



**DIGITALBRIDGE**

# Supplemental Financial Report

Fourth Quarter 2022

February 24, 2023

# Cautionary Statement Regarding Forward-Looking Statements

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This presentation may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” or “potential” or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans or intentions.

Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond the Company’s control, and may cause the Company’s actual results to differ significantly from those expressed in any forward-looking statement. Factors that might cause such a difference include, without limitation, our ability to grow our business by raising capital for our funds and the companies that we manage; our position as an owner, operator and investment manager of digital infrastructure and our ability to manage any related conflicts of interest; adverse changes in general economic and political conditions, including those resulting from supply chain difficulties, inflation, interest rate increases, a potential economic slowdown or a recession; our exposure to business risks in Europe, Asia and other foreign markets; our ability to obtain and maintain financing arrangements, including securitizations, on favorable or comparable terms or at all; the ability of our managed companies to attract and retain key customers and to provide reliable services without disruption; the reliance of our managed companies on third-party suppliers for power, network connectivity and certain other services; our ability to increase assets under management (“AUM”) and expand our existing and new investment strategies; our ability to integrate and maintain consistent standards and controls, including our ability to manage our acquisitions in the digital infrastructure and investment management industries effectively; our business and investment strategy, including the ability of the businesses in which we have significant investments to execute their business strategies; performance of our investments relative to our expectations and the impact on our actual return on invested equity, as well as the cash provided by these investments and available for distribution; our ability to deploy capital into new investments consistent with our investment management strategies; the availability of, and competition for, attractive investment opportunities and the earnings profile of such new investments; our ability to achieve any of the anticipated benefits of certain joint ventures, including any ability for such ventures to create and/or distribute new investment products; our expected hold period for our assets and the impact of any changes in our expectations on the carrying value of such assets; the general volatility of the securities markets in which we participate; the market value of our assets; interest rate mismatches between our assets and any borrowings used to fund such assets; effects of hedging instruments on our assets; the impact of economic conditions on third parties on which we rely; the impact of any security incident or deficiency affecting our systems or network or the system and network of any of our managed companies or service providers; any litigation and contractual claims against us and our affiliates, including potential settlement and litigation of such claims; our levels of leverage; the impact of legislative, regulatory and competitive changes, including those related to privacy and data protection; the impact of our transition from a real estate investment trust (“REIT”) to a taxable C corporation for tax purposes, and the related liability for corporate and other taxes; whether we will be able to utilize existing tax attributes to offset taxable income to the extent contemplated; our ability to maintain our exemption from registration as an investment company under the Investment Company Act of 1940, as amended (the “1940 Act”); changes in our board of directors or management team, and availability of qualified personnel; our ability to make or maintain distributions to our stockholders; and our understanding of and ability to successfully navigate the competitive landscape in which we and our managed companies operate and other risks and uncertainties, including those detailed in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2021 and Quarterly Reports on Form 10-Q for the fiscal quarters ended March 31, 2022, June 30, 2022 and September 30, 2022, each under the heading “Risk Factors,” as such factors may be updated from time to time in the Company’s subsequent periodic filings with the U.S. Securities and Exchange Commission (“SEC”). All forward-looking statements reflect the Company’s good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Additional information about these and other factors can be found in the Company’s reports filed from time to time with the SEC.

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

**This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities of the Company. This information is not intended to be indicative of future results. Actual performance of the Company may vary materially.**

**The appendices herein contain important information that is material to an understanding of this presentation and you should read this presentation only with and in context of the appendices.**

# Important Note Regarding Non-GAAP Financial Measures

This financial supplemental package includes certain non-GAAP financial measures and operating metrics that are not defined by generally accepted accounting principles, or GAAP. Following our decision not to maintain qualification as a REIT for 2022, we no longer present Funds From Operations and Adjusted Funds From Operations, supplemental non-GAAP measures commonly used by equity REITs. Resulting from the significant growth in our digital investment management business, effective the second quarter of 2022, we report Distributable Earnings (“DE”), Adjusted Earnings before Interest, Taxes, Depreciation and Amortization (“Adjusted EBITDA”) and, specific to our IM segment, Fee Related Earnings (“FRE”) as non-GAAP financial measures attributable to the DBRG OP, which more closely align the key performance metrics of our core business to the alternative investment management industry.

We use these non-GAAP financial measures in evaluating the Company’s business performance and in making operating decisions. As we evaluate profitability based upon continuing operations, these non-GAAP measures exclude results from discontinued operations. These non-GAAP financial measures should not be considered alternatives to GAAP net income or loss as indicators of operating performance, or to cash flows from operating activities as measures of liquidity, nor as indicators of the availability of funds for our cash needs, including funds available to make distributions. Our calculation of these non-GAAP measures may differ from methodologies utilized by other companies for similarly titled performance measures and, as a result, may not be directly comparable to those calculated by other companies in similar lines of business.

In evaluating the information presented throughout this supplemental financial report, refer to the appendices to this presentation for definitions and reconciliations of non-GAAP financial measures to GAAP measures. For purposes of comparability, historical information in this presentation may reflect certain adjustments to information reported in prior periods.

**Distributable Earnings:** DE is an after-tax measure that differs from GAAP net income or loss from continuing operations as a result of the following adjustments, including adjustment for our share of similar items recognized by our equity method investments: transaction-related and restructuring charges; realized and unrealized gains and losses, except realized gains and losses from digital assets in Corporate and Other; depreciation, amortization and impairment charges; debt prepayment penalties, and amortization of deferred financing costs, debt premiums and debt discounts; our share of unrealized carried interest, net of associated compensation expense; equity-based compensation expense; equity method earnings from BRSP which is replaced with dividends declared by BRSP; effect of straight-line lease income and expense; impairment of equity investments directly attributable to decrease in value of depreciable real estate held by the investee; non-revenue enhancing capital expenditures; income tax effect on certain of the foregoing adjustments. Income taxes included in DE reflect the benefit of deductions arising from certain expenses that are excluded from the calculation of DE, such as equity-based compensation, as these deductions do decrease actual income tax paid or payable by the Company in any one period. There are no differences in the Company’s measurement of DE and AFFO. Therefore, previously reported AFFO is the equivalent to DE and prior period information has not been recast. DE is presented on a reportable segment basis and for the Company in total.

We believe that DE is a meaningful supplemental measure as it reflects the ongoing operating performance of our core business by generally excluding items that are non-core in nature and allows for better comparability of operating results period-over-period and to other companies in similar lines of business.

**Adjusted Earnings before Interest, Taxes, Depreciation and Amortization (Adjusted EBITDA):** Adjusted EBITDA represents DE adjusted to exclude the following items: interest expense as included in DE, income tax expense or benefit as included in DE, preferred stock dividends, equity method earnings, placement fee expense, our share of realized carried interest and incentive fees net of associated compensation expense, certain investment costs for capital raising that are not reimbursable by our sponsored funds, and capital expenditures as deducted in DE. Adjusted EBITDA is presented on a reportable segment basis and for the Company in total.

We believe that Adjusted EBITDA is a meaningful supplemental measure of performance because it presents the Company’s operating performance independent of its capital structure, leverage and non-cash items, which allows for better comparability against entities with different capital structures and income tax rates. However, because Adjusted EBITDA is calculated before recurring cash charges including interest expense and taxes and does not deduct capital expenditures or other recurring cash requirements, its usefulness as a performance measure may be limited.

**Investment Management Fee Related Earnings (IM FRE):** IM FRE is calculated as recurring fee income and other income inclusive of cost reimbursements, and net of compensation expense (excluding equity-based compensation, carried interest and incentive compensation) and administrative expense (excluding placement fees and straight-line rent). IM FRE is used to assess the extent to which direct base compensation and operating expenses are covered by recurring fee revenues in the digital investment management business. We believe that IM FRE is a useful supplemental performance measure because it may provide additional insight into the profitability of the overall digital investment management business.

