SATORI CAPITAL PARTNERS

Q1 2026

NYC | Development Financing Scorecard, TTM

Drawing on public and private information, as well as SCP's proprietary deal intelligence, we have assembled a borough-level view of where development capital is flowing, at what basis, and in what volume.

Recipients are encouraged to connect with our team to benchmark their projects against the data presented here. In a market that reprices quickly, current information is a competitive advantage.

Manhattan — Avg ~$676/PSF across 39 large loans; ~8.25M SF pipeline. Fewer transactions at higher marks, concentrated in Midtown East and Chelsea.

Brooklyn — Most active borough: ~$4.2B financed across 87 loans at avg ~$564/PSF. Bed-Stuy, East NY, and Williamsburg driving multifamily volume.

Queens — Mid-pack pricing at avg ~$586/PSF. Jamaica, Astoria, and LIC lead DU production with concentrated neighborhood-scale supply.

Bronx — Largest pipeline: 13K+ DUs, 277 projects, ~10.6M SF at avg ~$420/PSF. Mott Haven / Morrisania / Fordham corridor — lower basis, different return profile.

Note: All data reflects trailing twelve months (TTM) as of Q1 2026.
Source: ACRIS, Pincus & Co, CoStar, SCP Research.

Manhattan

$/PSF	DUs	Projects	Financing
$676	4,200+	62	$3.3B

Brooklyn

$/PSF	DUs	Projects	Financing
$564	6,000+	186	$4.2B

Queens

$/PSF	DUs	Projects	Financing
$586	7,000+	56	$3.5B

Bronx

$/PSF	DUs	Projects	Financing
$420	13,000+	277	$2.7B

Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

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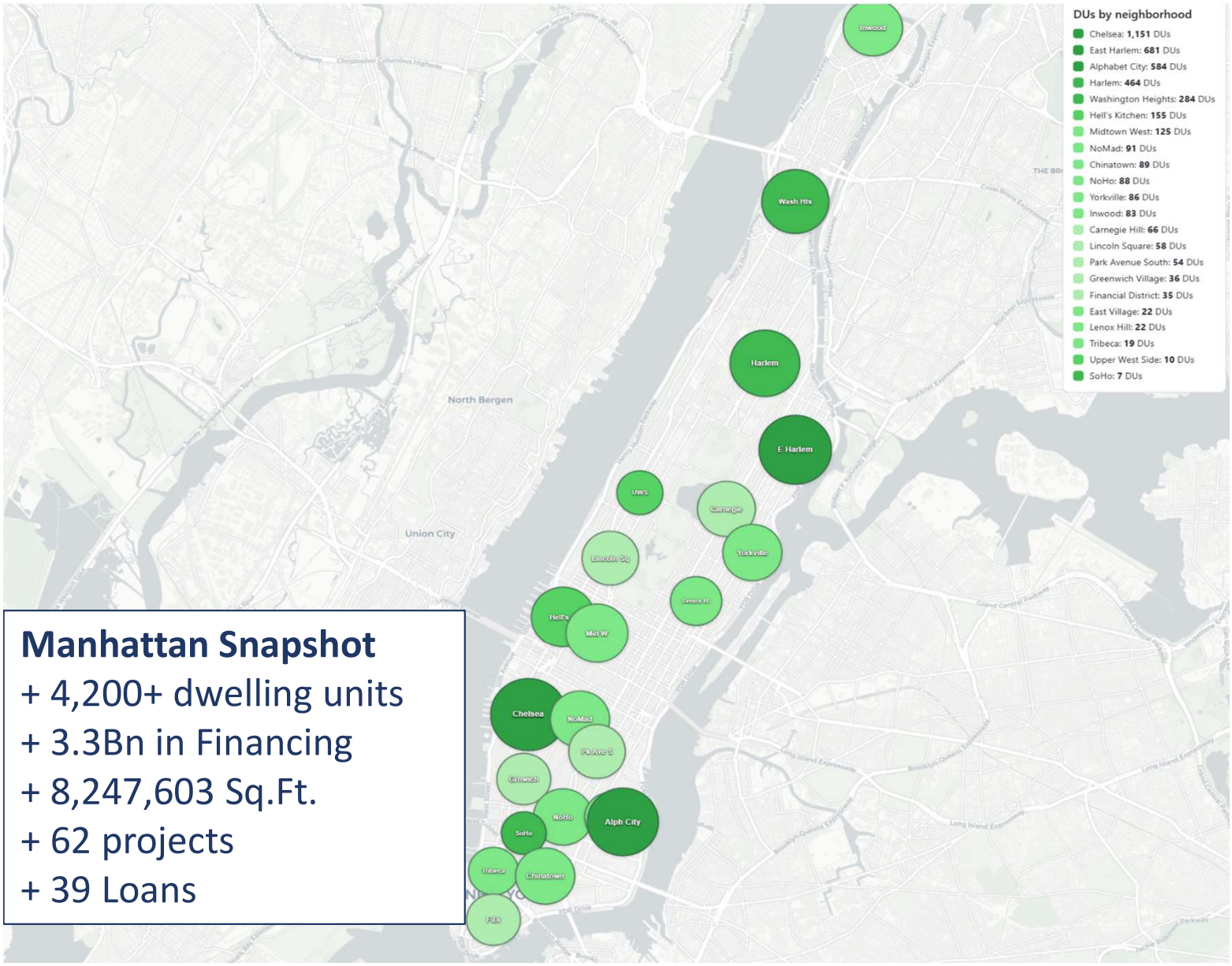
MANHATTAN | DEVELOPMENT SCORECARD, TTM



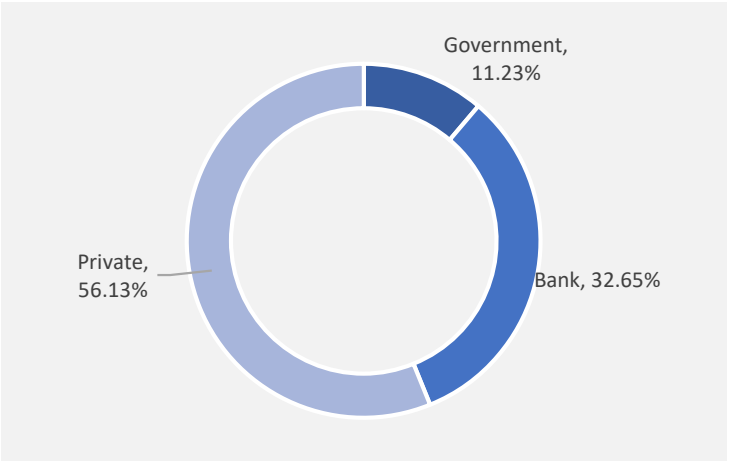
Manhattan Snapshot

+ 4,200+ dwelling units
+ 3.3Bn in Financing
+ 8,247,603 Sq.Ft.
+ 62 projects
+ 39 Loans

