of investment vehicles and accounts and expect to continue to develop their investment advisory and related businesses by forming additional vehicles and accounts in the future. DBRG and its personnel may acquire material non-public information or other confidential information in connection with their activities. Such persons may not be free to share such information with DigitalBridge Management, DigitalBridge Management may not be free to act upon any such information, and the possession of information by persons associated with DBRG may preclude the Open-End Funds from engaging in transactions that it might otherwise have undertaken. In addition, DigitalBridge Management Closed-End Funds may hold positions in securities or other assets or be subject to contractual or legal restraints that could prevent the Open-End Funds from being able to initiate a transaction that it otherwise might have initiated or to sell an investment that it otherwise might have sold, or such position(s) or restraint(s) may make such a transaction inadvisable. To the extent DBRG and its affiliates or the DigitalBridge Management Closed-End Funds are pursuing or have acquired investments in the same issuer (including, but not limited to, in the case of an IPO), the interests of each entity may diverge and the actions taken by one entity may ultimately impact the investments held or pursued by the Open-End Funds.

*Possible Effect of Redemptions.* A significant redemption of capital could require an Open-End Fund to liquidate investments more rapidly than otherwise desirable to raise the necessary cash to fund such redemption. In such

circumstances, an Open-End Fund may be unable to continue its operations after such redemptions, and in any such event, the impact of expenses over a smaller capital base may make such continued operations less cost-effective.

*Delayed Sharing of Position Data.* DigitalBridge Management has entered into an arrangement to share certain of its research and position data on a T+1 basis in exchange for access to portfolio and trading analysis tools and cash consideration. Such information will be used together with similar information gathered from other fundamental managers by an unaffiliated quantitative manager to trade a diversified portfolio on behalf of its clients (the “Unaffiliated Quant Manager”). Participating in this arrangement will give DigitalBridge Management access to certain portfolio and trading analysis tools that it believes will assist it in providing services to an Open-End Fund. However, DigitalBridge Management will also receive cash compensation as part of this arrangement with the Unaffiliated Quant Manager, resulting in a conflict of interest for DigitalBridge Management. While DigitalBridge Management believes that the trading of the Unaffiliated Quant Manager will not materially affect the performance of the Open-End Fund due to the time lag of data sharing, the average daily volume of the stocks in the Open-End Fund’s investment universe and certain agreed upon limitations on the Unaffiliated Quant Manager’s trading, the Unaffiliated Quant Manager will likely trade in the same securities as the Open-End Fund and such trading decisions may be based on the data that DigitalBridge Management shares relating to its investment activities on behalf of the Open-End Fund.

### **Risks Relating to CLO Funds**

*Illiquidity in the CLO, Leveraged Finance Market and Fixed Income Markets.* In recent years, the CLO, leveraged finance and fixed income markets have at times contributed to a severe liquidity crisis in the global credit markets. Recently, the financial markets have been experiencing substantial fluctuations in prices for leveraged loans and limited liquidity for such instruments. No assurance can be made that the conditions giving rise to such price fluctuations and limited liquidity will not continue or become more acute following the fund’s closing date. During periods of limited liquidity and higher price volatility, the CLO Fund’s ability to acquire or dispose of collateral assets at a price and time that the CLO Fund deems advantageous may be severely impaired, which may impair its ability to dispose of investments in a timely fashion and for a fair price, as well as its ability to take advantage of market opportunities. As a result, during periods of rising market prices, the CLO Fund may be unable to participate in price increases fully to the extent that it is unable to acquire desired positions quickly; and the CLO Fund’s inability to dispose fully and promptly of positions in declining markets will cause its net asset value to decline and may exacerbate losses suffered by the CLO Fund when collateral assets are sold. Furthermore, significant additional liquidity-related risks for the CLO Fund and investors in the notes exist. Those risks include, among others, (i) the possibility that, after the CLO Fund’s closing date, the prices at which collateral assets can be sold by the CLO Fund will have deteriorated from their effective purchase price, (ii) the possibility that opportunities for the CLO Fund to sell its assets in the secondary market may be impaired or restricted by the indenture, (iii) increased illiquidity of the notes because of the CLO Fund’s inability to acquire new collateral assets or sell collateral assets on a discretionary basis and (iv) increased illiquidity of the notes because of reduced secondary trading in CLO securities. These additional risks may affect the returns on the notes to investors or otherwise adversely affect holders of the notes.

*Collateral Obligation performance may decline.* Downturns in economic trends nationally as well as in specific geographic areas of the United States could result in an increase in loan defaults and delinquencies. There is a material possibility that economic activity will be volatile or will slow, and some obligors may be significantly and negatively impacted by negative economic trends. A decreased ability of obligors to obtain refinancing (particularly as high levels of required refinancings approach) may cause deterioration in loan performance generally and defaults of collateral obligations. There is no way to determine whether such trends in the credit markets will continue, improve or worsen in the future.

To the extent that a default occurs with respect to any collateral obligation and the CLO Fund sells or otherwise disposes of that collateral obligation, it is likely that the proceeds will be less than its unpaid principal and

interest or its purchase price. Furthermore, there can be no assurance that the ultimate recovery on any defaulted obligation will be at least equal to either the minimum recovery rate assumed by S&P or Fitch in rating the notes or any recovery rate used in connection with any analysis of the notes that may have been prepared by the initial purchaser for or at the direction of holders of any notes and the ultimate recoveries on defaulted obligations may be significantly lower than those assumed by any of the foregoing.

*Below Investment Grade Debt Obligations.* It is expected that primarily all of the collateral obligations will be rated below investment grade. Such debt obligations have greater credit and liquidity risk than investment grade obligations. The lower rating of such obligations reflects a greater possibility that adverse changes in the financial condition of an obligor or in general economic conditions, or both, may impair the ability of the CLO Fund to make payments on the notes. In addition, obligors of below investment grade debt obligations may be highly leveraged and may not have available to them more traditional methods of financing or, under market conditions, may not be able to refinance their debt obligations, which may increase their risk of default. During an economic downturn, a sustained period of rising interest rates, or a period of fluctuating exchange rates (in respect of those obligors with operations located in non-U.S. countries), such obligors may be more likely to experience financial stress and may be unable to meet their debt obligations due to the obligors' inability to achieve sufficient financial results or the unavailability of financing or under certain market conditions may not be able to refinance their debt obligations which may increase their risk of default. Although recently default rates for below investment grade debt obligations have decreased relative to prior years, there can be no assurance that default rates will not increase, perhaps significantly, in the future. All risks associated with the CLO Fund's investment in such obligations will be borne by the owners of the notes, beginning with the subordinated notes as the most junior class.

*Loan Repricing.* In addition to default frequency, recovery rate and market price volatility, leveraged loans may experience volatility in the spread that is paid on such leveraged loans. Such spreads will vary based on a variety of factors, including, but not limited to, the level of supply and demand in the leveraged loan market, general economic conditions, levels of relative liquidity for leveraged loans, the actual and perceived level of credit risk in the leveraged loan market, regulatory changes, changes in credit ratings and the methodology used by credit rating agencies in assigning credit ratings, and such other factors that may affect pricing in the leveraged loan market. Since leveraged loans may generally be prepaid at any time without penalty, the obligors of such leveraged loans would be expected to prepay or refinance such leveraged loans if alternative financing were available at a lower cost. For example, if the credit ratings of an obligor were upgraded, the obligor were recapitalized or if credit spreads were declining for leveraged loans, such obligor would likely seek to refinance at a lower credit spread. In addition, borrowers may have the right under the terms of a collateral obligation to re-price the interest rate of such collateral obligation and prepay any holder or lender that does not accept the new rate. The rates at which leveraged loans may prepay or refinance and the level of credit spreads for leveraged loans in the future are subject to numerous factors and are difficult to predict. Declining credit spreads in the leveraged loan market and increasing rates of prepayments and refinancings will likely result in a reduction of portfolio yield and interest collections on the collateral obligations, which would have an adverse effect on the amount available for distributions on notes, beginning with the subordinated notes as the most junior class.

Downward movements in interest rates could also adversely affect the performance of non-investment grade obligations with call or redemption features. Such a call or redemption feature would permit the issuer of such debt securities to repurchase such securities from the CLO Fund. If a call were exercised by such an issuer during a period of declining interest rates, the CLO Fund likely would have to replace such called non-investment grade collateral obligations with lower-yielding collateral obligations.

*U.S. Risk Retention.* On October 21, 2014, the final rules implementing the credit risk retention requirements of Section 941 of the Dodd-Frank Act were issued (the "U.S. Risk Retention Rules"). Except with respect to asset-backed securities transactions that satisfy certain exemptions, the U.S. Risk Retention Rules generally require a "sponsor" of asset-backed securities or its "majority-owned affiliate" (as defined in the U.S. Risk



Retention Rules) to retain not less than 5% of the credit risk of the assets collateralizing asset-backed securities. The U.S. Risk Retention Rules became effective on December 24, 2016 with respect to asset-backed securities collateralized by assets other than residential mortgages. As further discussed in the adopting release with respect to the U.S. Risk Retention Rules, the entity acting as the collateral manager of a CLO was initially considered the “sponsor” of such a CLO.

On February 9, 2018, the United States Court of Appeals for the District of Columbia Circuit (the “DC Circuit Court”) ruled in favor of the Loan Syndications and Trading Association (the “LSTA”) in its lawsuit against the Securities and Exchange Commission and the Board of Governors of the Federal Reserve System (such decision, the “DC Circuit Ruling”). The DC Circuit Ruling held that the U.S. Risk Retention Rules cannot be applied to open-market CLO managers. As a result, DigitalBridge Management has informed any co-issuers and the initial purchaser that it does not intend to retain a risk retention interest contemplated by the U.S. Risk Retention Rules in reliance on the DC Circuit Ruling.

No assurance can be made whether or not any governmental authority will continue to take further legislative or regulatory action in response to past or future economic crises, or otherwise, including by adopting new credit risk retention rules for the type of transaction contemplated herein, and the effect (and extent) of such actions, if any, cannot be known or predicted.