IM FRE is measured as Adjusted EBITDA for the IM segment, adjusted to reflect the Company’s IM segment as a stabilized business by excluding FRE associated with new investment strategies that have 1) not yet held a first close raising FEEUM; or 2) not yet achieved break-even Adjusted EBITDA only for investment products that may be terminated solely at the Company’s discretion, collectively referred to as “Start-up FRE.” The Company evaluates new investment strategies on a regular basis and excludes Start-Up FRE from IM FRE until such time a new strategy is determined to form part of the Company’s core investment management business.

# Note Regarding DBRG Reportable Segments / Consolidated and OP Share of Consolidated Amounts

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This presentation includes supplemental financial information for the following segments:

## **Investment Management (IM)**

This business represents a leading global digital infrastructure investment platform, managing capital on behalf of a diverse base of global investors. The Company's flagship opportunistic strategy is conducted through its DigitalBridge Partners platform ("DBP") and separately capitalized vehicles, while other strategies, including digital core, credit, ventures and public equities, are conducted through other investment vehicles. The Company earns management fees, generally based on the amount of assets or capital managed in investment vehicles, and has the potential to earn incentive fees and carried interest based upon the performance of such investment vehicles, subject to achievement of minimum return hurdles. Earnings from our IM segment were attributed 31.5% to Wafra through the end of May 2022 when Wafra's investment in the IM business was redeemed by the Company.

## **Operating**

This business is composed of balance sheet equity interests in digital infrastructure and real estate operating companies, which generally earn rental income from providing use of digital asset space and/or capacity through leases, services and other agreements. The Company currently owns interests in two companies: DataBank, including zColo, an edge colocation data center business; and Vantage SDC, a stabilized hyperscale data center business. Both DataBank and Vantage are also portfolio companies managed under IM for the equity interests owned by third party capital.

## **Corporate and Other**

This segment is composed of the Company's other investment activities and corporate activities.

Other investment activities are composed of the Company's equity interests in: (i) digital investment vehicles, the largest of which is in the DBP flagship funds, and seed investments in various strategies such as digital core, liquid and credit; and (ii) remaining non-digital investments, primarily in BRSP. Outside of its general partner interests, the Company's other equity interests in its sponsored and/or managed digital investment vehicles are considered to be incidental to its digital investment management business. The primary economics to the Company are represented by fee income and carried interest as general partner and/or manager, rather than economics from its equity interest in the investment vehicles as a limited partner or equivalent. With respect to seed investments, these are not intended to be a long-term deployment of capital by the Company and are expected to be warehoused temporarily on the Company's balance sheet until sufficient third party capital has been raised. The remaining non-digital investments are expected to be monetized over an extended period beyond the near term. These other investment activities generate largely equity method earnings or losses and to a lesser extent, revenues in the form of interest income or dividend income from warehoused investments and consolidated investment vehicles. Effective the third quarter of 2021, these activities are no longer presented separately as the Digital Other and Other segments, which is consistent with and reflects management's focus on its core digital operations and overall simplification of the Company's business. This change in segment presentation is reflected retrospectively.

Corporate activities include corporate level cash and corresponding interest income, corporate level financing and related interest expense, corporate level transaction costs, costs in connection with unconsummated investments, income and expense related to cost reimbursement arrangements with affiliates, fixed assets for administrative use, compensation expense not directly attributable to reportable segments, corporate level administrative and overhead costs, and adjustments to eliminate intercompany fees. Costs which are directly attributable, or otherwise can be subjected to a reasonable and systematic allocation, have been allocated to each of the reportable segments. As segment results are presented before elimination of intercompany fees, elimination adjustment pertains to fee income earned by the IM segment from third party capital in investment vehicles managed by the Company and consolidated within the Operating segment and in Corporate and Other.

Throughout this presentation, consolidated figures represent the interest of both the Company (and its subsidiary DigitalBridge Operating Company, LLC or the "DBRG OP") and noncontrolling interests. Figures labeled as DBRG OP share represent the Company's pro-rata share.

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# Ia. Summary Financial Metrics

(*\$ and shares in thousands, except per share data and as noted*) (Unaudited)

	12/31/2022 - 4Q22	9/30/2022 - 3Q22	6/30/2022 - 2Q22	3/31/2022 - 1Q22	12/31/2021 - 4Q21	9/30/2021 - 3Q21	6/30/2021 - 2Q21	3/31/2021 - 1Q21
<b>Financial Data</b>								
<b>Total Company</b>								
Net income (loss) attributable to common stockholders <sup>(1)</sup>	\$ (19,356)	\$ (63,273)	\$ (37,321)	\$ (262,316)	\$ (20,686)	\$ 41,036	\$ (141,260)	\$ (264,806)
Net income (loss) attributable to common stockholders per basic share <sup>(1)(2)</sup>	(0.12)	(0.39)	(0.24)	(1.84)	(0.16)	0.33	(1.18)	(2.23)
Distributable Earnings ("DE") <sup>(1)</sup>	(11,411)	39,317	7,585	1,569	(5,352)	700	(5,578)	(10,213)
DE per basic share <sup>(1)(2)</sup>	(0.07)	0.22	0.04	0.01	(0.04)	0.01	(0.04)	(0.08)
Adjusted EBITDA	27,759	29,097	30,928	20,494	20,957	17,622	15,377	12,538
<b>Investment Management</b>								
Total Assets Under Management ("AUM") (in billions) <sup>(3)</sup>	\$ 52.8	\$ 50.3	\$ 47.9	\$ 46.6	\$ 45.3	\$ 37.8	\$ 34.9	\$ 32.0
Fee Earning Equity Under Management ("FEEUM") (in billions)	\$ 22.2	\$ 20.5	\$ 19.0	\$ 18.8	\$ 18.3	\$ 16.5	\$ 14.5	\$ 12.9
IM management fee income - DBRG OP share	45,272	42,039	36,948	29,921	38,396	35,724	33,348	21,409
IM FRE - DBRG OP share	24,228	21,498	20,759	16,989	23,757	22,922	19,470	13,583
IM FRE margin %	53.5%	51.1%	56.2%	56.8%	61.9%	64.2%	58.4%	63.4%
Net realized carried interest and incentive fees	12,377	20,258	—	(1,172)	1,092	7	1,565	(11)
<b>Balance Sheet and Capitalization</b>								
Consolidated assets	\$ 11,028,503	\$ 11,740,829	\$ 11,877,288	\$ 11,232,157	\$ 14,197,816	\$ 15,442,981	\$ 15,921,346	\$ 16,625,250
Consolidated debt <sup>(4)</sup>	5,212,657	5,394,134	5,612,274	5,187,597	4,922,722	4,621,240	3,919,255	7,023,226
<b>DBRG OP Share:</b>								
Total Assets	3,334,288	3,755,231	4,177,806	3,561,501	6,233,158	6,086,259	6,929,390	7,324,784
<i>Corporate debt</i>	578,422	578,422	648,422	578,422	638,739	800,000	545,000	500,000
<i>Investment-level debt</i>	568,230	775,358	1,097,943	880,464	727,789	591,943	528,609	2,892,620
Total Debt <sup>(4)</sup>	1,146,652	1,353,780	1,746,365	1,458,886	1,366,528	1,391,943	1,073,609	3,392,620
Corporate cash	733,382	423,441	55,628	813,237	986,197	606,447	396,906	236,489
Corporate cash & VFN / Revolver borrowing availability	1,033,382	723,441	285,628	1,013,237	1,186,197	806,447	751,906	636,489
Perpetual Preferred Equity, \$25 per share liquidation preference	827,779	827,779	883,500	883,500	883,500	947,500	1,033,750	1,033,750
Basic shares and OP units outstanding <sup>(2)</sup>	172,712	175,918	176,930	162,461	155,138	136,791	136,454	134,727
Diluted shares and OP units outstanding <sup>(2)</sup>	181,692	186,911	189,572	176,087	184,359	174,598	175,233	171,863
Common dividend per share	\$ 0.01	\$ 0.01	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —

Notes:

- (1) Fourth quarter 2022 net loss and DE included a \$53 million non-cash valuation allowance against deferred tax assets ("DTAs") of a subsidiary of the Company. In future periods, this valuation allowance will be reversed as a deferred tax benefit when the realizability of all or some portion of these DTAs are achieved.
- (2) In August 2022, the Company effectuated a 1-for-4 reverse stock split of its shares of class A and B common stock. All prior period common share and per share information is presented after giving effect to the reverse stock split.
- (3) Total AUM includes IM AUM of \$51.3 billion, Operating AUM of \$1.0 billion and Digital Other AUM of \$0.5 billion.
- (4) Represents principal balance and excludes debt issuance costs, discounts and premiums.