Top 10 Neighborhoods

#	Neighborhood	Count	DU	Sq.Ft.
1	Midtown East[1]	1	0	1,702,363
2	Chelsea	5	1,151	1,054,090
3	Civic Center	1	0	1,039,645
4	Lenox Hill	3	22	781,377
5	East Harlem	10	681	632,826
6	Alphabet City	4	584	379,543
7	Washington Heights	3	284	356,268
8	Harlem	5	464	312,307
9	Yorkville	1	86	259,203

Type of Financing (% Contribution)



Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.
1: Midtown East (row 1) reflects a commercial project and is not residential.

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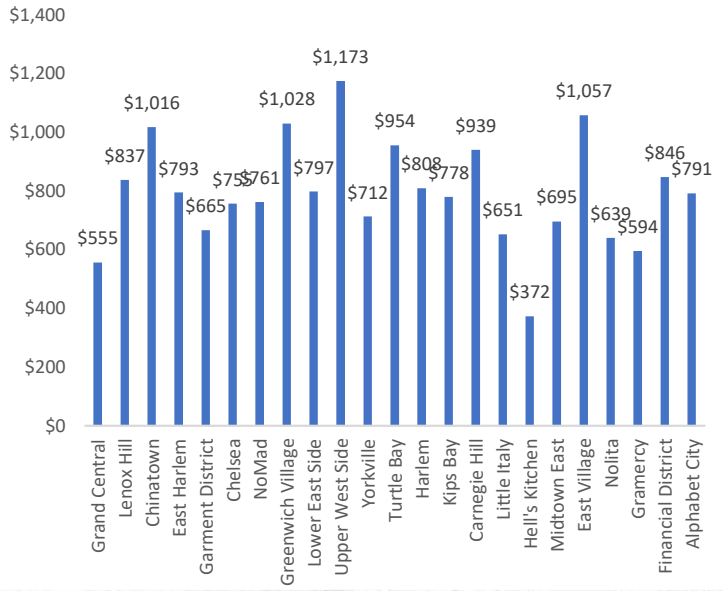
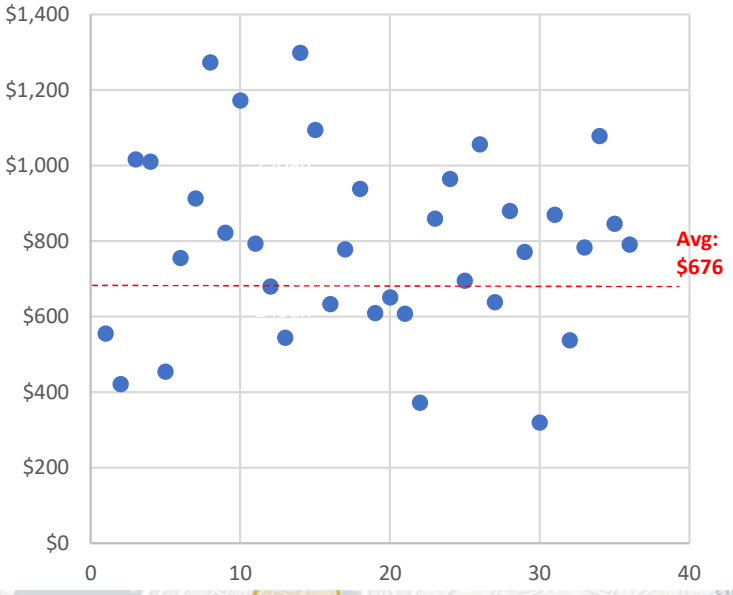
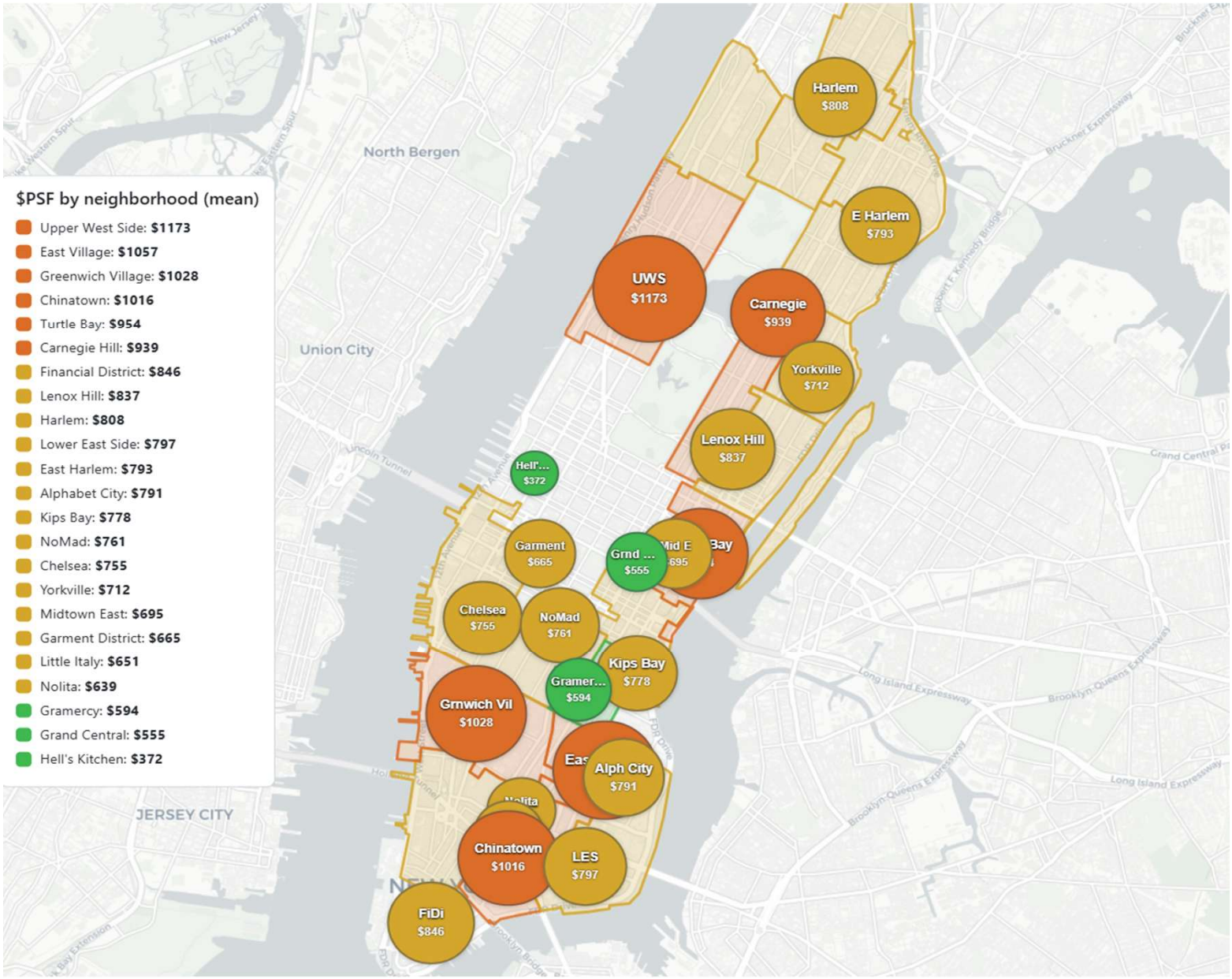
Lender Exposure: $PSF by Neighborhood