If any determination is made that this transaction is subject to the U.S. Risk Retention Rules, DigitalBridge Management may fail to comply (or not be able to comply) with the U.S. Risk Retention Rules, which may have a material adverse effect on DigitalBridge Management and/or the market value and/or liquidity of the notes.

In the event that the U.S. Risk Retention Rules become applicable to this transaction in the future, the CLO Fund’s ability to effect any additional issuance of notes, any refinancing, any re-pricing or any material amendment may be impaired or limited due to any consent rights of DigitalBridge Management with respect to such action. In granting or withholding its consent to any such action to the extent it is required under the Indenture with respect thereto, it should be expected that DigitalBridge Management will act in its own self-interest (and will not take into account the interests of any other person, including any co-issuers and/or any holders of notes).

### **Risks Relating to Digital Infrastructure Investments**

*Nature of Funds’ Investments Generally.* Investment in infrastructure assets involves many relatively unique and acute risks. Project revenues can be affected by a number of factors including economic and market conditions, political events, competition, regulation, and the financial position and business strategy of customers. Unanticipated changes in the availability or price of inputs necessary for the operation of infrastructure assets may adversely affect the overall profitability of the investment or related project. Events outside the control of an investment of a DigitalBridge Management Fund (which includes assets, projects and/or businesses in which a Fund invests), such as political action, governmental regulation, demographic changes, economic growth, increasing fuel/energy prices, government macroeconomic policies, political events, toll rates, social stability, natural disasters, changes in weather, changes in demand for products or services, bankruptcy, or financial difficulty of a major customer and acts of war or terrorism, could significantly reduce the revenues generated or significantly increase the expense of constructing, operating, maintaining or restoring infrastructure facilities. In turn, this may impair an investment’s ability to repay its debt, make distributions to a DigitalBridge Management Fund or even result in termination of an applicable concession or other agreement. As a general matter, the operation and maintenance of infrastructure assets or businesses involve various risks and are subject to substantial regulation (as described herein), many of which may not be under the control of the owner/operator, including labor issues, failure of technology to perform as anticipated, structural failures and accidents and the need to comply with the directives of government authorities. Although investments may maintain insurance to protect against certain risks, where available on reasonable commercial terms (such as business interruption insurance that is intended to offset loss of revenues during an operational interruption),

such insurance is subject to customary deductibles and coverage limits and may not be sufficient to recoup all of an investment's losses. Furthermore, once assets of investments become operational, they may face competition from other infrastructure assets in the vicinity of the assets they operate, the presence of which depends in part on governmental plans and policies. To the extent Digital Infrastructure investments are related to Artificial Intelligence ("AI") products or services, investors should refer to the AI risks included below for risks related to the Venture Investment Vehicle.

*Illiquid and Long-Term Investments; Investments Longer than Term.* Investments in assets in the mobile and internet infrastructure sector may be generally less liquid and involve a longer holding period than traditional private equity investments, which are themselves often considered illiquid and long-term. Investments in private companies can be difficult or impossible to realize. Although investments by a DigitalBridge Management Fund may generate some current income, the return of capital and the realization of gains, if any, from an investment generally will occur only upon the partial or complete disposition of such investment. While an investment may be sold at any time, it is not generally expected that this will occur for a number of years after the investment is made, and some investments may not be advantageously disposed of prior to the date that a DigitalBridge Management Fund is dissolved. It is unlikely that there will be a public market for the securities held by the Fund at the time of their acquisition. Therefore, no assurance can be given that, if a DigitalBridge Management Fund is determined to dispose of a particular investment held by such Fund, it can dispose of such investment at a prevailing market price, and there is a risk that the disposition of such investments may require a lengthy time period or may result in distributions in-kind to limited partners. The DigitalBridge Management Funds are generally permitted to make distributions to limited partners in-kind. In certain circumstances, the general partner will seek to dispose of illiquid securities in a manner that is in the best interests of a Fund, which may include distributions in-kind. Although the general partner expects that investments will be disposed of prior to dissolution or be suitable for in-kind distribution at dissolution, a Fund may have to sell, distribute or otherwise dispose of investments at a disadvantageous time as a result of dissolution. Any disposition prior to the expiration date of the expected holding period for such investor may adversely affect returns. The DigitalBridge Management Funds will generally not be able to sell their investments through the public markets unless their sale is registered under applicable securities laws, or unless an exemption from such registration requirement is available. Additionally, there can be no assurance that investments can be sold on a private basis. In addition, in some cases the DigitalBridge Management Funds may be prohibited by contract, legal or regulatory reasons from selling certain securities for a period of time and/or prior to reaching certain IRR hurdles. Furthermore, investments with exposure to the mobile and internet infrastructure sector by their nature are subject to customer spending cyclicality, downturns in demand, market disruptions, and the lack of available capital for potential purchasers and are therefore often difficult or time consuming to liquidate. Upon dissolution of a Fund or as otherwise provided in such Fund's Governing Documents, investments may be distributed in-kind so that limited partners may then become equity holders in one or more public or private companies (and as a consequence be unable to protect their interests in the same manner as their limited partners interests).

*Risks related to Acquisitions.* The DigitalBridge Management Funds may invest in businesses that are expected to employ M&A and roll-up strategies in an effort to realize growth. Acquisitions by investments of a DigitalBridge Management Fund will present many risks, and the companies may not realize the financial or strategic goals that were contemplated at the time of any transaction. Acquisitions could expose investments to potential risks, including:

- Possible disruption of ongoing business and diversion of management's attention by acquisition, transition and integration activities, particularly when multiple acquisitions and integrations are occurring at or around the same time;
- Potential inability to successfully pursue or realize some or all of the anticipated revenue opportunities associated with an acquisition or investment;

- Possibility that investments may not be able to successfully integrate acquired businesses or achieve anticipated operating efficiencies or cost savings;
- Possibility that announced acquisitions may not be completed, due to failure to satisfy the conditions to closing or for other reasons;
- Possibility of customer dissatisfaction if investments are unable to achieve levels of quality and stability on par with past practices;
- Potential deterioration of access to credit markets due to increased leverage;
- Possibility that additional capital expenditures may be required or that transaction expenses associated with acquisitions may be higher than anticipated;
- Possibility that required financing to fund an acquisition may not be available on acceptable terms or at all;
- Possibility that the investments of a DigitalBridge Management Fund may be unable to obtain required approvals from governmental authorities under antitrust, competition or foreign ownership laws on a timely basis or at all, which could, among other things, delay or prevent the companies in question from completing an acquisition, limit their ability to realize the expected financial or strategic benefits of an acquisition or have other adverse effects on current business and operations;
- Possible loss or reduction in value of acquired businesses;
- Possibility that future acquisitions may present new complexities in deal structure, related complex accounting and coordination with new partners, particularly with regards to an investment operating as a REIT;
- Possibility that future acquisitions may be in geographies and regulatory environments to which DigitalBridge Management is unaccustomed;
- Possibility of litigation or other claims in connection with, or as a result of, an acquisition, including claims from terminated employees, customers, former stockholders or other third parties;
- Possibility that asset divestments may be required in order to obtain regulatory clearance for a transaction; and
- Possibility of pre-existing undisclosed liabilities, including, but not limited to, lease or landlord related liability, environmental liability, tax liability, or asbestos liability, for which insurance coverage may be insufficient or unavailable, or other issues not discovered in the diligence process.

The occurrence of any of these risks could have a material adverse effect on the business, results of operations, financial condition or cash flows of the investments.

*Demand for Digital Infrastructure.* The DigitalBridge Management Funds will invest in businesses that are dependent on the demand for Digital Infrastructure and may be adversely affected by slowdown in such demand. For Digital Infrastructure, demand may be impacted by various factors that are primarily outside the control of a DigitalBridge Management Fund. Additionally, new technologies, including improvements in the efficiency, architecture, and design of wireless or cloud networks may also reduce current and/or anticipated demand for Digital Infrastructure. Recent technological and scientific innovations have disrupted numerous established industries and those with incumbent power in them. As technological and scientific innovation continues to advance rapidly, it could impact one or more of the DigitalBridge Management Fund's strategies. Moreover, given the pace of innovation in recent years, the impact on a particular investment may not have been foreseeable at the time the DigitalBridge Management Fund made the investment. Furthermore, DigitalBridge Management could base investment decisions on views about the direction or degree of innovation that prove inaccurate and lead to losses.

*Demand for Wireless Infrastructure.* The DigitalBridge Management Funds currently intend to invest in tower infrastructure companies, whose revenue is typically supported by rapidly increasing consumer consumption of

mobile data and the subsequent requirements of mobile carriers for improved wireless coverage and capacity. These businesses may be adversely affected by any slowdown in such demand growth. Additionally, a reduction in carrier network investment may materially and adversely affect these businesses (including reducing demand for tenant additions, amendments to existing customer leases or network services). Demand for a tower's wireless infrastructure materially depends on the demand for antenna space from tower customers, which, in turn, depends on the demand for wireless coverage and capacity by their underlying customers. The willingness of tower customers to utilize wireless tower infrastructure, or renew or extend existing leases on the wireless tower infrastructure, is affected by numerous factors, including:

- Current and/or anticipated consumer demand for wireless coverage and capacity;
- Availability and/or capacity of the tower company's wireless infrastructure and/or associated land interests;
- Location of the tower company's wireless infrastructure;
- Financial condition of the tower company's customers, including their profitability and availability or cost of capital, their failure to perform on their obligations, their lack of liquidity, or their entry into bankruptcy proceedings;
- Willingness of tower company customers to maintain and/or increase network investment or to make changes in their capital allocation strategy;
- Availability and cost of FCC licensed spectrum for commercial use;
- Use of active or passive network sharing, roaming, joint development, and/or resale agreements by tower company customers;
- Mergers or consolidations between tower company customers that may lead to higher churn or lower leasing opportunities in the future;
- Availability and cost of power;
- Changes in, or the success of, the business models of customers;
- Government regulations, including local and/or state restrictions on the proliferation of wireless infrastructure;
- Cost of constructing wireless infrastructure;
- Technological changes, including those (i) affecting the number or type of wireless infrastructure needed to provide wireless connectivity to a given geographic area or that may otherwise serve as substitute and/or alternative to wireless tower infrastructure or (ii) that result in the obsolescence or decommission of certain existing wireless networks; and/or
- The tower company's ability to efficiently satisfy the customers' service requirements.