# Ib. Investment Management

(\$ in millions)

	12/31/22	9/30/22	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21	3/31/21
<b>Investment Management AUM <sup>(1)</sup></b>	\$ 51,303	\$ 48,304	\$ 45,296	\$ 44,517	\$ 43,619	\$ 36,337	\$ 33,551	\$ 30,711

Investment Management FEEUM	12/31/22 Annual IM Fee Rate	12/31/22	9/30/22	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21	3/31/21
		\$	\$	\$	\$	\$	\$	\$	\$
DigitalBridge Partners I (DBP I)	1.10%	\$ 3,165	\$ 2,802	\$ 3,048	\$ 3,034	\$ 3,215	\$ 3,040	\$ 3,081	\$ 3,179
DigitalBridge Partners II (DBP II)	1.18%	7,996	7,996	7,996	7,996	8,001	7,146	5,519	3,964
Separately Capitalized Portfolio Companies	0.79%	2,512	2,370	2,401	2,372	2,148	2,576	2,576	2,534
Co-Investment (Sidecar) Capital	0.49%	6,525	6,310	4,651	4,370	4,105	3,184	2,817	2,744
Digital Core, Liquid and Credit Strategies	0.57%	2,036	1,021	933	1,013	786	510	512	432
<b>IM FEEUM</b>	<b>0.86%</b>	<b>\$ 22,234</b>	<b>\$ 20,499</b>	<b>\$ 19,029</b>	<b>\$ 18,785</b>	<b>\$ 18,255</b>	<b>\$ 16,456</b>	<b>\$ 14,505</b>	<b>\$ 12,853</b>

(\$ in thousands)

IM FRE	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
Fee income	\$ 44,371	\$ 41,353	\$ 44,758	\$ 43,155	\$ 43,145	\$ 37,751	\$ 33,304	\$ 28,917
Fee income, other <sup>(2)</sup>	901	686	355	523	8,787	12,809	8,996	2,148
Other income	535	386	530	251	273	483	84	54
Compensation expense—cash	(17,805)	(18,876)	(17,725)	(17,675)	(16,275)	(16,933)	(14,426)	(10,852)
Administrative expenses	(6,417)	(4,450)	(4,794)	(4,012)	(3,446)	(2,675)	(2,337)	(2,067)
Exclude: Start-up FRE of certain new strategies	2,643	2,399	2,335	2,362	2,306	2,224	2,059	1,938
<b>IM FRE <sup>(3)</sup></b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 25,459</b>	<b>\$ 24,604</b>	<b>\$ 34,790</b>	<b>\$ 33,659</b>	<b>\$ 27,680</b>	<b>\$ 20,138</b>
<b>DBRG OP share of IM FRE<sup>(4)</sup></b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 20,759</b>	<b>\$ 16,989</b>	<b>\$ 23,757</b>	<b>\$ 22,922</b>	<b>\$ 19,470</b>	<b>\$ 13,583</b>

Notes:

- (1) Includes AUM of: \$6.2 billion DBP I, \$10.7 billion DBP II, \$7.4 billion Separately Capitalized Portfolio Companies \$24.8 billion Co-Investment (Sidecar) Capital, and \$2.2 billion Digital Core, Liquid and Credit Strategies.
- (2) Includes service fee income and one time catch-up fees earned, which are customary fees paid on newly raised 3rd party capital as if it were raised on the first closing date.
- (3) For a reconciliation of net income / (loss) to IM FRE, please refer to the Appendices section of this presentation.
- (4) In May 2022, DigitalBridge acquired Wafra's 31.5% ownership in the Company's investment management business that Wafra initially acquired in July 2020, which resulted in 100% of the Company's IM FRE becoming entitled to DigitalBridge.

# Ila. Financial Results - Balance Sheet

(\$ in thousands, except per share data) (unaudited)

	As of December 31, 2022	
	Consolidated	Noncontrolling Interests' Share
<b>Assets</b>		
Cash and cash equivalents	\$ 918,254	\$ 104,926
Restricted cash	118,485	99,097
Real estate, net	5,921,298	5,203,076
Equity and debt investments	1,322,050	456,812
Loans receivable	137,945	4,127
Goodwill	761,368	412,084
Deferred leasing costs and intangible assets, net	1,092,167	882,000
Other assets	654,050	532,093
Due from affiliates	45,360	—
Assets held for disposition	57,526	—
<b>Total assets</b>	<b>\$ 11,028,503</b>	<b>\$ 7,694,215</b>
<b>Liabilities</b>		
Debt, net	\$ 5,156,140	\$ 4,024,414
Accrued and other liabilities	1,272,096	799,263
Intangible liabilities, net	29,824	26,068
Liabilities related to assets held for disposition	380	—
<b>Total liabilities</b>	<b>6,458,440</b>	<b>4,849,745</b>
Commitments and contingencies		
<b>Redeemable noncontrolling interests</b>	<b>100,574</b>	<b>100,574</b>
<b>Equity</b>		
Stockholders' equity:		
Preferred stock, \$0.01 par value per share; \$827,779 liquidation preference; 250,000 shares authorized; 33,111 shares issued and outstanding	800,355	—
Common stock, \$0.04 par value per share		
Class A, 949,000 shares authorized; 159,762 shares issued and outstanding	6,390	—
Class B, 1,000 shares authorized; 166 shares issued and outstanding	7	—
Additional paid-in capital	7,818,068	—
Accumulated deficit	(6,962,613)	—
Accumulated other comprehensive income	(1,509)	—
<b>Total stockholders' equity</b>	<b>1,660,698</b>	<b>—</b>
Noncontrolling interests in investment entities	2,743,896	2,743,896
Noncontrolling interests in Operating Company	64,895	—
<b>Total equity</b>	<b>4,469,489</b>	<b>2,743,896</b>
<b>Total liabilities, redeemable noncontrolling interests and equity</b>	<b>\$ 11,028,503</b>	<b>\$ 7,694,215</b>

# Iib. Financial Results - Consolidated Segment Operating Results

	Three Months Ended December 31, 2022				
(\$ in thousands) (unaudited)	Investment Management	Operating	Corporate and Other	Discontinued Operations	Total
<b>Revenues</b>					
Property operating income	\$ —	\$ 229,045	\$ 17,363	\$ —	\$ 246,408
Fee income	45,272	—	(1,017)	—	44,255
Interest income	431	141	7,145	—	7,717
Other income	1,381	92	1,228	—	2,701
<b>Total revenues</b>	<b>47,084</b>	<b>229,278</b>	<b>24,719</b>	<b>—</b>	<b>301,081</b>
<b>Expenses</b>					
Property operating expense	—	97,457	4,708	—	102,165
Interest expense	2,632	45,222	7,194	—	55,048
Investment expense	1,002	5,547	1,076	—	7,625
Transaction-related costs	1,715	—	1,614	—	3,329
Depreciation and amortization	6,135	133,269	7,994	—	147,398
Compensation expense					
Cash and equity-based compensation	30,829	19,746	10,804	—	61,379
Carried interest and incentive fee compensation	92,738	—	—	—	92,738
Administrative expenses	7,958	7,706	23,373	—	39,037
<b>Total expenses</b>	<b>143,009</b>	<b>308,947</b>	<b>56,763</b>	<b>—</b>	<b>508,719</b>
<b>Other income (loss)</b>					
Other gain (loss), net	248	3,188	(3,762)	—	(326)
Equity method earnings (loss)	2,072	—	23,088	—	25,160
Equity method earnings (loss) - carried interest	176,944	—	—	—	176,944
<b>Income (loss) before income taxes</b>	<b>83,339</b>	<b>(76,481)</b>	<b>(12,718)</b>	<b>—</b>	<b>(5,860)</b>
Income tax benefit (expense)	(2,172)	(509)	(28,558)	—	(31,239)
<b>Income (loss) from continuing operations</b>	<b>81,167</b>	<b>(76,990)</b>	<b>(41,276)</b>	<b>—</b>	<b>(37,099)</b>
Income (loss) from discontinued operations	—	—	—	(146)	(146)
<b>Net income (loss)</b>	<b>81,167</b>	<b>(76,990)</b>	<b>(41,276)</b>	<b>(146)</b>	<b>(37,245)</b>
Net income (loss) attributable to noncontrolling interests:					
Redeemable noncontrolling interests	19	—	5,192	—	5,211
Investment entities	46,685	(66,611)	(3,228)	(13,129)	(36,283)
Operating Company	2,479	(713)	(4,297)	948	(1,583)
<b>Net income (loss) attributable to DigitalBridge Group, Inc.</b>	<b>31,984</b>	<b>(9,666)</b>	<b>(38,943)</b>	<b>12,035</b>	<b>(4,590)</b>
Preferred stock dividends	—	—	14,766	—	14,766
<b>Net income (loss) attributable to common stockholders</b>	<b>\$ 31,984</b>	<b>\$ (9,666)</b>	<b>\$ (53,709)</b>	<b>\$ 12,035</b>	<b>\$ (19,356)</b>