Lender Exposure: $PSF





Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

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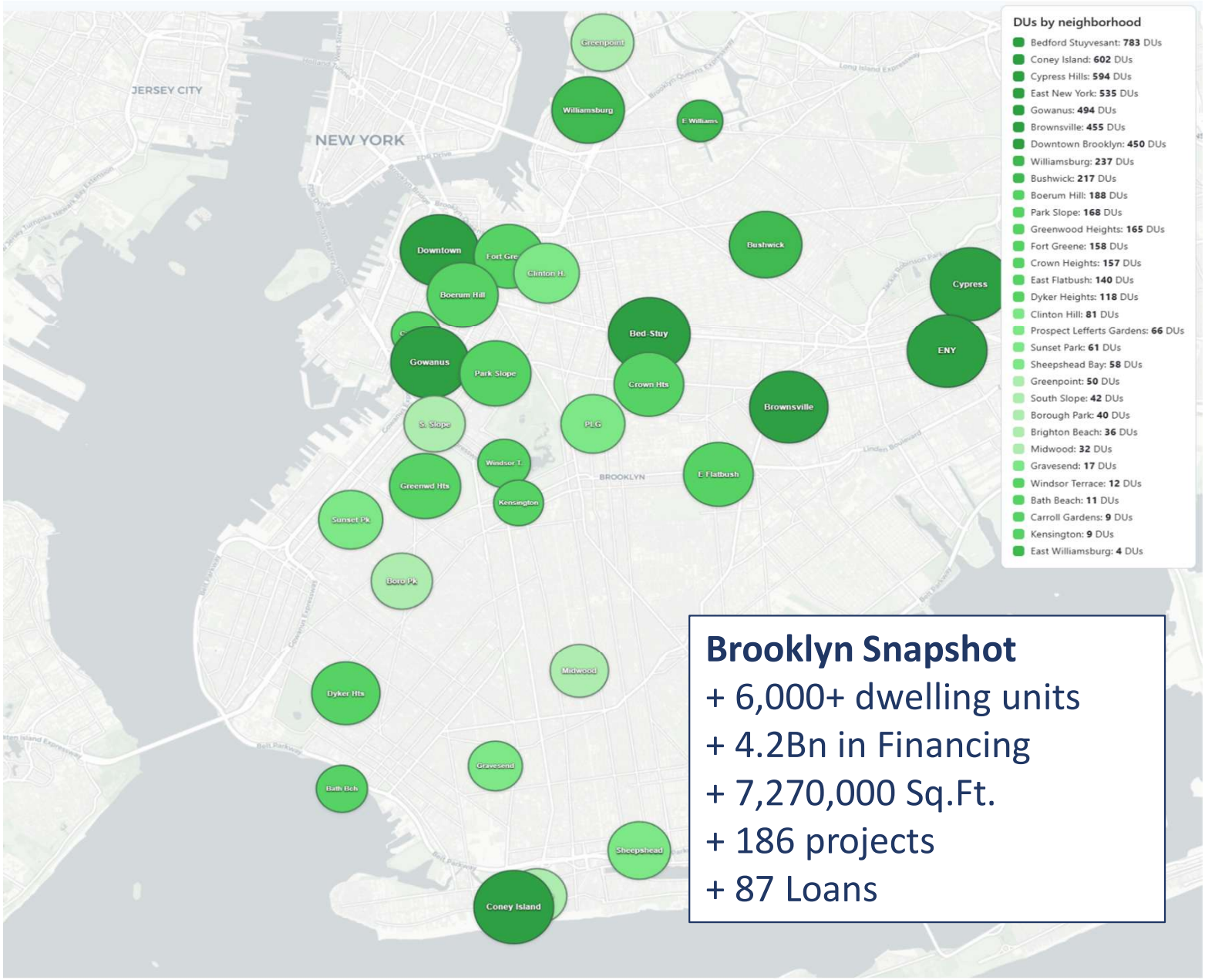
BROOKLYN | DEVELOPMENT SCORECARD, TTM



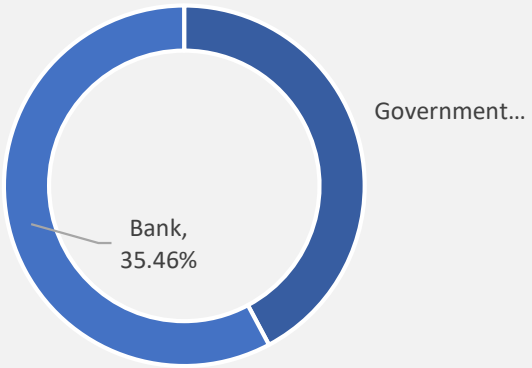
Brooklyn Snapshot

+ 6,000+ dwelling units
+ 4.2Bn in Financing
+ 7,270,000 Sq.Ft.
+ 186 projects
+ 87 Loans