A slowdown in demand for wireless coverage and capacity and/or wireless tower infrastructure may negatively impact the growth of companies in which a DigitalBridge Management Fund invests or otherwise have a material adverse effect on the returns thereto. If customers or potential customers of a DigitalBridge Management Fund's investments are unable to raise adequate capital to fund their business plans as a result of disruptions in the financial and credit markets or otherwise, they may reduce spending, which could adversely affect such investment's anticipated growth or the demand for such investment's wireless infrastructure or network services.

The amount, timing, and mix of an investment's customers' network investment are variable and can be significantly impacted by the matters described in these risk factors. Changes in carrier network investment are expected to affect the demand for an investment's wireless infrastructure. As a result, changes in carrier plans such as delays in the implementation of new systems, new technologies (including small cells), or plans to expand coverage or capacity may reduce demand for an investment's wireless infrastructure. Furthermore, the wireless industry could experience a slowdown or slowing growth rates as a result of numerous factors,

including a reduction in consumer demand for wireless coverage or capacity or general economic conditions. There can be no assurance that weakness or uncertainty in the economic environment will not adversely affect the wireless industry, which may materially and adversely affect an investment's business, including by reducing demand for an investment's wireless infrastructure or network services. In addition, a slowdown may increase competition for site rental customers or network services. A wireless industry slowdown or a reduction in carrier network investment may materially and adversely affect a DigitalBridge Management Fund's investments.

*Demand for Technology Related Real Estate.* DigitalBridge Management intends to invest in companies that own and operate portfolios of properties consisting primarily of technology-related real estate, including data center real estate. A decrease in the current and/or anticipated demand for data center space, Internet gateway facilities or other technology-related real estate would have a more material adverse effect on these companies than if they owned a portfolio with a more diversified tenant base or less specialized use. Investments may also engage in substantial development activities, making them particularly susceptible to general economic slowdowns, including recessions, as well as adverse developments in the data center, Internet and data communications, and broader technology industries. Such slowdowns or other adverse developments could lead to reduced corporate IT spending or reduced demand for data center space. Reduced demand could also result from business relocations, including to metropolitan areas that investments may not currently serve. Changes in industry practice or in technology, such as virtualization technology, more efficient or miniaturization of computing or networking devices, or devices that require higher power densities than today's devices, could also reduce demand for the physical data center space that investments will provide or make the tenant improvements in investments' facilities obsolete or in need of significant upgrades to remain viable. In addition, the development of new technologies, the adoption of new industry standards or other factors could render many current products and services of tenants of investments obsolete or unmarketable and contribute to a downturn in their businesses, thereby increasing the likelihood that they default under their leases, become insolvent or file for bankruptcy.

*Failure to Retain Property Rights.* The DigitalBridge Management Funds intend to invest in mobile and internet infrastructure companies that hold certain rights to the land interests under towers and certain data center facilities. If a DigitalBridge Management Fund fails to retain rights to this mobile and internet infrastructure, including the land interests under towers or certain data center facilities, the investments may be adversely affected. The property interests on which some of the Fund's mobile and internet infrastructure will reside, including the land interests under towers and certain data center facilities, is expected to consist of leasehold and sub-leasehold interests, fee interests, easements, licenses, and rights-of-way. A loss of these interests may make it impossible to conduct business or generate revenue. For various reasons, the DigitalBridge Management Funds may not always have the ability to access, analyze, or verify all information regarding titles or other issues prior to purchasing mobile and internet infrastructure. Further, the DigitalBridge Management Funds may not be able to renew ground or facility leases on commercially viable terms. A Fund's ability to retain rights to the land interests on which its investment's towers reside depends on DigitalBridge Management's ability to purchase such land, including fee interests and perpetual easements, or renegotiate or extend the terms of the leases relating to such land. If a DigitalBridge Management Fund is unable to retain rights to the property interests on which such Fund's mobile and internet infrastructure resides, the Fund may be adversely affected.

*Potential Liability from Radio Frequency Emissions.* If radio frequency emissions from wireless handsets or equipment on wireless infrastructure are demonstrated to cause negative health effects, potential future claims could adversely affect investments and each DigitalBridge Management Fund. The potential connection between radio frequency emissions and certain negative health effects, including some forms of cancer, has been the subject of substantial study by the scientific community in recent years. In certain markets that the DigitalBridge Management Funds intend to invest, there have been specific emission limitations placed on individual tower sites. The DigitalBridge Management Funds cannot guarantee that claims relating to radio frequency emissions will not arise in the future or that the results of such studies will not be adverse to it. Public perception of possible health risks associated with cellular or other wireless connectivity services may slow or diminish the growth of wireless companies, including a Fund's investments. In particular, negative public perception of, and regulations

regarding, these perceived health risks may slow or diminish the market acceptance of wireless services. If a connection between radio frequency emissions and possible negative health effects were established, operations, costs, or revenues of investments by a Fund may be materially and adversely affected. Additionally, the returns from certain of the DigitalBridge Management Funds' investments may be adversely impacted if tower emission regulations are established or tightened in other markets. The DigitalBridge Management Funds do not currently maintain any insurance with respect to these matters.

*Technology Risk.* The DigitalBridge Management Funds intend to invest in data center businesses. The infrastructure of these businesses may become obsolete, and investments of a Fund may not be able to upgrade power and cooling systems cost effectively or at all. Data center infrastructure may become obsolete due to the development of new systems to deliver power to or eliminate heat in data center facilities. Additionally, data center infrastructure could become obsolete as a result of the development of new server technology that does not require the levels of critical load and heat removal that such facilities are designed to provide and could be run less expensively on a different platform. In addition, data center power and cooling systems are difficult and expensive to upgrade. Accordingly, data center companies, including those that a Fund may invest in, may not be able to efficiently upgrade or change these systems to meet new demands without incurring significant costs, which could adversely impact business, financial condition and results of operations.

*Failure of Physical Infrastructure.* The DigitalBridge Management Funds intend to invest in businesses that depend on providing customers with highly reliable services. Any failure of the physical infrastructure or offerings of investments of a Fund may lead to significant costs and disruptions that could reduce the revenue of customers for such investments and harm the business reputation and financial results of these customers, which may impact the returns on such investments. The investment's assets are expected to be subject to failure from numerous factors including:

- Human error;
- Equipment failure;
- Physical, electronic and cyber security breaches;
- Fire, earthquake, hurricane, flood, tornado and other natural disasters;
- Extreme temperatures;
- Water damage;
- Fiber cuts;
- Power loss;
- Terrorist acts;
- Sabotage and vandalism; and
- Failure of business partners who provide network connectivity.

Problems at one or more of the DigitalBridge Management Funds' infrastructure assets, whether or not within such Fund's control, could result in service interruptions or significant equipment damage. Furthermore, investments of the DigitalBridge Management Funds are likely to be dependent upon internet service providers, telecommunications carriers and other website operators in the Americas and elsewhere, some of which have experienced significant system failures and electrical outages in the past. If, for any reason, these providers fail to provide the required services, a Fund's investment's business, financial condition and results of operations could be materially and adversely impacted.

*Regulatory Changes with Respect to Private Funds and Advisers Risks.* In August 2023, the SEC voted to adopt previously proposed new rules and amendments to existing rules under the Advisers Act (collectively, the "Private Funds Rules") specifically related to investment advisers and their activities with respect to private funds they advise. In particular, the Private Funds Rules will, among other changes, impose required quarterly

reporting by private funds to investors concerning detailed information on performance, investments, adviser-compensation, fees and expenses, capital inflows and capital outflows; require registered investment advisers to obtain an annual audit for all private funds that meets the requirements of the existing Advisers Act custody rule; require registered investment advisers to obtain a fairness or valuation opinion and make certain disclosures, in connection with adviser-led secondary transactions (also known as GP-led secondaries); restrict advisers from engaging in certain practices unless they satisfy certain disclosure requirements and, in some cases, consent requirements, which practices include, without limitation, charging regulatory or compliance fees or expenses, or fees or expenses associated with an examination, of DigitalBridge Management or its related persons to Clients, seeking reimbursement for certain investigation-related expenses, reducing the amount of the General Partner's clawback by actual, potential or hypothetical taxes applicable to the General Partner, borrowing from a DigitalBridge Management Fund, making non-pro rata fee or expense allocations; restrict advisers from engaging in certain forms of preferential treatment to DigitalBridge Management Fund investors related to liquidity and information rights if they would be reasonably expected to have a material negative effect on other investors and otherwise require advisers to make certain disclosures regarding preferential treatment of investors; and prohibit DigitalBridge Management from having a DigitalBridge Management Fund bear the costs of any fees or expenses related to an investigation resulting in a court or governmental authority imposing a sanction for violating the Advisers Act. The Private Funds Rules also impose additional requirements on advisers to document their annual compliance reviews in writing and retain additional required books and records relating to the Clients they advise.

While the full impact of the Private Funds Rules cannot yet be determined, it is generally anticipated that these rules will have a significant effect on private fund advisers and their operations, including by increasing regulatory and compliance costs and burdens and heightening the risk of regulatory inquiries and actions (including public regulatory sanctions). The DigitalBridge Management Funds are expected to bear (either directly or indirectly certain regulatory and compliance costs relating to the Private Funds Rules, which could include (without limitation) fees, costs and expenses incurred in connection with preparing and distributing to investors the quarterly statements required by the rules, soliciting and obtaining from investors any consents required by the rules, providing investors with any notices or disclosures required by the rules and obtaining and distributing to investors fairness or valuation opinions in connection with adviser-led secondary transaction (including fees paid to third parties engaged by the DigitalBridge Management Funds to perform or assist with such actions or processes), which fees, costs and expenses could be expected to be material.

In May 2022, the SEC proposed amendments to rules and reporting forms to promote consistent, comparable, and reliable information for investors concerning investment advisers' incorporation of environmental, social, and governance (ESG) factors (the "ESG Proposed Rule"). The ESG Proposed Rule seeks to categorize certain types of ESG strategies broadly and require advisers to both provide census type data in Form ADV Part 1A and provide more specific disclosures in adviser brochures based on the ESG strategies they pursue.