# Ilc. Financial Results - Noncontrolling Interests' Share Segment

## Operating Results

	Three Months Ended December 31, 2022				
	Investment Management	Operating	Corporate and Other	Discontinued Operations	Total
<i>(\$ in thousands) (unaudited)</i>					
<b>Revenues</b>					
Property operating income	\$ —	\$ 201,858	\$ 7,546	\$ —	\$ 209,404
Fee income	—	—	—	—	—
Interest income	—	1	111	—	112
Other income	—	82	505	—	587
<b>Total revenues</b>	<b>—</b>	<b>201,941</b>	<b>8,162</b>	<b>—</b>	<b>210,103</b>
<b>Expenses</b>					
Property operating expense	—	85,922	2,047	—	87,969
Interest expense	—	39,063	1,195	—	40,258
Investment expense	—	4,835	404	—	5,239
Depreciation and amortization	—	117,317	3,237	—	120,554
Compensation expense					
Cash and equity-based compensation	—	17,654	—	—	17,654
Carried interest and incentive fee compensation	31,506	—	—	—	31,506
Administrative expenses	—	6,733	418	—	7,151
<b>Total expenses</b>	<b>31,506</b>	<b>271,524</b>	<b>7,301</b>	<b>—</b>	<b>310,331</b>
<b>Other income (loss)</b>					
Other gain (loss), net	—	2,732	(2,492)	—	240
Equity method earnings (loss)	778	—	5,835	—	6,613
Equity method earnings (loss) - carried interest	64,837	—	—	—	64,837
<b>Income (loss) before income taxes</b>	<b>34,109</b>	<b>(66,851)</b>	<b>4,204</b>	<b>—</b>	<b>(28,538)</b>
Income tax benefit (expense)	—	(454)	(169)	—	(623)
<b>Net income (loss)</b>	<b>34,109</b>	<b>(67,305)</b>	<b>4,035</b>	<b>—</b>	<b>(29,161)</b>
Income (loss) from discontinued operations	—	—	—	(13,129)	(13,129)
Non-pro rata allocation of income (loss) to noncontrolling interests	12,595	694	(2,071)	—	11,218
<b>Net income (loss) attributable to noncontrolling interests</b>	<b>\$ 46,704</b>	<b>\$ (66,611)</b>	<b>\$ 1,964</b>	<b>\$ (13,129)</b>	<b>\$ (31,072)</b>

# IId. Financial Results - Segment Reconciliation of Net Income to DE and Adjusted EBITDA

(\$ in thousands; for the three months ended December 31, 2022; and unaudited)	OP pro rata share by segment					Amounts attributable to noncontrolling interests	DBRG consolidated as reported
	IM	Operating	Corporate and Other	Discontinued Operations	Total OP pro rata share		
Net income (loss) attributable to common stockholders	\$ 31,984	\$ (9,666)	\$ (53,709)	\$ 12,035	\$ (19,356)	\$ —	\$ (19,356)
Net income (loss) attributable to noncontrolling common interests in Operating Company	2,479	(713)	(4,297)	948	(1,583)	—	(1,583)
<b>Net income (loss) attributable to common interests in Operating Company and common stockholders</b>	<b>34,463</b>	<b>(10,379)</b>	<b>(58,006)</b>	<b>12,983</b>	<b>(20,939)</b>	<b>—</b>	<b>(20,939)</b>
<b>Adjustments for Distributable Earnings (DE):</b>							
Transaction-related and restructuring charges <sup>(1)</sup>	9,276	80	13,260	126	22,742	1,030	23,772
Non-real estate (gains) losses, excluding realized gains or losses of digital assets within the Corporate and Other segment	(1,515)	(425)	(10,269)	(8,029)	(20,238)	4,188	(16,050)
Net unrealized carried interest	(26,913)	—	—	—	(26,913)	(43,628)	(70,541)
Equity-based compensation expense	7,939	(11)	(329)	(238)	7,361	188	7,549
Depreciation and amortization	6,135	16,576	8,074	206	30,991	120,675	151,666
Straight-line rent revenue and expense	66	(282)	(3,105)	6	(3,315)	(3,748)	(7,063)
Amortization of acquired above- and below-market lease values, net	—	19	—	—	19	81	100
Non-revenue enhancing capital expenditures	—	(1,786)	—	—	(1,786)	(12,988)	(14,774)
Debt prepayment penalties and amortization of deferred financing costs and debt premiums and discounts	356	596	592	16	1,560	4,012	5,572
Adjustment to reflect BRSP cash dividend declared	—	—	4,122	—	4,122	—	4,122
Income tax effect on certain of the foregoing adjustments	—	55	—	—	55	—	55
Adjustments attributable to noncontrolling interests in investment entities	—	—	—	—	—	(69,810)	(69,810)
DE from discontinued operations	—	—	—	(5,070)	(5,070)	—	(5,070)
<b>After-tax DE</b>	<b>\$ 29,807</b>	<b>\$ 4,443</b>	<b>\$ (45,661)</b>	<b>\$ —</b>	<b>\$ (11,411)</b>	<b>\$ —</b>	<b>\$ (11,411)</b>

Notes:

(1) Restructuring charges primarily represent costs and charges incurred as a result of corporate restructuring and reorganization to implement the digital evolution. These costs and charges include severance, retention, relocation, transition, shareholder settlement and other related restructuring costs, which are not reflective of the Company's core operating performance.

# IId. Financial Results - Segment Reconciliation of Net Income to DE and Adjusted EBITDA

	OP pro rata share by segment				Total OP pro rata share
	IM	Operating	Corporate and Other	Discontinued Operations	
<i>(\$ in thousands; for the three months ended December 31, 2022; and unaudited)</i>					
<b>After-tax DE</b>	\$ 29,807	\$ 4,443	\$ (45,661)	\$ —	\$ (11,411)
Interest expense included in DE	2,275	6,072	5,409	—	13,756
Income tax expense (benefit) included in DE	2,172	55	28,389	—	30,616
Preferred dividends	—	—	14,765	—	14,765
Earnings of equity method investments	—	—	(8,842)	—	(8,842)
Net realized carried interest and incentive fees	(12,377)	—	—	—	(12,377)
Investment costs and non-revenue enhancing capital expenditures in DE	(292)	1,544	—	—	1,252
<b>Adjusted EBITDA</b>	<b>\$ 21,585</b>	<b>\$ 12,114</b>	<b>\$ (5,940)</b>	<b>\$ —</b>	<b>\$ 27,759</b>

# Fourth Quarter 2022 Valuation Allowance

Fourth quarter 2022 net loss and DE included a \$53 million non-cash valuation allowance against deferred tax assets of a subsidiary of the Company. In future periods, this valuation allowance will be reversed as a deferred tax benefit when the realizability of all or some portion of these DTAs are achieved.

As of December 31, 2022, the Company had \$359 million gross, or \$88 million tax-effected, in U.S. net operating loss carry forwards attributable to U.S. federal losses incurred after December 31, 2017, which can be carried forward indefinitely.