Top 10 Neighborhoods

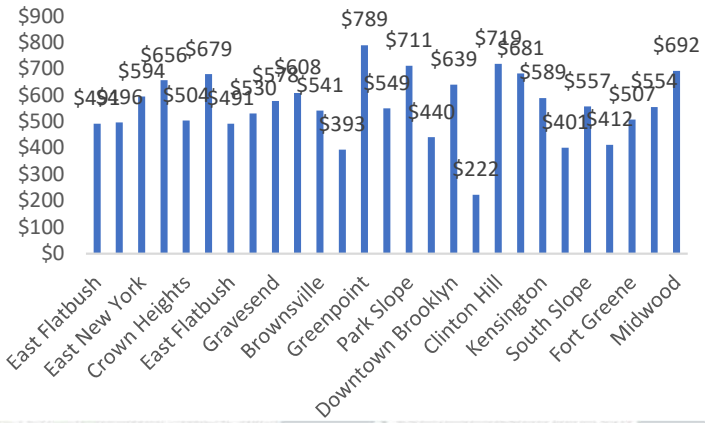
#	Neighborhood	Count	DU	Sq.Ft.
1	East Flatbush	11	140	106,167
2	Bedford Stuyvesant	25	783	45,831
3	Prospect Lefferts Gardens	5	66	45,860
4	East New York	12	535	45,819
5	Williamsburg	23	237	45,813
6	Crown Heights	8	157	45,796
7	Sheepshead Bay	4	58	45,812
8	Bath Beach	2	11	45,806
9	Borough Park	9	40	45,798
10	Gravesend	5	17	45,743

Type of Financing (% Contribution)

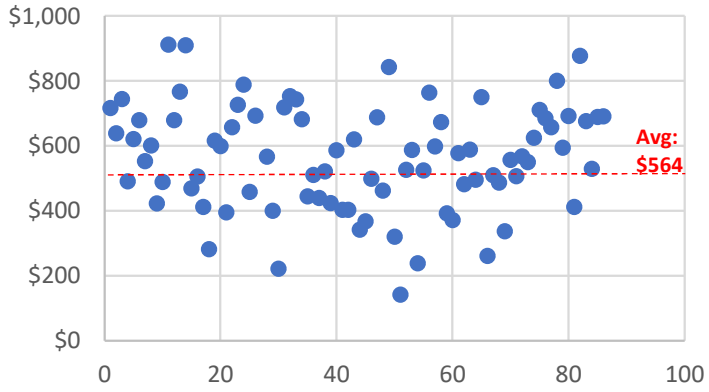


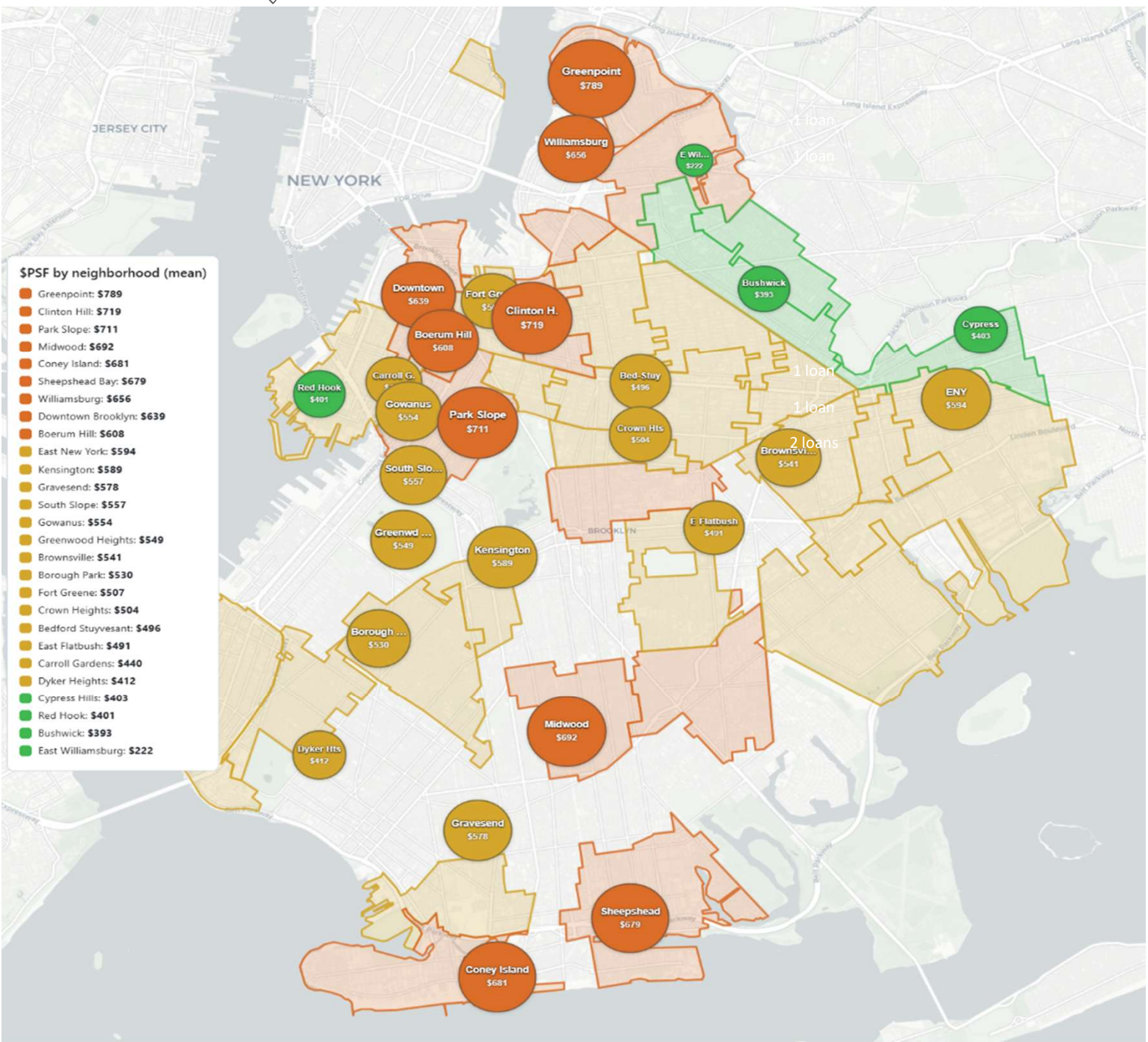
Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