The SEC has also recently proposed other new rules and rule amendments under the Advisers Act in respect of: the safeguarding of client assets, additional Form PF reporting obligations (in addition to those recently adopted), cybersecurity risk governance, the outsourcing of certain functions to service providers, changes to Regulation S-P and the use of predictive data and associated conflicts of interest.

The Private Funds Rules, and the ESG Proposed Rule and other proposed rules, to the extent adopted, are expected to result in material alterations to how DigitalBridge operates its business and/or the Funds, as well as DigitalBridge's implementation of the DigitalBridge Management Funds' investment strategy, to significantly increase compliance burdens and associated costs (which, to the extent permitted under the Partnership Agreement and consistent with applicable law, including the Private Funds Rules (once they become effective), will be treated as partnership expenses) and complexity and to possibly restrict the ability to receive certain expense reimbursements in certain circumstances. This, in turn, may increase the need for broader insurance coverage by DigitalBridge Management and increase such costs and expenses charged to the DigitalBridge Management Funds and its investors, if permitted. In addition, these amendments could increase

the risk of exposure of the DigitalBridge Management Funds and the general partner noncompliance, which in turn would be expected to adversely (potentially materially) affect the DigitalBridge Management Funds' reputation and to negatively impact the DigitalBridge Management Funds in conducting its business. There can be no assurance that the Private Funds Rules and any other new SEC rules and amendments will not have a material adverse effect on the DigitalBridge Management Funds and its investment and/or the limited partners or that such rules or amendments will not materially reduce returns to limited partners.

### **Open-End Fund Risks Relating to Commercial Real Estate Related Investments**

One of DigitalBridge Management's Open-End Funds intends to make investments in commercial real estate-related assets (the "CRE Investments"), including the securities of companies that invest, or have substantial holdings, in commercial real estate-related assets. As a result, the Open-End Fund will be exposed to the risks of investing in commercial real estate generally including, without limitation, the following:

*General Real Estate Risks.* Real property investments are subject to varying degrees of risk. These investments will be subject to the risks generally associated with real estate investments, such as, among others, changes in the general economic climate, national or local conditions (such as an oversupply of, or a reduction in demand), adverse changes in the financial condition of buyers or sellers of properties, competition based on rental rates, attractiveness and location of the properties, the financial condition of tenants, availability of buyers and sellers of properties, quality of maintenance, insurance services, and changes in real estate taxes and other operating costs. Real estate values are also affected by such factors as government regulations (including those governing usage, improvements, zoning and taxes), interest rate levels, the availability of financing and potential liability under changing environmental and other laws. Such risks may adversely affect operating results or make the sale or refinancing of real estate investments difficult or unattractive.

*Risks of Acquiring Real Estate Property.* CRE Investments will be subject to various risks which may cause fluctuations in occupancy, rental rates, operating income and expenses or which may render the sale or financing of underlying properties difficult or unattractive. For example, following the termination or expiration of a tenant's lease, there may be a period of time before lessor will begin receiving rental payments under a replacement lease. During that period, the lessor will continue to bear fixed expenses such as interest, real estate taxes, maintenance and other operating expenses. In addition, declining economic conditions may impair an owner's ability to attract replacement tenants and achieve rental rates equal to or greater than the rents paid under previous leases. Increased competition for tenants may require capital improvements to properties which would not have otherwise been planned. Any unbudgeted capital improvements undertaken may divert cash that would otherwise be available for distribution to holders of the CRE Investment.

Property owners are often required to expend funds to correct defects or to make improvements before an investment in a property can be sold. No assurance can be given that the companies in which an Open-End Fund holds an interest will have funds available to correct those defects or to make those improvements. In acquiring a property, the properties underlying CRE Investments may be subject to lock-out provisions that materially restrict a sale of that property for a period of time or impose other restrictions, such as a limitation on the amount of debt that can be placed on that property. These factors and others that could impede a portfolio company's ability to respond to adverse changes in the performance of its properties could significantly affect the value of an Open-End Fund's affected CRE Investment.

*Difficulty in Selling Properties.* Generally, real estate assets are illiquid in nature. There is risk that an Open-End Fund's portfolio companies will be unable to realize their investment objectives through the sale or disposition of their commercial real estate property at an attractive price or within a desired period of time. In particular, these risks could arise from absence of an established market for a property, changes in the financial condition or prospects of prospective purchasers, changes in interest rates or the availability of secured financing, changes in national or international economic conditions, and changes in laws, regulations or fiscal policies of jurisdictions in which the property is located. Any of the foregoing factors could limit the ability of an Open-End Fund to execute its investment strategy rapidly in response to changes in economic and other conditions.

*Environmental Considerations.* As is the case with any holder of real estate investments, an Open-End Fund's



portfolio investments could face substantial risk of loss from environmental claims based on environmental problems associated with their underlying real property investments. Real property owned indirectly by an Open-End Fund will be subject to federal and state environmental laws, regulations and administrative rulings, which among other things establish standards for the treatment, storage and disposal of solid and hazardous waste. Such laws may impose joint and several liability, which can result in a party being obligated to pay for greater than its share, or even all, of the liability involved. Such liability may also be imposed without regard to whether the owner knew of, or was responsible for, the presence of such hazardous or toxic substances and the person bearing liability may incur substantive costs in defending claims of liability. The cost of any required remediation and the owner's liability therefore as to any property are generally not limited under such laws and could exceed the value of the property and/or the aggregate assets of the owner. The presence of such substances, or the failure to properly remediate contamination from such substances, may adversely affect the owner's ability to sell the real estate or to borrow funds using such property as collateral, which could have an adverse effect on an Open-End Fund's return from such investment. Environmental claims with respect to a specific property may exceed the value of such property, and under certain circumstances, subject the other assets of a portfolio company to such liabilities.

Any entity in which an Open-End Fund acquires a CRE Investment may be exposed to substantial risk of loss from environmental claims arising with respect to any property having undisclosed or unknown environmental problems or as to which inadequate reserves have been established. No assurances can be given that any environmental assessments undertaken with respect to properties reveal all environmental liabilities, that new environmental liabilities will not manifest themselves during the investment holding period or that a portfolio company has established adequate reserves for such liabilities.

The ongoing presence of environmental contamination, pollutants or other hazardous materials on a property (whether known at the time of acquisition or not) could also result in personal injury (and associated liability) to persons on the property and persons removing such materials, future or continuing property damage (which may adversely affect property value) or claims by third parties, including as a result of exposure to such materials through the spread of contaminants.

*Possibility of Future Terrorist Activity.* The terrorist attacks of September 11, 2001, disrupted the U.S. financial and insurance markets and negatively impacted the U.S. economy in general, increasing many of the risks noted herein. Properties in which an Open-End Fund holds an interest through its various holdings may be located in or near major metropolitan areas of the United States, and the properties or the areas in which they are located could be subject to future acts of terrorism. In addition to the potential direct impact of any such future act, future terrorist attacks and the anticipation of any such attacks could have an adverse impact on the U.S. financial and insurance markets and economy, thus harming leasing demand for and the value of certain properties. It is not possible to predict the severity of the effect that such future events could have on the U.S. financial and insurance markets and economy or the properties. These events may have a negative effect on the business and performance results of the properties in which an Open-End Fund holds an interest through its various holdings, including the possibility of insurers raising insurance premiums and deductibles and limiting available insurance coverage.

*Real Estate-Related Regulatory Risks.* Real estate investments are subject to various laws and regulations, including building codes, laws and regulations pertaining to fire safety and handicapped access (including the Americans with Disabilities Act), and other laws and regulations that may from time to time be enacted. An Open-End Fund's portfolio companies may be required to incur significant costs to comply with any future changes in such laws or regulations. Further, noncompliance with the existing or future laws and regulations to which a portfolio company's properties are subject could result in substantial capital expenditures to bring the properties into compliance, as well as the imposition of fines or an award of damages to private litigants, which might adversely affect the returns to an Open-End Fund.

*Litigation.* The acquisition, ownership and disposition of real properties carry certain specific litigation risks. Litigation may be commenced with respect to a property in relation to activities that took place prior to an Open-End Fund acquisition of the corresponding CRE Investment. In addition, at the time of disposition of

an individual property, a potential buyer may claim that it should have been afforded the opportunity to purchase the asset or alternatively that such potential buyer should be awarded due diligence expenses incurred or statutory damages for misrepresentation relating to disclosure made, if such buyer is passed over in favor of another as part of a portfolio company's efforts to maximize sale proceeds. Similarly, successful buyers may later sue under various damage theories, including those sounding in tort, for losses associated with latent defects or other problems not uncovered in due diligence. The expense of prosecuting claims, for which there is no guarantee of success, and/or the expense of defending against claims by third parties and paying any amounts pursuant to settlements or judgments would generally be borne by an Open-End Fund's portfolio company and could reduce returns to an Open-End Fund from such CRE Investment.

## **Risks Related to the Venture Investment Vehicle**

*Venture Capital Investment Generally.* Venture capital investing involves a high degree of business and financial risk that can result in substantial losses. In order for the Venture Investment Vehicle to succeed, it must be able to accurately identify potentially successful business enterprises, a process which is difficult even for those with extensive experience in the venture capital field. An investment in the Venture Investment Vehicle is highly speculative, involves a high degree of risk and could result in the loss of part or all of an investor's commitment. Therefore, investors should not subscribe for interests unless they can bear such a loss. Moreover, there can be no assurance that the Venture Investment Vehicle's investment objectives will be achieved and investment results may vary materially from one reporting period to the next. Consequently, an investment in the Venture Investment Vehicle is suitable only for sophisticated investors with substantial other assets who are capable of making an informed independent decision as to the risks involved in an investment in the Venture Investment Vehicle.