Below presents the significant net operating and capital loss carry forwards the Company has which it can apply to its income from the investment management business and capital gains earned in future years.

*(\$ in thousands)*

<b>December 31, 2022</b>	<b>Gross Amount</b>	<b>Deferred Tax Asset (tax effected)</b>	<b>Valuation Allowance (ASC 740 GAAP)</b>
Net Operating Loss Carry Forward - U.S.	\$ 359,115	\$ 87,707	\$ (87,707)
Net Operating Loss Carry Forward - Foreign	19,583	4,517	(3,362)
<b>Total net operating loss carry forward</b>	<b>\$ 378,698</b>	<b>\$ 92,224</b>	<b>\$ (91,068)</b>
Capital Loss Carry Forward - U.S.	1,013,323	252,904	(252,904)
<b>Total net operating and capital loss carry forward</b>	<b>\$ 1,392,021</b>	<b>\$ 345,128</b>	<b>\$ (343,972)</b>

# IIIa. Capitalization - Debt Summary

(\$ in thousands; as of December 31, 2022)

## Consolidated debt

	Payments due by period <sup>(1)</sup>					Total
	2023	2024	2025	2026	2027 and after	
<b>Investment-level debt:</b>						
Operating - Fixed	\$ 219,792	\$ 600,753	\$ 700,000	\$ 1,519,690	\$ 600,000	\$ 3,640,235
Operating - Variable	9,000	278,250	475,250	231,000	—	993,500
Other - Variable	—	500	—	—	—	500
Total Investment-level debt	228,792	879,503	1,175,250	1,750,690	600,000	4,634,235
<b>Corporate debt:</b>						
2021-1, A-1 Variable Funding Notes	—	—	—	—	—	—
2021-1, Class A-2 Term Notes	—	—	—	300,000	—	300,000
Convertible/exchangeable senior notes	200,000	—	78,422	—	—	278,422
<b>Total debt - consolidated</b>	<b>\$ 428,792</b>	<b>\$ 879,503</b>	<b>\$ 1,253,672</b>	<b>\$ 2,050,690</b>	<b>\$ 600,000</b>	<b>\$ 5,212,657</b>

## DBRG OP share of debt

	Payments due by period <sup>(1)</sup>					Total	Fixed/ Variable	WA Interest Rate	WA Remaining Term
	2023	2024	2025	2026	2027 and after				
<b>Investment-level debt:</b>									
Operating - Fixed	\$ 28,859	\$ 78,879	\$ 91,910	\$ 178,653	\$ 78,780	\$ 457,081	Fixed	2.4%	3.1
Operating - Variable	992	30,663	52,373	26,997	—	111,025	Variable	8.4%	2.6
Other - Variable	—	124	—	—	—	124	Variable	6.0%	1.6
Total Investment-level debt	29,851	109,666	144,283	205,650	78,780	568,230			
<b>Corporate debt:</b>									
2021-1, A-1 Variable Funding Notes	—	—	—	—	—	—	Variable	n/a	3.7
2021-1, Class A-2 Term Notes	—	—	—	300,000	—	300,000	Fixed	3.9%	3.7
Convertible/exchangeable senior notes	200,000	—	78,422	—	—	278,422	Fixed	5.2%	0.9
<b>Total debt - DBRG OP share</b>	<b>\$ 229,851</b>	<b>\$ 109,666</b>	<b>\$ 222,705</b>	<b>\$ 505,650</b>	<b>\$ 78,780</b>	<b>\$ 1,146,652</b>			

## Net corporate debt

Cash and cash equivalents - consolidated	\$ 918,254
less: Noncontrolling interests	(104,926)
less: Investment level cash - DBRG OP share	(79,946)
Corporate cash - DBRG OP share	733,382
Corporate debt - DBRG OP share	(578,422)
<b>Net corporate debt - DBRG OP share</b>	<b>\$ 154,960</b>

Notes:

(1) Maturity dates are based on initial maturity dates or extended maturity dates, where applicable, the extension option is at the Company's discretion and if the criteria to extend have been met as of the reporting date.

# IIIb. Capitalization - DBRG Series 2021-1

(\$ in thousands, as of December 31, 2022)

## Class A-2 Term Notes

Amount outstanding	\$	300,000
Interest rate		3.933 %
Anticipated Repayment Date (ARD)		September 25, 2026
Kroll Rating		BBB

## Class A-1 Variable Funding Notes

Maximum Available	\$	300,000	<sup>(1)</sup>
Amount outstanding	\$	—	
Interest Rate		1M Term SOFR + 3.00%	<sup>(1)</sup>
Fully extended Anticipated Repayment Date (ARD) <sup>(2)</sup>		September 25, 2026	

### Financial covenants:

	<u>Covenant level</u>
Debt Service Coverage Ratio <sup>(3)</sup>	Minimum 1.75x
Loan to Value Ratio <sup>(4)</sup>	Less than 35.0%
Investment Management Expense Ratio <sup>(5)</sup>	Less than 60.0%

Company status: As of February 23, 2023, DBRG is meeting all required covenant threshold levels.

#### Notes:

- Effective April 1, 2022, the maximum principal amount of the Series 2021-1 Class A-1 Variable Funding Notes increased to \$300 million and Term SOFR replaced LIBOR as the benchmark for accruing interest on the Series 2021-1 Class A-1 Variable Funding Notes. 1 month term SOFR is adjusted to include 0.11448% as defined in the Amendment No.1 to Class A-1 Note Purchase Agreement.
- Anticipated Repayment Date is September 25, 2026 including two 1-year extension options subject to 1) either rating agency confirmation and consent of VFN noteholders are obtained or DSCR exceeding 1.75x, 2) term notes rating not less than BBB- 3) the payment of a 0.05% extension fee and 4) other customary conditions.
- Debt service coverage ratio covenant thresholds: minimum of 1.75x for ability to borrow from the VFN; below 1.75x to 1.50x = 50% cash trap; below 1.50x to 1.20x = 100% cash trap; and below 1.20x = cash sweep.
- 100% cash sweep until LTV is less than 35%.
- 50% cash sweep until ratio is less than 60%.

# IIIc. Capitalization - Convertible/Exchangeable Notes & Perpetual Preferred Stock

(\$ in thousands; except per share data; as of December 31, 2022)

## Convertible/exchangeable debt

Description	Outstanding principal	Final due date <sup>(1)</sup>	Interest rate	Conversion price (per share of common stock)	Conversion ratio	Conversion shares
5.75% Exchangeable senior notes	\$ 78,422	July 15, 2025	5.75% fixed	\$ 9.20	108.6956	8,524
5.0% Convertible senior notes	200,000	April 15, 2023	5.00% fixed	63.02	15.8675	3,174
<b>Total convertible debt</b>	<b>\$ 278,422</b>					

## Perpetual preferred stock

Description	Liquidation preference	Shares outstanding (In thousands)	Callable period
Series H 7.125% cumulative redeemable perpetual preferred stock	210,756	8,430	Callable
Series I 7.15% cumulative redeemable perpetual preferred stock	324,728	12,989	Callable
Series J 7.125% cumulative redeemable perpetual preferred stock	292,295	11,692	Callable
<b>Total preferred stock</b>	<b>\$ 827,779</b>	<b>33,111</b>	

Notes:

(1) Callable at principal amount only if DBRG common stock has traded at least 130% of the conversion price for 20 of 30 consecutive trading days: on or after July 21, 2023, for the 5.75% exchangeable senior notes and on or after April 22, 2020, for the 5.0% convertible senior notes.