Lender Exposure: $PSF by Neighborhood



Lender Exposure: $PSF





Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

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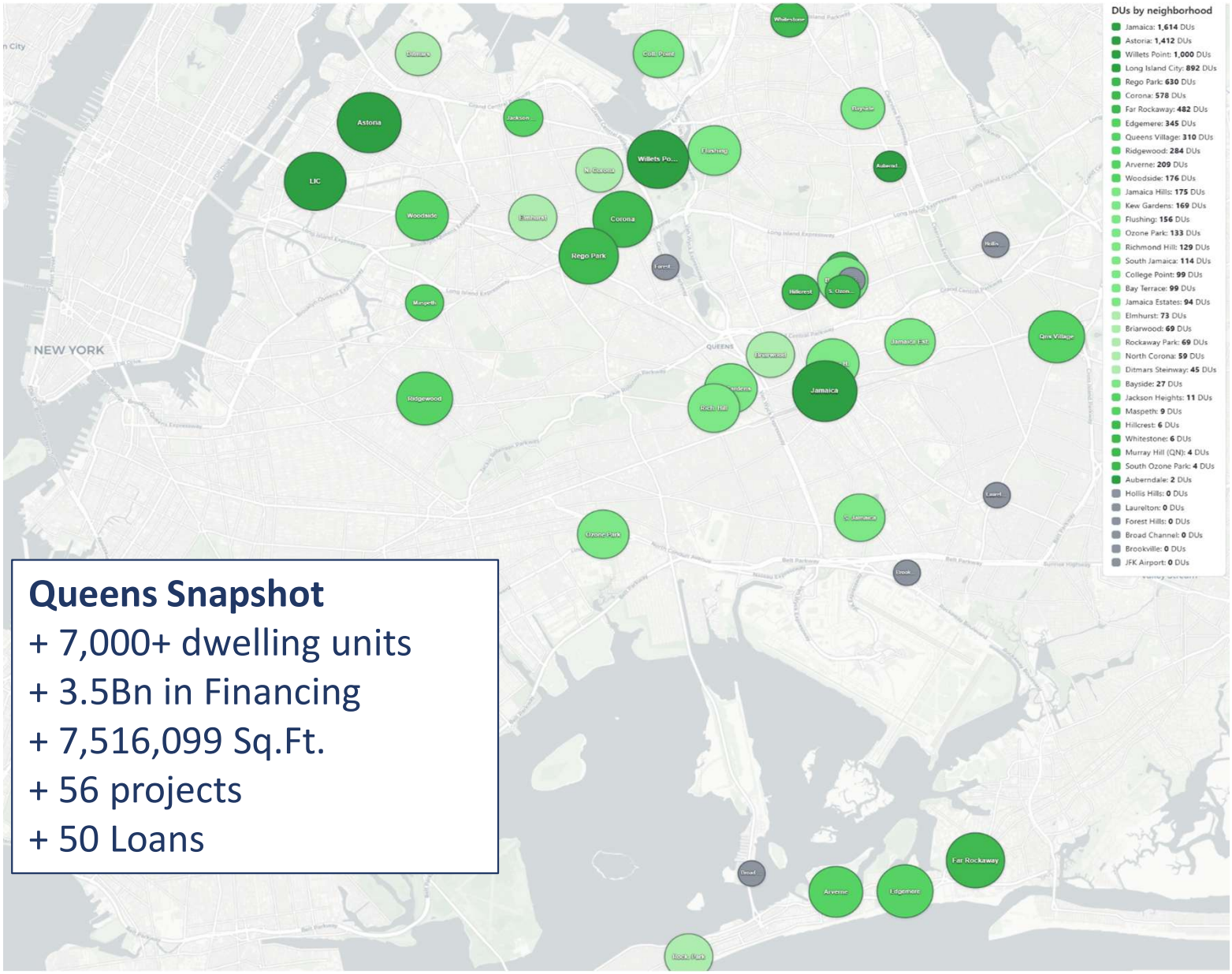
QUEENS | DEVELOPMENT SCORECARD, TTM



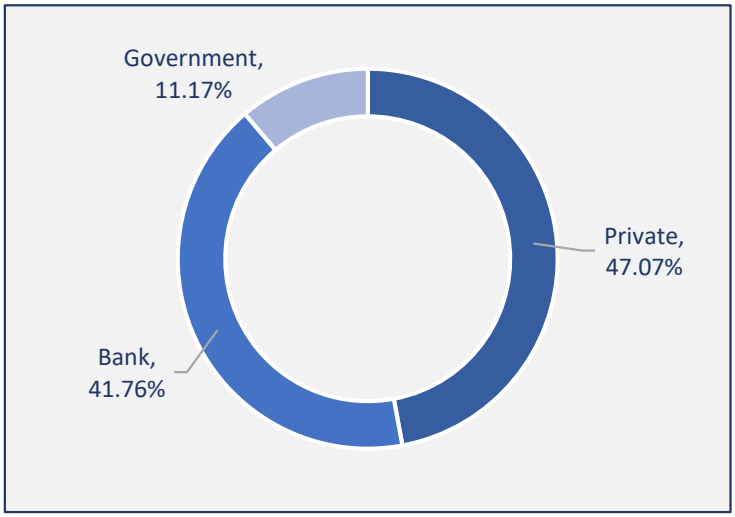
Queens Snapshot

+ 7,000+ dwelling units
+ 3.5Bn in Financing
+ 7,516,099 Sq.Ft.
+ 56 projects
+ 50 Loans

Top 10 Neighborhoods

#	Neighborhood	Count	DU	Sq.Ft.
1	Jamaica	16	1,614	1,328,667
2	Astoria	8	1,412	1,063,827
3	Long Island City	7	892	1,063,164
4	Far Rockaway	5	482	326,913
5	Ridgewood	3	284	195,802
6	Corona	2	578	544,394
7	Flushing	2	156	398,056
8	Woodside	2	176	172,298
9	Rego Park	1	630	660,029
10	Queens Village	1	310	233,142

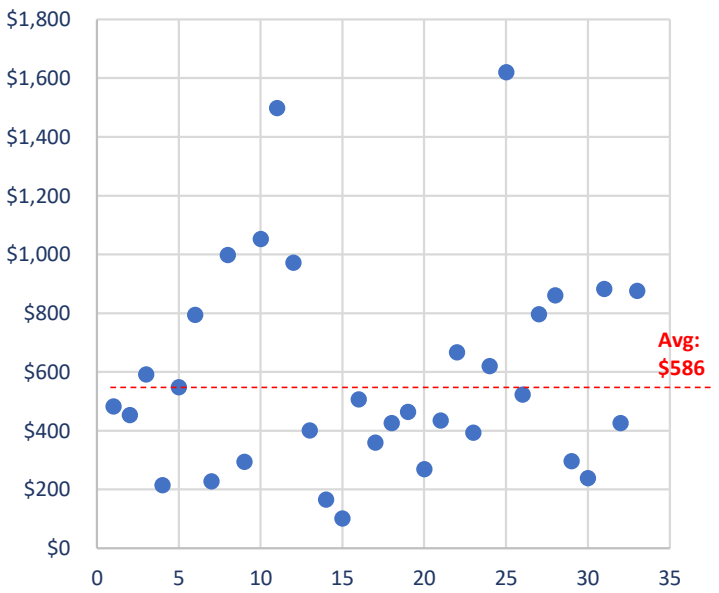
Type of Financing (% Contribution)