The Venture Investment Vehicle invests in companies affiliated with Artificial Intelligence and following are specific AI related risks:

*Artificial Intelligence Developments.* The use of artificial intelligence, including machine learning technology and generative artificial intelligence such as ChatGPT (collectively, "AI Technologies") presents a number of risks that cannot be fully mitigated. For example, AI Technologies are highly reliant on the collection and analysis of large amounts of data and complex algorithms, but it is not possible or practicable to incorporate all relevant data into models that AI Technologies utilize to operate. Moreover, with the use of AI Technologies, there often exists a lack of transparency of how inputs are converted to outputs and the Venture Investment Vehicle cannot fully validate this process and its accuracy. The accuracy of such inputs and the resulting impact on the results of AI Technologies cannot be verified and could result in a diminished quality of work product that may include or be derived from inaccurate or erroneous information. Further, inherent bias in the construction of AI Technologies can lead to a wide array of risks including but not limited to accuracy, efficacy and reputational harm. Therefore, it is expected that data in such models will contain a degree of inaccuracy and error, and potentially materially so, and that such data as well as algorithms in use could otherwise be inadequate or flawed, which would be likely to degrade the effectiveness of AI Technologies and could adversely impact the Venture Investment Vehicle and its investments to the extent they rely on the work product of such AI Technologies.

AI Technologies can also be misused or misappropriated by third parties and/or employees of DigitalBridge. For example, there is a risk that a user may input confidential information, including material non-public information, or personal identifiable information, into AI Technologies applications, resulting in such information becoming part of a dataset that is accessible by other third-party AI Technologies applications and users including competitors of DigitalBridge, the Venture Investment Vehicle and the portfolio company. The use of AI Technologies, including potential inadvertent disclosure of confidential DigitalBridge, Venture Investment Vehicle or portfolio company information or personal identifiable information, could also lead to legal and regulatory investigations and enforcement actions. AI Technologies and their current and potential future applications including in the private investment and financial sectors, as well as the legal and regulatory frameworks within which they operate, continue to rapidly evolve, and it is impossible to predict the full extent

of current or future risks related thereto.

*Regulatory Risk Related to Generative AI.* The use and development of generative AI Technologies by the Venture Investment Vehicle are subject to evolving and complex regulatory frameworks across various jurisdictions. Changes in laws, regulations, or governmental policies concerning data privacy, intellectual property rights, content generation, or other aspects related to generative AI could adversely affect the Venture Investment Vehicle's operations, financial condition, and prospects. Additionally, uncertainty or lack of clarity in existing regulations or the introduction of new laws may require the Venture Investment Vehicle to modify its operations, incur additional compliance costs, or face legal challenges, which could have a material adverse effect on its business, financial performance, and reputation.

*Competitive Risk.* The generative AI industry is competitive. Increased competition may make it more difficult for companies developing AI Technologies ("AI Companies") to achieve the pricing and cost structure defined in the business plan. The growth of AI Companies is dependent on acquiring large enterprise customers, as well as upselling solutions to the installed base. Competition in the generative AI industry may make it more difficult for AI Companies to attract new customers, maintain or increase gross margins or maintain or increase market share.

*Security Breaches.* AI Companies may be vulnerable to security breaches that could adversely affect the operations, business and reputation of the investment. The Venture Investment Vehicle may be vulnerable to damage, disruptions or shutdowns due to unauthorized access, computer viruses, cyber-attacks and other security breaches. An attack attempt or security breach could potentially result in (i) interruption or cessation of certain services to customers, (ii) inability to meet expected levels of service or (iii) data transmitted over customers' networks being compromised. The Venture Investment Vehicle cannot guarantee that the security measures of its investment will not be circumvented, resulting in customer network failures or interruptions that could impact its investment's customers' network availability and have a material adverse effect on business, financial condition or operational results. Investments may be required to expend significant resources to protect against or recover from such threats. If an actual or perceived breach of the investment's security occurs, the market perception of the effectiveness of that company's security measures could be harmed, which could result in lost customers. Further, the perpetrators of cyber-attacks are not restricted to particular groups or persons. These attacks may be committed by employees of companies the Venture Investment Vehicle intends to invest in or external actors operating in any geography. Any such events could result in legal claims or penalties, disruption in operations, misappropriation of sensitive data, damage to reputation, negative market perception or costly response measures, which could adversely affect the Venture Investment Vehicle. *See also "Cyber Security Risks" above.*

*Technology Obsolescence Risk.* We anticipate the Venture Investment Vehicle's operations will heavily rely on rapidly evolving technological advancements. The risk exists that the Venture Investment Vehicle's current technology infrastructure, systems, or products may become obsolete or less competitive due to the emergence of new technologies, innovations, or industry standards. Failure to timely adapt, upgrade, or invest in newer technologies may result in decreased market share, diminished product relevance, increased operating costs, or a decline in the Venture Investment Vehicle's competitive position. Furthermore, technological obsolescence could lead to impairment of assets, increased cybersecurity vulnerabilities, or constraints in meeting customer demands, all of which may materially and adversely affect the Venture Investment Vehicle's business operations, financial performance, and prospects.

*Content Liability Risk Arising from Generative AI.* The use of generative AI Technology presents inherent risks associated with the generation and dissemination of content. Although the Fund believes its liability for third party usage of is limited, the Venture Investment Vehicle may face challenges in ensuring the accuracy, authenticity, or legality of the content produced by generative AI products. There is a risk that the generated content could inadvertently infringe upon third-party intellectual property rights, contain misleading information, be used for illicit or harmful purposes, or violate regulations related to sensitive content, including

but not limited to defamation, copyright, privacy, or obscenity laws. The portfolio company's inability to effectively monitor, control, or mitigate these risks may result in legal claims, regulatory fines, reputational damage, or other liabilities, which could have a material adverse effect on the portfolio company's business, financial condition, and operations.

*Governmental & Regulatory Risks Generally.* The Venture Investment Vehicle could be materially and adversely affected as a result of statutory or regulatory changes or changes in judicial or administrative interpretations of existing laws and regulations that impose more comprehensive or stringent requirements on such investment, the markets in which such investment operates or such investment's industry generally. For example, environmental laws regulating Digital Infrastructure projects could become more restrictive, as governments aim to limit the impact of digital infrastructure on local wildlife and natural resources and reduce the emissions of greenhouse gases or radiation. Such changes could adversely affect the performance of the investment. Moreover, additional regulatory approvals, including without limitation, renewals, extensions, transfers, assignments, reissuances or similar actions, may become applicable in the future due to a change in laws and regulations, a change in the customer(s), or for other reasons. Changes in laws and regulations could result in increased compliance costs, additional capital expenditures or additional potential liabilities. The Venture Investment Vehicle could also be materially and adversely affected by regulations that have been vacated by court decisions.

Digital Infrastructure investments are subject to substantial government regulation and governments have considerable discretion to implement regulations that could affect the business of Digital Infrastructure investing. In many instances, the operation or acquisition of Digital Infrastructure assets involves an ongoing commitment to or from a governmental agency, and the operation of Digital Infrastructure assets often relies on government permits, licenses, concessions, leases or contracts. The nature of these obligations and dependencies expose the owners of Digital Infrastructure assets to a higher level of regulatory control than typically imposed on other businesses, resulting in government entities having significant influence over such owners and companies.

Where a Venture Investment Vehicle or an investment of the Venture Investment Vehicle holds a concession or lease from the government, the concession or lease may restrict the Venture Investment Vehicle's ability to operate the business in a way that maximizes cash flows and profitability. The lease or concession may also contain clauses more favorable to the government counterparty than a typical commercial contract. For instance, the lease or concession may enable the government to terminate the lease or concession in certain circumstances without requiring payment of adequate compensation.

In addition, governmental entities may exercise their discretion to change or increase regulation of the operations of the portfolio company or to implement laws, regulations or policies affecting their operations, separate from any contractual rights that the government counterparties may have, in a manner that causes delays or adversely affects the operation of the business of the portfolio company and/or the Venture Investment Vehicle's ability to effectively achieve its investment objectives.

*Lack of Operating History.* The Venture Investment Vehicle is a newly formed entity with no operating history upon which prospective investors may evaluate their performance. There can be no assurance that the Venture Investment Vehicle will achieve comparable results or that the target or estimated returns will be achieved. The past performance of DB Holdings and DigitalBridge may not be indicative of the future performance of the Venture Investment Vehicle. Accordingly, investors should draw no conclusions from the performance of any DB Holdings or DigitalBridge entities and should not expect to achieve similar results.

## **Item 9: Disciplinary Information**

Neither DigitalBridge Management nor any of its officers, directors, employees or other management persons, have been involved in any legal or disciplinary events in the past 10 years that would require disclosure in response to this Item.

## **Item 10: Other Financial Industry Activities and Affiliations**

DigitalBridge Management and its affiliates (including, but not limited to, the other separately-registered advisers listed above under Item 4) serve as manager, adviser, general partner and managing member to Clients. DigitalBridge Management and its affiliates will devote such time as shall be necessary to conduct the business affairs of each of its Clients in an appropriate manner, however, for certain Clients, additional information on time allocation of certain executives may be set forth in the applicable Client governing documents. However, personnel of DigitalBridge Management and its affiliates will work on several projects at any time and, therefore, conflicts may arise in the allocation of personnel and other management resources. DigitalBridge Management and its affiliates are not required to manage any one Client as its sole and exclusive function, and DigitalBridge Management, its affiliates and their respective agents, officers, directors and employees from time to time may engage in or possess interests in business ventures and may generally engage in other activities independently or with others, including the rendering of advice or services of any kind to other investors and the making or management of other investments or other investment Clients.

Each DigitalBridge Management Adviser is an indirect majority-owned subsidiary of DigitalBridge. In some cases, DigitalBridge Management Advisers, DigitalBridge Management, a DigitalBridge affiliate, or a DB Holdings affiliate may have business arrangements with related persons/companies that are material to their advisory business or to the DigitalBridge Management Funds. In some cases, these business arrangements may create a potential conflict of interest, or appearance of a conflict of interest between a DigitalBridge Management Adviser and a DigitalBridge Management Fund. DigitalBridge Management has established and implemented policies and procedures designed to mitigate some of these conflicts.