# IV. Operating

(\$ in millions, unless otherwise noted)

## Portfolio Overview

	12/31/22	9/30/22	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21	3/31/21
<b>Consolidated amount</b>								
Asset <sup>(1)</sup>	\$ 8,704	\$ 8,515	\$ 8,429	\$ 8,397	\$ 7,624	\$ 7,211	\$ 6,736	\$ 6,633
Debt <sup>(2)(3)</sup>	(4,634)	(4,506)	(4,477)	(4,479)	(4,217)	(3,817)	(3,374)	(3,369)
<b>Net Carrying Value - Consolidated</b>	<b>\$ 4,070</b>	<b>\$ 4,009</b>	<b>\$ 3,952</b>	<b>\$ 3,918</b>	<b>\$ 3,407</b>	<b>\$ 3,394</b>	<b>\$ 3,362</b>	<b>\$ 3,264</b>
<b>DBRG OP share of consolidated amount</b>								
Asset <sup>(1)</sup>	\$ 1,052	\$ 1,133	\$ 1,466	\$ 1,460	\$ 1,233	\$ 1,157	\$ 1,093	\$ 1,073
Debt <sup>(2)(3)</sup>	(568)	(598)	(746)	(746)	(661)	(588)	(529)	(528)
<b>Net Carrying Value - DBRG OP share</b>	<b>\$ 484</b>	<b>\$ 535</b>	<b>\$ 720</b>	<b>\$ 714</b>	<b>\$ 572</b>	<b>\$ 569</b>	<b>\$ 564</b>	<b>\$ 545</b>
<b>DBRG net carrying value % interest</b>	<b>12 %</b>	<b>13 %</b>	<b>18 %</b>	<b>18 %</b>	<b>17 %</b>	<b>17 %</b>	<b>17 %</b>	<b>17 %</b>

(\$ in millions, unless otherwise noted)

## Operating Metrics

	12/31/2022 4Q22	9/30/2022 3Q22	6/30/2022 2Q22	3/31/2022 - 1Q22	12/31/2021 - 4Q21	9/30/2021 - 3Q21	6/30/2021 - 2Q21	3/31/2021 - 1Q21
Number of Data Centers	84	82	82	78	78	76	76	76
Max Critical I.T. Square Feet	2,405,387	2,349,827	2,317,827	1,980,317	1,949,144	1,819,946	1,809,943	1,791,781
Leased Square Feet	1,887,659	1,852,321	1,817,101	1,608,378	1,552,517	1,467,420	1,439,291	1,423,322
% Utilization Rate	78.5%	78.8%	78.4%	81.2%	79.7%	80.6%	79.5%	79.4%
MRR (Annualized)	\$ 913.4	\$ 889.0	\$ 892.0	\$ 812.3	\$ 790.4	\$ 773.1	\$ 750.2	\$ 743.0
Bookings (Annualized)	\$ 18.2	\$ 22.4	\$ 56.5	\$ 14.2	\$ 15.3	\$ 16.6	\$ 16.4	\$ 23.0
Quarterly Churn (% of Prior Quarter MRR)	1.3%	1.0%	1.7%	.9%	1.9%	1.3%	1.3%	1.3%

Notes:

(1) Includes all components related to real estate assets, including tangible real estate and lease-related intangibles and cash.

(2) Represents unpaid principal balance.

(3) For the fourth quarter 2022, in addition to debt presented, the Operating segment has \$136 million consolidated, or \$16 million DBRG OP share, of finance lease obligations, which represents the present value of payments on leases classified as finance leases, in the Other Liabilities line item on the Company's Balance Sheet.

# IV. Operating

(\$ in thousands)

## Operating Adjusted EBITDA

	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
<b>Consolidated amount</b>								
Total revenues	\$ 229,278	\$ 225,387	\$ 227,687	\$ 202,522	\$ 189,938	\$ 194,966	\$ 189,093	\$ 189,202
Property operating expenses	(97,457)	(100,051)	(94,744)	(84,003)	(78,950)	(80,226)	(77,140)	(79,862)
Compensation and administrative expenses	(27,452)	(37,974)	(29,139)	(26,855)	(28,879)	(29,766)	(28,488)	(25,947)
Investment expenses	(5,547)	(5,288)	(5,487)	(8,016)	(5,153)	(4,862)	(5,255)	(6,565)
Straight-line rent expenses and amortization of above- and below-market lease intangibles	(1,749)	(2,827)	(236)	(377)	370	482	(98)	(399)
Compensation expense—equity-based	(95)	10,852	752	752	1,918	308	308	308
Installation services	—	—	—	—	2,097	(4,058)	576	880
Transaction-related and restructuring charges	1,574	1,105	2,400	4,636	3,188	4,042	2,999	4,670
<b>Operating Adjusted EBITDA - Consolidated <sup>(1)</sup></b>	<b>\$ 98,552</b>	<b>\$ 91,204</b>	<b>\$ 101,233</b>	<b>\$ 88,659</b>	<b>\$ 84,529</b>	<b>\$ 80,886</b>	<b>\$ 81,995</b>	<b>\$ 82,287</b>

## DBRG OP share of consolidated amount

Total revenues	\$ 27,927	\$ 38,305	\$ 41,448	\$ 36,882	\$ 32,464	\$ 33,771	\$ 32,624	\$ 32,741
Property operating expenses	(11,794)	(17,096)	(17,649)	(15,614)	(13,740)	(14,115)	(13,690)	(14,165)
Compensation and administrative expenses	(3,106)	(7,348)	(6,246)	(5,752)	(5,457)	(5,615)	(5,350)	(4,888)
Investment expenses	(716)	(729)	(793)	(1,169)	(732)	(709)	(819)	(1,090)
Straight-line rent expenses and amortization of above- and below-market lease intangibles	(263)	(227)	246	195	244	295	247	192
Compensation expense—equity-based	(11)	2,092	164	164	384	62	62	62
Installation services	—	—	—	—	419	(812)	115	176
Transaction-related and restructuring charges	77	175	473	791	618	759	587	920
<b>Operating Adjusted EBITDA - DBRG OP share</b>	<b>\$ 12,114</b>	<b>\$ 15,172</b>	<b>\$ 17,643</b>	<b>\$ 15,497</b>	<b>\$ 14,200</b>	<b>\$ 13,636</b>	<b>\$ 13,776</b>	<b>\$ 13,948</b>

Notes:

(1) For a reconciliation of net income/(loss) to Adjusted EBITDA, please refer to the Appendices section of this presentation.

# IV. Operating

(\$ in thousands)

## Capital Expenditures

Consolidated amount	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
Non-revenue enhancing capital expenditures	\$ 14,775	\$ 10,992	\$ 13,377	\$ 7,418	\$ 6,410	\$ 7,387	\$ 4,423	\$ 1,220
Revenue enhancing capital expenditures	135,506	147,046	101,100	84,668	94,018	42,841	40,460	34,652
Total capital expenditures	\$ 150,281	\$ 158,038	\$ 114,477	\$ 92,086	\$ 100,428	\$ 50,228	\$ 44,883	\$ 35,872
Leasing Commissions	\$ 2,194	\$ 2,146	\$ 2,660	\$ 1,266	\$ 1,535	\$ 1,233	\$ 5,024	\$ 775

## DBRG OP share of consolidated amount

Non-revenue enhancing capital expenditures	\$ 1,746	\$ 1,878	\$ 2,571	\$ 1,372	\$ 1,097	\$ 1,349	\$ 764	\$ 226
Revenue enhancing capital expenditures	15,053	25,118	21,249	17,578	18,090	8,315	7,538	6,532
Total capital expenditures	\$ 16,799	\$ 26,996	\$ 23,820	\$ 18,950	\$ 19,187	\$ 9,664	\$ 8,302	\$ 6,758
Leasing Commissions	\$ 244	\$ 367	\$ 489	\$ 308	\$ 307	\$ 213	\$ 756	\$ 155

# V. Other

(\$ in thousands)

<b>Consolidated amount</b>	<b>4Q22</b>	<b>3Q22</b>	<b>2Q22</b>	<b>1Q22</b>	<b>4Q21</b>	<b>3Q21</b>	<b>2Q21</b>	<b>1Q21</b>
DBRG's GP Co-investment in DBP I and II Investments	\$ 343,137	\$ 277,450	\$ 284,282	\$ 248,663	\$ 242,856	\$ 230,972	\$ 225,411	\$ 173,831
Equity interests in digital investment vehicles and warehouse / seed investments	316,299	769,431	906,076	423,467	290,113	272,134	198,934	179,945
<b>Other - digital assets net carrying value</b>	<b>\$ 659,436</b>	<b>\$ 1,046,881</b>	<b>\$ 1,190,358</b>	<b>\$ 672,130</b>	<b>\$ 532,969</b>	<b>\$ 503,106</b>	<b>\$ 424,345</b>	<b>\$ 353,776</b>