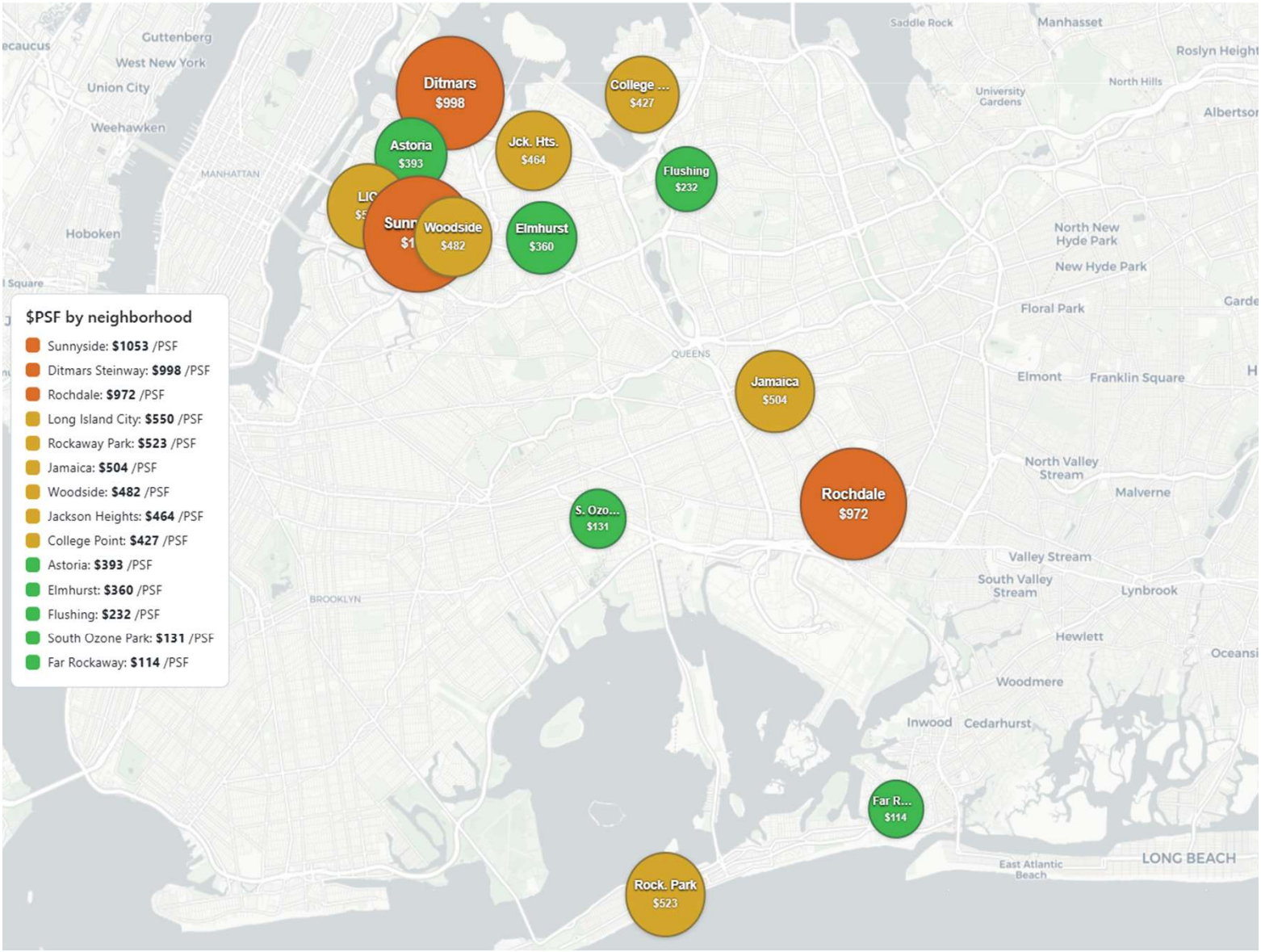


Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

Lender Exposure: $PSF by Neighborhood

Lender Exposure: $PSF





Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

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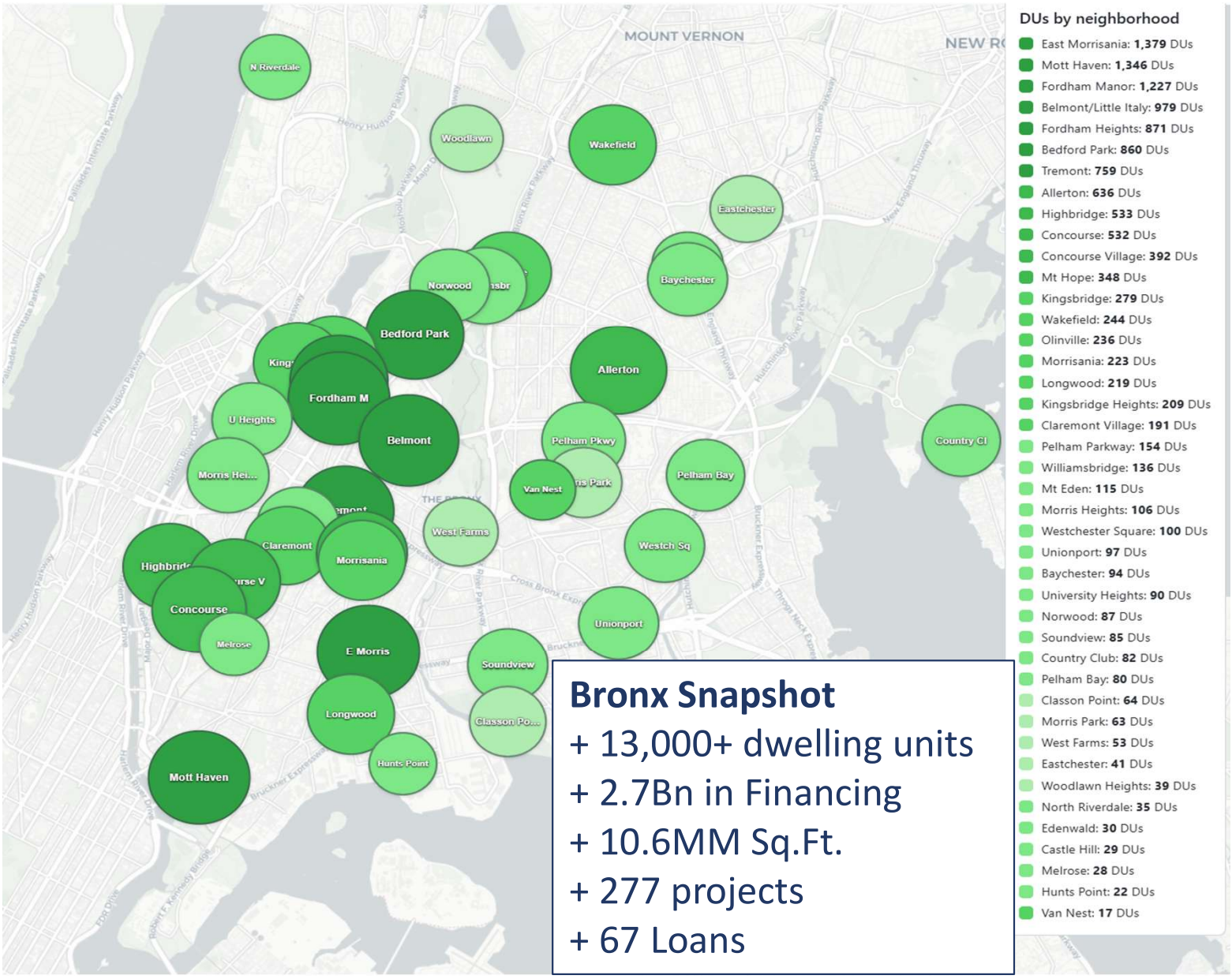
BRONX | DEVELOPMENT SCORECARD, TTM



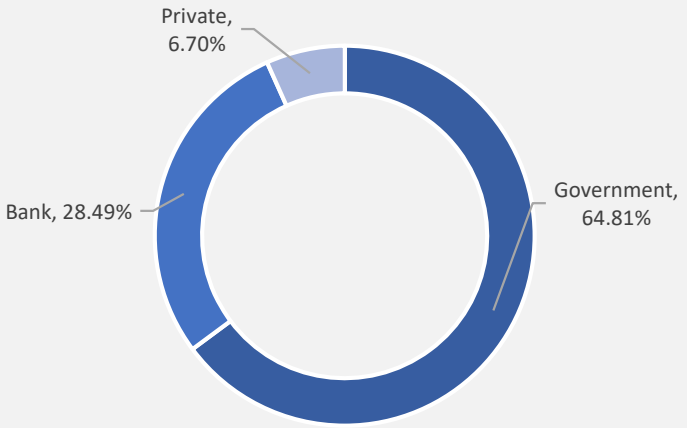
Bronx Snapshot

+ 13,000+ dwelling units
+ 2.7Bn in Financing
+ 10.6MM Sq.Ft.