DigitalBridge UK Advisors 1, LLP (“DBUK”), DigitalBridge Management Asia Limited (“DBMA”), DigitalBridge APAC Pte Limited (“DBAPL”), and DigitalBridge Investment Management, LLC – Middle East Branch (“DBIM-ME”, together with DBUK, DBMA, and DBAPL, the “Non-US Service Providers”) provide certain services to DigitalBridge Management and certain of its Clients, including, in the case of DBUK, sourcing of investments and, in the case of DBAPL, certain services in Singapore, in each case subject to applicable regulations in each such Non-US Service Provider’s jurisdiction. Additionally, DBMA, DBAPL and DBIM-ME may refer potential investors and perform investor relations services. The Non-US Service Providers do not have investment discretion for any Clients of DigitalBridge Management and any investment recommendations are subject to the review and approval of DigitalBridge Management or its respective Client or affiliate thereof. The Non-US Service Providers share certain management teams or personnel with DigitalBridge Management which may impact allocations of management resources. DigitalBridge Management and certain of its Clients pay DBAPL a services fee for certain services provided thereby (as indicated in Item 5 above).

On February 2, 2023, DigitalBridge through certain of its subsidiaries acquired AMP Capital Investors Limited’s global infrastructure equity investment management business. InfraBridge Investors (UK) Limited and InfraBridge Investors (US) Limited (collectively, “InfraBridge Advisers”), each became an indirect majority-owned subsidiary of DigitalBridge. InfraBridge Investors (UK) Limited is a non-U.S. investment adviser, which holds a UK Financial Services License authorizing it to carry on a financial services business in the UK and it has been an Exempt Reporting Adviser in the US since September 26, 2018. InfraBridge Investors (US) Limited is a separately registered investment advisor and provides non-discretionary investment recommendations to InfraBridge Investors (UK) Limited in respect of private infrastructure equity investment opportunities in the Americas.

DigitalBridge Management's investment professionals devote time to the management of multiple DigitalBridge Management Funds and, in certain instances, Strategic Vehicles (defined below) and matters related to DigitalBridge Management affiliates that are unrelated to DigitalBridge Management's advisory business, which may impact allocations of management resources. In addition, a DigitalBridge Management Fund may have an investment mandate that is similar to and/or overlapping with the investment mandates of other DigitalBridge Management Funds and Strategic Vehicles (defined below), which may create conflicts in the allocation of investment opportunities between DigitalBridge Management Funds. Certain DigitalBridge Management Funds and other companies, funds or vehicles may be co-sponsored, co-branded or co-founded by, or subject to strategic relationships between, DigitalBridge Management and strategic or joint venture partners of DigitalBridge Management (collectively, "Strategic Vehicles"). Therefore, many investment opportunities sourced by DigitalBridge Management's investment professionals or DigitalBridge Management's strategic or joint venture partners may be suitable for multiple DigitalBridge Management Funds and/or Strategic Vehicles, which also may create conflicts in the allocation of investment opportunities. Investment opportunities sourced by DigitalBridge Management's investment professionals are allocated to one or more DigitalBridge Management Funds, Strategic Vehicles or affiliates of DigitalBridge Management ("Affiliated Entities") in accordance with the allocation policy adopted by DigitalBridge Management. (See Item 12: Brokerage Practices).

DigitalBridge Management may recommend that one DigitalBridge Management Fund invest in, or engage in transactions with, other DigitalBridge Management Funds, Strategic Vehicles, or entities advised by other affiliated investment advisers. DigitalBridge Management has an incentive to favor investments in or between, or corporate combinations, reorganizations or other transactions between or among, two or more DigitalBridge Management Funds or affiliates that may increase DigitalBridge Management's overall remuneration.

## **Item 11: Code of Ethics, Participation or Interest In Client Transactions and Personal Trading**

### **Code of Ethics**

DigitalBridge Management has adopted a Joint Code of Ethics (the "Code") that applies to all DigitalBridge Management supervised persons. This Code describes the standard of conduct that DigitalBridge Management requires of all of its supervised persons and describes certain restrictions on activities such as personal trading, receipt of material, non-public information, and engaging in outside business activities. Compliance with the Code is a condition of employment for all of DigitalBridge Management's supervised persons, and a serious violation of the Code or its related policies may result in serious reprimand, up to and including dismissal. Certain key provisions of the Code are summarized below. DigitalBridge Management will provide a copy of the Code to any client or prospective client upon request by contacting our CCO at the contact information provided in the Cover Sheet.

### **Personal Trading**

Pursuant to the Code, supervised persons are required to (1) report personal securities transactions on at least a quarterly basis, (2) provide a detailed summary of certain holdings and securities accounts (both initially upon commencement of employment and annually thereafter) over which such employees have a direct or indirect beneficial interest, and (3) pre-clear acquisitions of all reportable securities.

Supervised persons may purchase and sell for their own accounts the same securities purchased or sold on behalf of Clients within the constraints of DigitalBridge Management Advisers' personal security transaction policy.

Notwithstanding the probability of such activity, because the Code permits employees to invest in the same securities as Clients, there is a possibility that employees might benefit from market activity by a Client in a security or other investment held by an employee. To mitigate this possible conflict of interest and others that may arise, DigitalBridge Management has established policies requiring supervised persons to obtain pre-clearance for all reportable securities. The DigitalBridge Management Advisers and other Affiliated Entities maintain certain

restricted lists which are comprised of issuers with respect to which the DigitalBridge Management Advisers and/or other Affiliated Entities have received or may be in a position to receive material non-public information. In addition, a company or its securities may be placed on a restricted list in order to avoid the appearance of misuse of material non-public information. Each supervised person is assigned to a restricted list based on his or her responsibilities with the DigitalBridge Management Advisers and other Affiliated Entities. Supervised persons may not trade any initial public offerings, limited offerings, or securities on the restricted list unless pre-clearance is granted by the CCO or designee. In addition, DigitalBridge Management monitors for conflicts of interest on a periodic basis and will not allow any of its Supervised Persons to buy or sell securities for their own accounts at or about the same time that DigitalBridge Management buys or sells securities or other investments for Clients if DigitalBridge Management feels that there is a possibility that the personal trade would benefit from DigitalBridge Management's investment activities.

All of DigitalBridge Management's supervised persons are required to annually certify that they have complied with the Code and DigitalBridge Management's supervised persons are required to make annual reports regarding their personal securities account holdings and quarterly reports regarding their personal securities trading activity.

### **Participation or Interest in Client Transactions**

The DigitalBridge Management Funds follow their applicable Governing Documents to, where applicable, disclose or seek consent for certain conflicts that may arise if DigitalBridge Management (or supervised persons thereof) (i) have a material financial interest in any securities recommended to Clients or (ii) invest in the same securities recommended to Clients. Requirements may include disclosing to or seeking consent from limited partner advisory committees (or certain members thereof), investing and exiting at the same time and price as Clients or other mitigating actions undertaken in the good faith judgment of DigitalBridge Management. DigitalBridge Management supervised persons must obtain prior permission of the CCO or designee for certain transactions that appear to pose a conflict of interest or otherwise appear improper. Additionally, co-investments with Clients could present conflicts of interest if not properly structured and monitored. With regard to a supervised person's investment in a limited offering sponsored by DigitalBridge Management Advisers or other Affiliated Entities, such supervised person shall not be required to obtain pre-approval of the CCO for an "initial" investment or subscription to such affiliated limited offering. Rather, the acceptance of a subscription document shall serve as evidence of pre-approval of such person's investment in the affiliated limited offering. All subsequent investments in such affiliated limited offering(s) that do not require the execution of additional subscription documents will require pre-approval of the CCO. The CCO or designee is responsible for monitoring co-investments by DigitalBridge Management and its supervised persons.

### **Gifts and Entertainment**

DigitalBridge Management has policies in place governing the types and value of gifts and forms of entertainment that its supervised persons may accept from or give to broker-dealers, vendors, and current or prospective clients and investors.

### **Cross and Principal Trades**

From time-to-time DigitalBridge Management Funds may execute cross trades among Clients or principal transactions between a DigitalBridge Management Adviser or Affiliated Entity and a Client. DigitalBridge Management will only execute principal or cross trades between Client accounts when such a transaction is reasonably expected to be advantageous to both participants. Any such transactions must be in accordance with applicable law, Governing Documents and DigitalBridge Management's internal policies and procedures including, in the case of principal transactions, obtaining consent from the Client. DigitalBridge Management may, in certain instances, receive a fee in connection with cross trades among Clients; such fees, if applicable, would generally be in the form of "carried interest" related to the selling Client or future management fees and an opportunity for future "carried interest" related to the purchasing Client. If a fee is charged in connection with a cross trade, DigitalBridge

Management provides information on the fee related to the cross trade to the board of directors, general partner, or similar governing body, as applicable, for approval.

### **Other Conflicts**

DigitalBridge Management manages investments on behalf of different Clients. Certain Clients have investment programs that are similar or may overlap and may, therefore, participate with each other in (or compete for) investments. Because of the diversity of investment strategies and objectives, risk tolerances, capital positions, tax situations and differences in the timing of capital contributions and withdrawals, there will be differences in invested positions held or investment appetites among the Clients. Any allocation of investments among the Clients by DigitalBridge Management will be made in a manner consistent with each Client's investment objectives. Investment decisions and allocations are not necessarily made in parallel among all of the Clients. In all cases, allocation requirements (if any) set forth in the Clients' Governing Documents will control. DigitalBridge Management in its sole discretion allows multiple Clients to co-invest in a particular investment, based upon a variety of factors including, among other factors, investment strategy, mandate or area of focus; risk management (e.g., volatility, liquidity, diversification and concentration in light of each Client's existing portfolio and investment pipeline); fund restrictions or limitations; tax or legal considerations; and cost or availability of financing. Because DigitalBridge Management is permitted to allocate a particular investment among the Clients unequally, the Clients may experience results that are materially different from one another. See also Item 12 below.

***Material Non-Public Information.*** Employees of DigitalBridge Management and its affiliates may acquire material non-public information in the ordinary course of their investment activities which may result, in certain circumstances, in restrictions on the DigitalBridge Management Funds' ability to purchase or sell an investment at a time when it might otherwise have done so. In addition, the other accounts or other personnel or entities affiliated with DigitalBridge Management may hold positions in securities or be subject to contractual or legal restraints that could prevent a DigitalBridge Management Fund from being able to purchase or sell an investment that it otherwise might have purchased or sold or, in DigitalBridge Management's judgment, that may make such transaction inadvisable. Such restrictions may have a material adverse effect on a DigitalBridge Management Fund. DigitalBridge Management has implemented an Information Barrier Policy designed to manage such conflicts.