## **DBRG OP share of consolidated amount**

DBRG's GP Co-investment in DBP I and II Investments	\$ 270,400	\$ 215,872	\$ 217,504	\$ 187,247	\$ 183,612	\$ 173,732	\$ 171,012	\$ 160,342
Equity interests in digital investment vehicles and warehouse / seed investments	178,379	467,014	591,066	308,578	174,566	165,902	98,476	83,384
<b>Other - digital assets net carrying value</b>	<b>\$ 448,779</b>	<b>\$ 682,886</b>	<b>\$ 808,570</b>	<b>\$ 495,825</b>	<b>\$ 358,178</b>	<b>\$ 339,634</b>	<b>\$ 269,488</b>	<b>\$ 243,726</b>

# VI. Cash G&A Expense

(\$ in thousands)

	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
<b>Investment Management Cash G&amp;A</b>								
Cash and equity-based compensation	\$ 30,829	\$ 22,566	\$ 23,230	\$ 24,808	\$ 20,802	\$ 21,606	\$ 16,262	\$ 12,385
Administrative expenses	7,958	4,517	4,869	4,171	4,387	5,820	9,345	2,131
Compensation expense—equity-based	(7,939)	(2,654)	(3,361)	(3,190)	(2,011)	(2,046)	(1,785)	(1,533)
Administrative expenses—straight-line rent	(66)	(68)	(76)	(159)	(75)	(74)	(50)	(5)
Administrative expenses—placement agent fee	—	—	—	—	(880)	(3,069)	(6,959)	(59)
Transaction-related and restructuring charges	(6,560)	(1,035)	(2,143)	(3,943)	(2,502)	(2,629)	(50)	—
<b>Investment Management Cash G&amp;A</b>	<b>24,222</b>	<b>23,326</b>	<b>22,519</b>	<b>21,687</b>	<b>19,721</b>	<b>19,608</b>	<b>16,763</b>	<b>12,919</b>
<b>Corporate &amp; Other Cash G&amp;A</b>								
Cash and equity-based compensation	10,804	12,404	9,333	20,778	12,084	15,200	13,061	48,372
Administrative expenses	23,373	17,992	12,574	16,815	21,171	12,474	9,548	7,747
Compensation expense—equity-based	329	(5,171)	(4,840)	(5,878)	(3,837)	(4,651)	(5,721)	(14,065)
Administrative expenses—straight-line rent	485	660	741	856	1,195	602	375	591
Administrative expenses—noncontrolling interests	(248)	(338)	(327)	(302)	(377)	(332)	(255)	(248)
Transaction-related and restructuring charges	(18,443)	(10,549)	(2,828)	(14,352)	(14,229)	(5,027)	(1,399)	(29,626)
<b>Corporate &amp; Other Cash G&amp;A</b>	<b>16,300</b>	<b>14,998</b>	<b>14,653</b>	<b>17,917</b>	<b>16,007</b>	<b>18,266</b>	<b>15,609</b>	<b>12,771</b>
<b>DBRG Cash G&amp;A excluding Portfolio Company G&amp;A</b>	<b>\$ 40,522</b>	<b>\$ 38,324</b>	<b>\$ 37,172</b>	<b>\$ 39,604</b>	<b>\$ 35,728</b>	<b>\$ 37,874</b>	<b>\$ 32,372</b>	<b>\$ 25,690</b>
<b>Corporate &amp; Other EBITDA</b>								
EBITDA, excluding Cash G&A	\$ 10,360	\$ 9,825	\$ 9,414	\$ 8,162	\$ 1,273	\$ 1,515	\$ (239)	\$ (284)
Cash G&A	(16,300)	(14,998)	(14,653)	(17,917)	(16,007)	(18,266)	(15,609)	(12,771)
<b>Corporate &amp; Other EBITDA</b>	<b>\$ (5,940)</b>	<b>\$ (5,173)</b>	<b>\$ (5,239)</b>	<b>\$ (9,755)</b>	<b>\$ (14,734)</b>	<b>\$ (16,751)</b>	<b>\$ (15,848)</b>	<b>\$ (13,055)</b>

# Appendices

# Reconciliations of IM FRE and Operating Adjusted EBITDA to Net Income (Loss)

(\$ in thousands)	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
<b>IM net income (loss)</b>	<b>81,167</b>	<b>46,065</b>	<b>67,995</b>	<b>(9,143)</b>	<b>28,194</b>	<b>39,272</b>	<b>15,786</b>	<b>7,663</b>
Adjustments:								
Interest expense (income)	2,200	2,906	2,771	2,500	2,499	2,250	—	(1)
Investment expense, net of reimbursement	156	230	(200)	138	(12)	—	—	32
Depreciation and amortization	6,135	5,369	5,375	5,276	5,928	8,242	6,298	8,912
Compensation expense—equity-based	6,639	2,654	3,361	3,191	2,011	2,046	1,786	1,533
Compensation expense—carried interest and incentive	92,738	80,831	49,069	(20,352)	25,921	31,736	8,266	(33)
Administrative expenses—straight-line rent	1,541	68	76	159	75	74	50	(2)
Administrative expenses—placement agent fee	—	—	—	—	880	3,069	6,959	59
Transaction-related and restructuring charges	8,101	2,317	4,042	3,942	2,516	2,627	51	—
Incentive/performance fee income	(176,944)	(121,698)	(110,779)	40	(5,720)	(1,313)	(4,489)	—
Equity method (earnings) losses	(2,072)	(1,016)	(1,016)	31,062	(31,608)	(59,196)	(11,203)	195
Other (gain) loss, net	(248)	110	424	3,055	(52)	(461)	(119)	(165)
Income tax (benefit) expense	2,172	1,263	2,006	2,374	1,852	3,089	2,236	7
<b>IM Adjusted EBITDA</b>	<b>\$ 21,585</b>	<b>\$ 19,099</b>	<b>\$ 23,124</b>	<b>\$ 22,242</b>	<b>\$ 32,484</b>	<b>\$ 31,435</b>	<b>\$ 25,621</b>	<b>\$ 18,200</b>
Exclude: Start-up FRE of certain new strategies	2,643	2,399	2,335	2,362	2,306	2,224	2,059	1,938
<b>IM FRE</b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 25,459</b>	<b>\$ 24,604</b>	<b>\$ 34,790</b>	<b>\$ 33,659</b>	<b>\$ 27,680</b>	<b>\$ 20,138</b>
Wafra's 31.5% ownership	—	—	(4,700)	(7,615)	(11,033)	(10,737)	(8,210)	(6,555)
<b>DBRG OP share of IM FRE</b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 20,759</b>	<b>\$ 16,989</b>	<b>\$ 23,757</b>	<b>\$ 22,922</b>	<b>\$ 19,470</b>	<b>\$ 13,583</b>

	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
<b>Operating net income (loss) from continuing operations</b>	<b>(76,990)</b>	<b>(93,772)</b>	<b>(85,428)</b>	<b>(74,141)</b>	<b>(83,909)</b>	<b>(71,822)</b>	<b>(10,850)</b>	<b>(64,260)</b>
Adjustments:								
Interest expense	45,222	40,770	37,233	36,184	35,144	29,839	29,272	31,132
Income tax (benefit) expense	509	(5)	161	(330)	(1,941)	1,922	(66,788)	(12,268)
Depreciation and amortization	133,269	130,663	145,817	122,891	126,436	120,458	126,227	122,221
Straight-line rent expenses and amortization of above- and below-market lease intangibles	(1,749)	(2,827)	(236)	(377)	370	482	(98)	(399)
Compensation expense—equity-based	(95)	10,852	752	752	1,918	308	308	308
Installation services	—	—	—	—	2,097	(4,058)	576	880
Transaction-related and restructuring charges	1,574	1,105	2,400	4,636	3,188	4,042	2,999	4,670
Other gain/loss, net	(3,188)	4,418	534	(956)	1,226	(285)	349	3
<b>Operating Adjusted EBITDA</b>	<b>\$ 98,552</b>	<b>\$ 91,204</b>	<b>\$ 101,233</b>	<b>\$ 88,659</b>	<b>\$ 84,529</b>	<b>\$ 80,886</b>	<b>\$ 81,995</b>	<b>\$ 82,287</b>