+ 277 projects
+ 67 Loans

Top 10 Neighborhoods

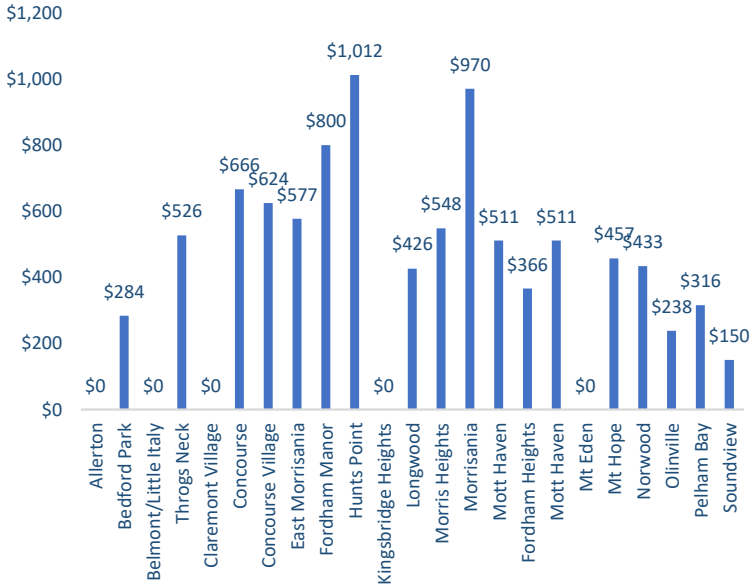
#	Neighborhood	Count	DU	Sq.Ft.
1	Mott Haven	15	1,346	1,765,816
2	Fordham Manor	12	1,227	1,074,983
3	East Morrisania	26	1,379	967,016
4	Belmont/Little Italy	18	979	666,762
5	Fordham Heights	14	871	624,497
6	Tremont	15	759	509,608
7	Bedford Park	12	860	492,122
8	Allerton	4	636	467,105
9	Concourse	4	532	457,809
10	Highbridge	12	533	342,427

Type of Financing (% Contribution)