## **Item 12: Brokerage Practices**

### **Transaction Execution and Broker-Dealer Selection**

DigitalBridge Management seeks to facilitate transactions in publicly traded securities through the retention of professional services firms that provide high quality services at reasonable costs. DigitalBridge Management seeks to minimize the cost and expense of investment transactions effected on behalf of DigitalBridge Management Funds while also seeking to achieve the most efficient structure of such investments, taking into account, among other things, tax, regulatory and client-specific considerations. These costs and expenses may vary from fund to fund, and transactions may be effected differently for one DigitalBridge Management Fund than another, as a result of various factors, including, without limitation, the location of a Client, the location and nature of the particular investment involved, and other Client-specific considerations. In certain instances, DigitalBridge Management may aggregate assets among DigitalBridge Management Funds in connection with a portfolio transaction in order to seek best execution for each fund. In such instances, the applicable DigitalBridge Management Fund will share transaction expenses on a pro-rata basis.

A certain DigitalBridge Management Client has directed DigitalBridge Management to effect transactions with or through a particular broker or dealer. DigitalBridge Management will be unable to seek best execution outside of such broker or dealer and is therefore unlikely to achieve best execution for such Client's transactions in all cases. Where best execution cannot be achieved, the DigitalBridge Management Client will pay more for such transactions and/or receive lower-quality execution than it might otherwise.



To the extent applicable based on each Fund's investment strategy and its governing documents, DigitalBridge Management will use unaffiliated brokers, which are generally selected on the basis of best execution and in consideration of a broker's or dealer's ability to effect the transactions, its facilities, reliability and financial responsibility and, in the case of broker-executed transactions, the provision or payment by the broker of the costs of research and research-related services which are of benefit to the DigitalBridge Management Funds. DigitalBridge Management need not solicit competitive bids and does not have an obligation to seek the lowest available commission or other transaction cost. Not all portfolio transactions require or involve a broker-dealer. When it is deemed necessary or appropriate to involve a broker-dealer in portfolio transactions for the DigitalBridge Management Funds, such transactions will be allocated to brokers and dealers on the basis of DigitalBridge Management's best execution policies. The factors considered in selecting and approving brokers-dealers that may be used to execute trades for a DigitalBridge Management Fund include, but are not limited to: (i) the reasonableness of such broker-dealer's commissions relative to others offering similar services; (ii) the ability of such broker-dealer to execute a transaction efficiently and appropriately; (iii) the broker-dealer's general expertise and background; (iv) the type and size of the transaction involved; (v) the stability or solvency of the service provider or counterparty; (vi) settlement capabilities; (vii) time required to complete the role sought; and (viii) research services or any arrangements relating to overall performance in the best interest of the Client.

In connection with the purchase and sale of investments for certain of the DigitalBridge Management Funds, and consistent with Section 28(e) of the Securities Exchange Act of 1934, as amended, DigitalBridge Management will pay higher commissions to brokerage firms that provide it with investment and research information ("soft dollar benefits") than to firms that do not provide such services if DigitalBridge Management determines that such commissions are reasonable in relation to the overall services provided. The information received may be used by DigitalBridge Management and its affiliates in managing the assets of other accounts as well as in the management of the account that generated the commission.

With respect to one of the Open-End Funds, to assist in the payment of research expenses, DigitalBridge Management has entered into arrangements commonly referred to as "commission sharing arrangements" ("CSAs"). DigitalBridge Management has established CSAs with various brokers. The commission credits generated through CSA trading for DigitalBridge Management's accounts with participating brokers are collected in a centralized account at an aggregator or soft dollar administrator, which has established its own arrangements with the participating brokers to facilitate CSAs, including the aggregator's receipt of fees from the brokers. DigitalBridge Management uses the commission credits to obtain research products and services provided by third parties directly to DigitalBridge Management. DigitalBridge Management has determined the use of such CSAs and the aggregator provides a cost-effective brokerage credit administration system.

Research services received from brokers and dealers are supplemental to DigitalBridge Management's own research effort and, when utilized, are subject to internal analysis before being incorporated by DigitalBridge Management into its investment process. As a practical matter, it would not be possible for DigitalBridge Management to generate all of the information presently provided by brokers and dealers. DigitalBridge Management pays cash for certain research services received from external sources. DigitalBridge Management also allocates brokerage for research services which are available for cash. While the receipt of research services from brokerage firms has not reduced DigitalBridge Management's normal research activities, the expenses of DigitalBridge Management could be materially increased if it attempted to generate such additional information through its own staff. To the extent that research services of value are provided by brokers or dealers, DigitalBridge Management is relieved of expenses which it might otherwise bear. DigitalBridge Management will arrange for the execution of securities transactions for client accounts through brokers or dealers that DigitalBridge Management reasonably believes will provide best execution but the provision of soft dollar benefits by brokers does create a conflict of interest in that DigitalBridge Management has an incentive to select brokers based on their provision of such benefits. While DigitalBridge Management cannot always readily determine the extent to which commission rates charged by broker/dealers reflect the value of their research services, DigitalBridge Management assesses the reasonableness of commissions paid in light of the total brokerage and research services provided by each particular broker. DigitalBridge Management

receives a wide range of research services from brokers and dealers. These services include information on the economy, industries, groups of securities, individual companies, statistical information, political developments, legal developments affecting portfolio securities, technical market action, pricing and appraisal services, credit analysis, risk measurement analysis, performance analysis, analysis of corporate responsibility issues, company-related meetings and corporate access. These services provide both domestic and international perspective. Research services are received primarily in the form of written reports, computer generated services, telephone contacts and personal meetings with security analysts. In addition, such services may be provided in the form of meetings arranged with corporate and industry spokespersons, economists, academicians and government representatives. In some cases, research services are generated by third parties but are provided to DigitalBridge Management by or through broker-dealers.

In the event any products or services obtained by DigitalBridge Management with client commissions have “mixed uses,” (i.e., for research and non-research purposes), DigitalBridge Management will make a good faith and reasonable allocation of the cost of the product according to its use, in accordance with the SEC’s interpretive guidance. Although DigitalBridge Management will make a good faith and reasonable allocation of the eligible costs of the product or service for brokerage or research, the allocation determination itself poses a potential conflict of interest since DigitalBridge Management may have an incentive to overestimate the soft dollar portion allocated to the “mixed use” product or service in order to avoid paying for such brokerage or research with hard dollars.

The broker dealers that have entered into prime brokerage arrangements with DigitalBridge Management may occasionally provide DigitalBridge Management with introductions to potential investors. DigitalBridge Management does not compensate these broker-dealers based on such introductions. The availability of these benefits may influence DigitalBridge Management to select one broker rather than another to perform services for its Clients.

DigitalBridge Management is under no obligation to reimburse an Open-End Fund for any errors or mistakes of DigitalBridge Management with respect to placing or executing trades for an Open-End Fund or any other administrative errors made by DigitalBridge Management, its agents and affiliates (“Trade or Administrative Errors”). Trade or Administrative Errors are considered by DigitalBridge Management to be a cost of doing business. However, DigitalBridge Management will be obligated to reimburse a Client for any Trade or Administrative Error resulting from DigitalBridge Management’s willful misconduct or gross negligence. Any correction of a Trade or Administrative Error will only be made to the extent required so that a Client does not incur a loss related to such Trade or Administrative Error. DigitalBridge Management will determine whether or not any Trade or Administrative Error is required to be reimbursed, and Trade or Administrative Errors that result in losses to a Client will be netted against Trade or Administrative Errors that result in gains to a Client before reimbursing such Trade or Administrative Errors. Any net gain resulting from Trade or Administrative Errors will be for the benefit of a Client and will not be retained by DigitalBridge Management. Certain client accounts have different arrangements governing trade errors.

### **Investment Allocation and Aggregation**

#### **Closed-End Funds**

When DigitalBridge Management sources an investment opportunity, DigitalBridge Management, in its sole discretion but in compliance with any applicable Client governing documents, will offer the opportunity to the entity for which it determines the investment opportunity is most suitable. In general, the limited partnership agreements (or similar governing documents, including offering materials and/or advisory agreement) for DigitalBridge Management Clients will contain specific terms regarding allocation of investment opportunities among Funds, co-investor Clients and other third parties, including DigitalBridge/DigitalBridge Management, and DigitalBridge Management will allocate investments in accordance with such terms. When determining the entity for which an investment opportunity would be the most suitable, DigitalBridge Management personnel may consider several factors, which may include, among others, as appropriate: the vehicle’s

investment objectives, strategy and criteria; cash requirements; the effect of the investment on the diversification of the portfolio, including by geography, size of investment, type of investment and risk of investment; leverage policy and the availability of financing for the investment; anticipated cash flow of the investment; income tax effects of the purchase; size of the investment; amount of funds available; cost of capital; risk return profiles; targeted distribution rates; anticipated future pipeline of suitable investments; expected holding period for the investment and the remaining term of the investment vehicle; affiliate and/or related party considerations; and whether any special allocations have been made to or any contractual “first look” or similar rights are held by the investment vehicle.

If, after an investment has been allocated, a subsequent event or development, such as delays in structuring or closing on the investment, makes it, in the opinion of DigitalBridge Management’s investment professionals, more appropriate for a different entity to fund the investment, DigitalBridge Management may determine to place the investment with the more appropriate entity. In certain situations, DigitalBridge Management may determine to allow more than one Closed-End Fund, Strategic Vehicle and/or Affiliated Entity to co-invest in a particular investment. Closed-End Funds, Strategic Vehicles and/or Affiliated Entities may have different allocation preferences. In addition, Strategic Vehicles may receive preference in the allocation of an investment opportunity that is initially presented to DigitalBridge Management by the applicable strategic or joint venture partner. In accordance with DigitalBridge Management’s allocation policy, some investors may have priority pertaining to certain co-investment deals. In addition, a dedicated mandate may cause a Client to have priority over certain other Clients with respect to investment opportunities.