# Reconciliations of DE and Adjusted EBITDA to Net Income (Loss)

(\$ in thousands)	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
Net income (loss) attributable to common stockholders	\$ (19,356)	\$ (63,273)	\$ (37,321)	\$ (262,316)	\$ (20,686)	\$ 41,036	\$ (141,260)	\$ (264,806)
Net income (loss) attributable to noncontrolling common interests in Operating Company	(1,583)	(4,834)	(3,090)	(22,862)	(1,946)	4,311	(14,980)	(27,896)
<b>Net income (loss) attributable to common interests in Operating Company and common stockholders</b>	<b>(20,939)</b>	<b>(68,107)</b>	<b>(40,411)</b>	<b>(285,178)</b>	<b>(22,632)</b>	<b>45,347</b>	<b>(156,240)</b>	<b>(292,702)</b>
<b>Adjustments for Distributable Earnings (DE):</b>								
Transaction-related and restructuring charges	23,772	23,249	29,300	24,668	29,977	19,501	5,174	34,482
Non-real estate (gains) losses, excluding realized gains or losses of digital assets within the Corporate and Other segment	(16,050)	51,162	13,433	130,224	(52,611)	11,319	(151,773)	267,812
Net unrealized carried interest	(70,541)	(1,228)	(58,775)	13,078	(7,375)	(27,953)	(6,485)	189
Equity-based compensation expense	7,549	18,619	9,344	18,720	19,416	9,038	11,642	19,299
Depreciation and amortization	151,666	149,131	155,909	132,876	147,137	140,110	170,454	205,325
Straight-line rent revenue and expense	(7,063)	(8,895)	(2,956)	(2,548)	(1,986)	(1,925)	(2,309)	17,225
Amortization of acquired above- and below-market lease values, net	100	80	(10)	(248)	(333)	(172)	(1,498)	6,005
Impairment loss	—	—	12,184	23,799	(40,732)	(8,210)	242,903	106,077
Gain from sales of real estate	—	—	—	3	(197)	(514)	(2,969)	(38,102)
Non-revenue enhancing capital expenditures	(14,774)	(10,992)	(13,377)	(1,372)	(1,097)	(1,349)	(764)	(226)
Debt prepayment penalties and amortization of deferred financing costs and debt premiums and discounts	5,572	5,627	5,238	98,465	36,685	7,651	10,196	45,627
Adjustment to reflect BRSP cash dividend declared	4,122	10,201	(4,660)	(9,089)	(28,243)	9,478	(40,165)	55,648
Preferred share redemption (gain) loss	—	—	—	—	2,127	2,865	—	—
Income tax effect on certain of the foregoing adjustments	55	—	—	(589)	8,195	1,663	(42,536)	(17,657)
Adjustments attributable to noncontrolling interests in investment entities	(69,810)	(136,338)	(91,676)	(132,237)	(105,150)	(83,074)	(15,334)	(406,824)
DE from discontinued operations	(5,070)	6,808	(5,958)	(9,003)	11,467	(123,075)	(25,874)	(12,391)
<b>After-tax DE</b>	<b>\$ (11,411)</b>	<b>\$ 39,317</b>	<b>\$ 7,585</b>	<b>\$ 1,569</b>	<b>\$ (5,352)</b>	<b>\$ 700</b>	<b>\$ (5,578)</b>	<b>\$ (10,213)</b>

# Reconciliations of DE and Adjusted EBITDA to Net Income (Loss)

(\$ in thousands)

	4Q22	3Q22	2Q22	1Q22	4Q21	3Q21	2Q21	1Q21
<b>After-tax DE</b>	\$ (11,411)	\$ 39,317	\$ 7,585	\$ 1,569	\$ (5,352)	\$ 700	\$ (5,578)	\$ (10,213)
Interest expense included in DE	13,756	16,348	14,142	13,280	13,775	14,160	11,834	12,387
Income tax expense (benefit) included in DE	30,616	(7,839)	(2,662)	(6,849)	631	(12,638)	(8,224)	(5,613)
Preferred dividends	14,765	15,283	15,759	15,759	16,139	17,456	18,516	18,516
Earnings of equity method investments	(8,842)	(16,285)	(6,982)	(6,691)	(6,441)	(5,784)	(6,216)	(4,440)
Placement fee expense	—	—	—	—	603	2,102	4,767	40
Net realized carried interest and incentive fees	(12,377)	(20,258)	—	1,172	(1,092)	(7)	(1,565)	11
Investment costs and non-revenue enhancing capital expenditures in DE	1,252	2,531	3,086	2,023	2,463	1,402	1,620	1,649
Non pro-rata allocation of income (loss) to noncontrolling interests	—	—	—	231	231	231	223	201
<b>Adjusted EBITDA</b>	<b>\$ 27,759</b>	<b>\$ 29,097</b>	<b>\$ 30,928</b>	<b>\$ 20,494</b>	<b>\$ 20,957</b>	<b>\$ 17,622</b>	<b>\$ 15,377</b>	<b>\$ 12,538</b>

# Definitions

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## **Assets Under Management (“AUM”)**

Assets owned by the Company's balance sheet and assets for which the Company and its affiliates provide investment management services, including assets for which the Company may or may not charge management fees and/or performance allocations. Balance sheet AUM is based on the undepreciated carrying value of digital investments and the impaired carrying value of non digital investments as of the report date. Investment management AUM is based on the cost basis of managed investments as reported by each underlying vehicle as of the report date. AUM further includes uncalled capital commitments, but excludes DBRG OP's share of non wholly-owned real estate investment management platform's AUM. The Company's calculations of AUM may differ from the calculations of other asset managers, and as a result, this measure may not be comparable to similar measures presented by other asset managers.

## **Contracted Revenue Growth (“Bookings”)**

The Company defines Bookings as either (1) a new data center customer contract for new or additional services over and above any services already being provided as well as (2) an increase in contracted rates on the same services when a contract renews. In both instances a booking is considered to be generated when a new contract is signed with the recognition of new revenue to occur when the new contract begins billing.

## **Churn**

The Company calculates Churn as the percentage of MRR lost during the period divided by the prior period's MRR. Churn is intended to represent data center customer contracts which are terminated during the period and not renewed.

## **DigitalBridge Operating Company, LLC (“DBRG OP”)**

The operating partnership through which the Company conducts all of its activities and holds substantially all of its assets and liabilities. DBRG OP share excludes noncontrolling interests in investment entities.

## **Fee-Earning Equity Under Management (“FEEUM”)**

Equity for which the Company and its affiliates provides investment management services and derives management fees and/or performance allocations. FEEUM generally represents the basis used to derive fees, which may be based on invested equity, stockholders' equity, or fair value pursuant to the terms of each underlying investment management agreement. The Company's calculations of FEEUM may differ materially from the calculations of other asset managers, and as a result, this measure may not be comparable to similar measures presented by other asset managers.

## **Fee Related Earnings Margin % (“FRE Margin %”)**

FRE Margin % represents IM FRE divided by management fee revenues, excluding one-time catch-up fees and/or incentives fees.

## **Non-revenue Enhancing Capital Expenditures**

Represents capitalized expenditures needed to maintain operating real estate which are not expected to generate incremental revenue.

## **Revenue Enhancing Capital Expenditures**

Represents capitalized expenditures including major capital improvements for expansions, transformations and incremental improvements to the operating portfolio intended to result in increased revenues and Adjusted EBITDA at the property.

## **Max Critical I.T. Square Feet**

Amount of total rentable square footage.

## **Monthly Recurring Revenue (“MRR”)**

The Company defines MRR as revenue from ongoing services that is generally fixed in price and contracted for longer than 30 days.

**UPB:** Unpaid Principal Balance

**% Utilization Rate:** Amount of leased square feet divided by max critical I.T. square feet.