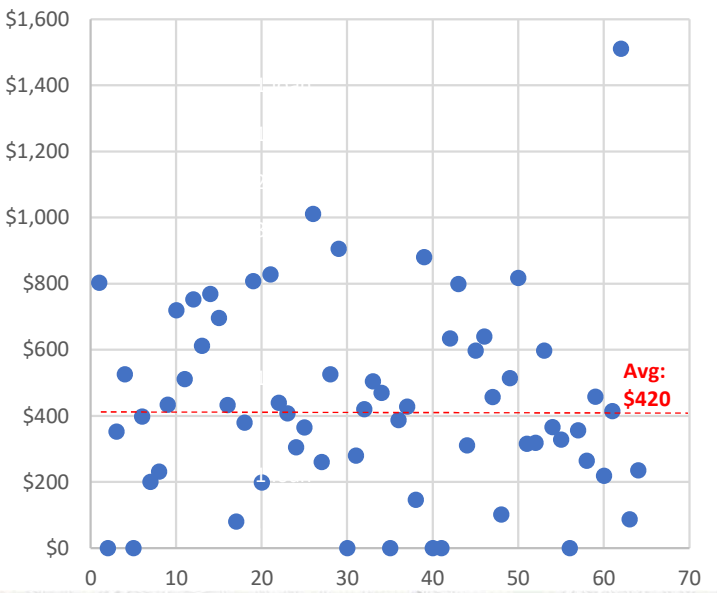


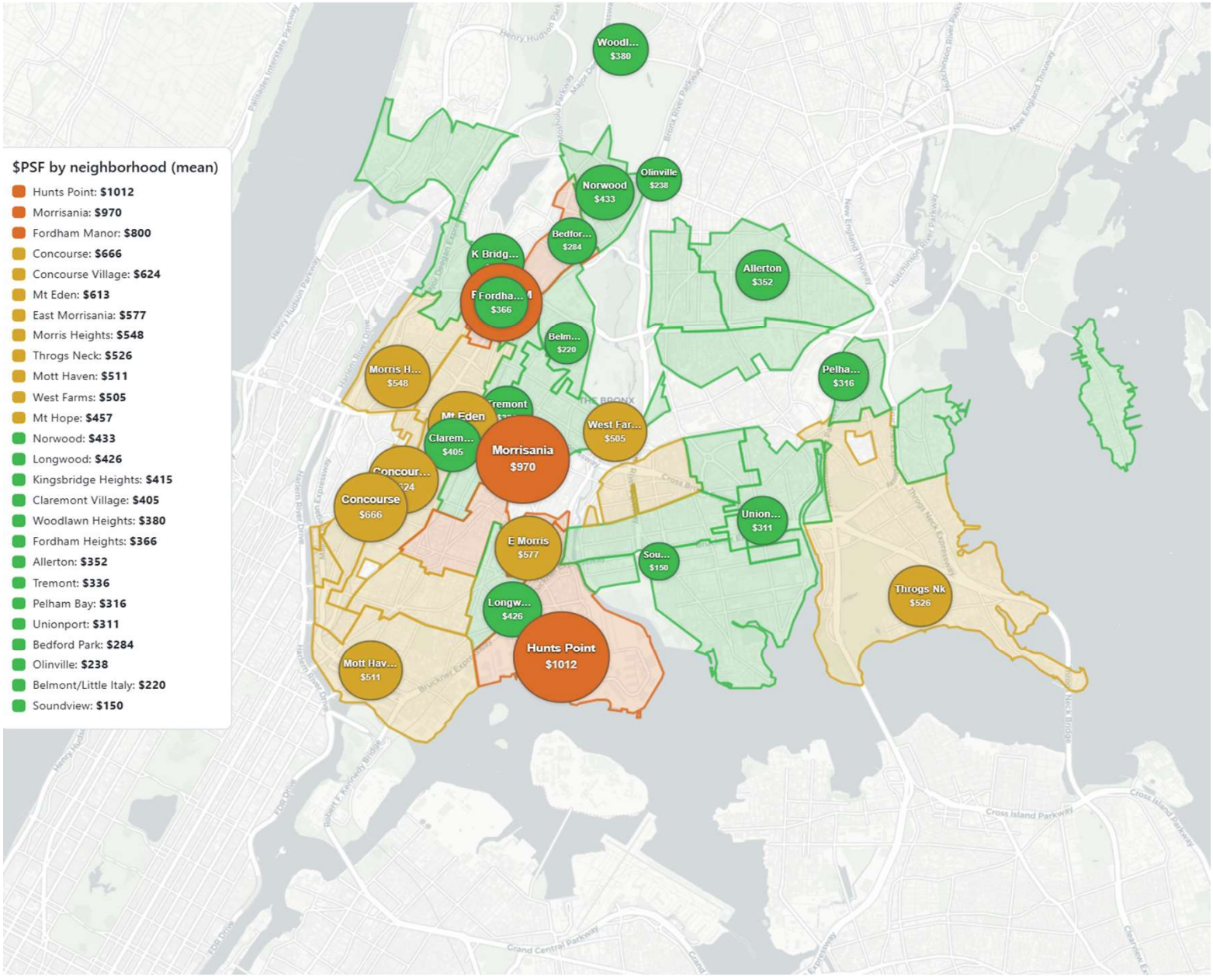
Source: Pincus & Co, ACRIS, Costar, SCP Research. Data reflects trailing twelve months (TTM) and includes all recorded loans above $5,000,000.

Lender Exposure: $PSF by Neighborhood



Lender Exposure: $PSF





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About Us

Satori Capital Partners ("Satori" or "SCP") is a boutique real estate investment and advisory firm founded in 2018. SCP's two primary business lines are (i) debt & equity placement for acquisition, development and value-add real estate projects across the United States and (ii) originating, structuring and managing debt and equity investments on commercial real estate assets primarily throughout the Northeast of the United States.

Services Offered

Capital Markets

- **Debt:** We offer clients market-leading access to private debt capital. Such as:
  - First-lien loans, unitranche, mezzanine debt, preferred equity, DIP financing etc.
  - Our priority is to understand a client's investment and create bespoke debt solutions which offer the greatest flexibility
- **Equity:** Similar to our debt advisory business, we strive to identify and structure the most accretive equity solution for your project.
- We leverage our relationships to identify the right equity partner that will facilitate your acquisition, development or recapitalization.

Advisory

- **Financial Analysis:** SCP will provide on a standalone basis financial analysis and transaction modeling to its clients
- **Fairness Opinion:** SCP can provide an unbiased opinion on potential acquisitions or dispositions
- **Capital Structure:** We analyze and evaluate current capital structures and offer advice on strategies for improvement or future risk mitigation

Data Services

- **Exploratory Data Analysis (EDA):** SCP can provide a deep statistical and rich visual analysis of public and/or private datasets related to investment opportunities
- **Predictive Analytics through Machine Learning (ML):** SCP can offer predictive analytics for future returns of target investments with the use of the latest machine learning and deep learning algorithms
- **Custom Data Analysis:** Clients can outsource their data analytic needs with security to SCP. We can derive insights from the customer's datasets with the use of state-of-the-art algorithms in combination with external data sources.

Contact Information

Aggelos Sklavenitis
Founder & Managing Principal
Mobile: +1 (347) 589 4040
Email: asklavenitis@satoricp.com
URL: www.satoricp.com

Stavros Limberopoulos
Partner & CTO
Mobile: +30 6947424662
Email: slimberopoulos@satoricp.com
URL: www.satoricp.com

Important Information
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