Not all investment opportunities that are available to Strategic Vehicles that are consistent with the Closed-End Funds’ investment objectives will be first presented to the Closed-End Funds on a priority basis, and in some cases, may not be presented at all. In some instances, even if such investments are first presented to the general partner of the Closed-End Funds, investments may be available in the first instance to the Strategic Vehicles pursuant to the contractual obligations or any of its affiliates contractual obligations with respect to such Strategic Vehicles or the general partner may determine in good faith that an opportunity is most appropriate for the proprietary principal investment activities of a Strategic Vehicle, including Strategic Vehicles in which DB Holdings or its owners have economic interests, due to the strategic nature of such opportunity as it relates to the businesses of such Strategic Vehicle.

DigitalBridge Management will allocate third-party acquisition costs incurred in connection with the selection, acquisition or origination of an investment to those Clients who acquire or originate the investment. Such allocation will be made in accordance with each Client’s allocation of the investment opportunity. If DigitalBridge Management does not complete a proposed investment, it will allocate Broken Deal Costs to those Clients that would have acquired or originated the investment in accordance with the allocations set out in the applicable investment allocation. If DigitalBridge Management does not complete an investment before making an investment allocation, it will allocate the Broken Deal Costs to the Client or Clients for which the investment opportunity was suitable. The Closed-End Funds bear third-party acquisition costs for proposed investments and for co-investment vehicles that are not completed, including reverse termination fees (Broken Deal Costs), however, DigitalBridge Management may, on a transaction-by-transaction basis, require all or certain co-investors to bear their pro-rata portions of all or certain Broken Deal Costs. DigitalBridge Management will allocate Broken Deal Costs to the Closed-End Fund and in certain situations the Strategic Vehicle and/or Affiliated Entity that would have acquired or originated the investment according to DigitalBridge Management’s allocation policy.

### Open-End Funds

In certain situations, other Affiliated Entities may invest in assets eligible for purchase by the Open-End Funds. Such Affiliated Entities may have investment objectives or may implement investment strategies which are the same or similar to those of the Open-End Funds. To the extent a particular investment is suitable for both the Open-End Funds and certain Affiliated Entities, such investment will be allocated between the Open-

End Funds and such Affiliated Entities in accordance with DigitalBridge Management's investment allocation policy, as amended from time to time. These procedures could in certain circumstances affect adversely the price paid or received by the Open-End Funds or the size of the position purchased or sold by the Open-End Funds.

DigitalBridge Management's allocation of investments may also result in one of the Open-End Funds and another entity acquiring an interest in the same investments, which presents certain unique risks that could result in limited partners being materially affected by the actions of the investors in the other entities. For example, because an Open-End Fund may only permit its investors to voluntarily withdraw after an initial lock-up period, if the investors in another entity with more frequent liquidity withdraw capital and such entity is required to sell investments to satisfy those withdrawal requests, those sales could adversely affect the value of the investments held by an Open-End Fund. In circumstances where the Open-End Funds or other entities hold similar assets, or where deals are structured where assets are being sold from an Open-End Fund and/or the other entities at the same time, withdrawal requests may present a conflict for DigitalBridge Management in making its investment and selling decisions.

#### Open-End Fund Trade Aggregation

In some instances, DigitalBridge Management may determine that a security is equally suitable for more than one of the Open-End Funds, Sub-Accounts and other Affiliated Entities and will effect the transactions on a pro-rata basis to ensure each entity is treated equally. When possible, orders for the same security are combined to facilitate best execution concerns. DigitalBridge Management effects transactions in a manner designed to ensure that no participating Open-End Fund or Affiliated Entity including any proprietary account, is favored over any other entity. Specifically, each Open-End Fund and Affiliated Entity that participates in the same trade will participate at the average share price for all of the transactions in that security on that business day, with respect to that order. Securities purchased or sold in a trade are allocated pro-rata, when possible, to the participating Open-End Fund or Affiliated Entity in proportion to the size of the order placed for each account. DigitalBridge Management may, however, increase or decrease the amount of securities allocated to each account, if necessary, to avoid holding odd-lot or small numbers of shares. Additionally, if DigitalBridge Management is unable to fully execute a trade and DigitalBridge Management determines that it would be impractical to allocate a small number of securities among the accounts participating in the transaction on a pro-rata basis, DigitalBridge Management may allocate such securities in a manner determined in good faith to be a fair allocation. Employees of DigitalBridge Management will not participate in any trading done on an aggregate basis.

#### **Item 13: Review of Accounts**

Each Client is monitored by a team that is responsible for performance monitoring and reporting, financial risk management and other aspects of the Client such as corporate, legal, tax, accounting, financing, hedging and cash distribution. The team also monitors the due diligence process applicable to potential investments for a Client, transaction structuring, acquisition budgets and transaction documentation. Additionally, DigitalBridge Management has certain investment committee(s) for the Closed-End Funds that approves each investment (or other significant investment-related or corporate activity) made on behalf of a Client and the allocation of those investments.

Certain Clients prepare unaudited reports on a quarterly basis, providing summary financial and other information about the Client, and audited financial statements of the Client annually. DigitalBridge Management may provide certain investors with information on a more frequent and detailed basis if agreed to by DigitalBridge Management.

#### **Item 14: Client Referrals and Other Compensation**

DigitalBridge Management may enter into arrangements with and compensate solicitors for client referral activities. These solicitation arrangements will be fully disclosed to affected DigitalBridge Management Fund clients and will comply with the applicable requirements of the relevant rules under the Advisers Act.

Additionally, DigitalBridge Management may engage, or cause its DigitalBridge Management Funds to engage and compensate placement agents for introducing DigitalBridge Management Funds to, and to market and sell interests or shares in DigitalBridge Management Funds to, prospective investors. DigitalBridge Management requires placement agents to have all appropriate licenses and registrations to conduct their business, including when applicable, to be registered as broker-dealers with the SEC and to be members of FINRA. Subject to its duty to obtain best execution, DigitalBridge Management may take such introductions into account as a factor in the selection of brokers to execute portfolio transactions for DigitalBridge Management Funds.

#### **Item 15: Custody**

In connection with the management of investments for Clients, DigitalBridge Management may have, or may be deemed to have, custody of a Client's funds or securities. Rule 206(4)-2 under the Advisers Act (the "Custody Rule"), defines custody as holding client securities or assets or having any authority to obtain possession of them, including the authority to withdraw funds or securities from a client's accounts or ownership of or access to client funds or securities (such as through fee deductions).

DigitalBridge Management expects that each Client for which it is deemed to have custody will: (i) be audited at least annually by an independent public accountant; and (ii) distribute its audited financial statements prepared in accordance with generally accepted accounting principles to its investors within 120 days of its fiscal year-end. Investors should contact DigitalBridge Management if they fail to receive such financials timely.

#### **Item 16: Investment Discretion**

As a general rule, DigitalBridge Management receives discretionary investment authority from each Client at the outset of an advisory relationship. Depending on the terms of the Client asset management or advisory agreement, DigitalBridge Management's authority may include the ability to select brokers and dealers through which to execute transactions on behalf of the relevant Client, and select the commission rates, if any, at which transactions are effected. In making decisions as to which securities are to be bought or sold and the amounts thereof, DigitalBridge Management is guided by the mandate selected by the Client and any investment guidelines or restrictions imposed by the Client. DigitalBridge Management generally is not required to provide notice to, consult with, or seek the consent of the Client prior to engaging in transactions that fall within a Client's approved investment guidelines.

#### **Item 17: Voting Client Securities**

DigitalBridge Management will receive proxy voting proposals with respect to publicly traded securities, primarily for the Open-End Funds. Additionally, DigitalBridge Management may, from time to time, receive amendments, consents or resolutions applicable to investments held by Clients (collectively, "proxies"), and is generally granted authority to vote and consent on such matters on behalf of Clients in accordance with the terms set forth in each Client's advisory contract. Certain Clients have requested that they retain authority to vote proxies, and those Clients will receive proxy voting materials directly from their custodian. Those Clients that vote their own proxies may contact DigitalBridge Management at the number on the front of the Brochure with any questions about a particular solicitation.

DigitalBridge Management seeks to vote each Client's proxies in the best interest of that Client and in a manner consistent with its fiduciary duties and has adopted proxy voting policies and procedures designed to ensure that

proxies are properly voted and that any conflicts of interest are addressed appropriately. Due to the difficulty of predicting and identifying material conflicts, DigitalBridge Management relies on its supervised persons, such as portfolio managers and/or investment management teams, to notify the CCO or designee of material conflicts that may impair DigitalBridge Management's ability to vote proxies appropriately. DigitalBridge Management may have conflicts of interest, for example, where it has a substantial business relationship with a company and a failure to vote in favor of a company management could harm DigitalBridge Management's relationship with company management. If a material conflict exists, the CCO or designee will take such steps as he or she deems necessary in order to determine how to vote the proxy in the best interests of the client, including, but not limited to, consulting with the legal department, outside counsel, a proxy consultant or the investment professionals responsible for the relevant portfolio investment. In each instance, when exercising its voting discretion, DigitalBridge Management seeks to avoid any direct or indirect conflict of interest between its clients and its voting decision. One Client's best interests with respect to a proxy vote may diverge from the interests of other DigitalBridge Management Funds, joint venture partners, DigitalBridge Management and/or DigitalBridge Management's affiliates. This may result in DigitalBridge Management casting votes for one Client that differs from votes cast for other Clients or in DigitalBridge Management taking other steps to mitigate any conflicts that may arise. In no event, however, will DigitalBridge Management be obligated to vote, or refrain from voting its own securities, securities held by another client or securities held by an affiliate or joint venture partner in a manner that is inconsistent with DigitalBridge Management's view as to the best interests of such holders, simply because a Client has a differing interest.

A copy of DigitalBridge Management's proxy voting policy and information with respect to any specific proxy votes submitted on behalf of the relevant Client may be obtained by contacting our CCO at the contact information provided in the Cover Sheet.

#### **Item 18: Financial Information**

DigitalBridge Management has never filed for bankruptcy and is not aware of any financial condition that is expected to affect its ability to manage client accounts.