

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT  
Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): February 20, 2024

**DIGITALBRIDGE GROUP, INC.**

(Exact Name of Registrant as Specified in Its Charter)

Maryland  
(State or Other Jurisdiction of  
Incorporation or Organization)

001-37980  
(Commission  
File Number)

46-4591526  
(I.R.S. Employer  
Identification No.)

750 Park of Commerce Drive, Suite 210  
Boca Raton, Florida 33487  
(Address of Principal Executive Offices, Including Zip Code)

(561) 570-4644  
Registrant's telephone number, including area code:

N/A  
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Title of Class	Securities registered pursuant to Section 12(b) of the Act:	Trading Symbol(s)	Name of Each Exchange on Which Registered
Class A Common Stock, \$0.01 par value		DBRG	New York Stock Exchange
Preferred Stock, 7.125% Series H Cumulative Redeemable, \$0.01 par value		DBRG.PRH	New York Stock Exchange
Preferred Stock, 7.15% Series I Cumulative Redeemable, \$0.01 par value		DBRG.PRI	New York Stock Exchange
Preferred Stock, 7.125% Series J Cumulative Redeemable, \$0.01 par value		DBRG.PRJ	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

**Item 2.02 Results of Operations and Financial Condition.**

On February 20, 2024, DigitalBridge Group, Inc. (the "Company") issued an earnings release and detailed presentation announcing its financial position as of December 31, 2023 and its financial results for the quarter and full year ended December 31, 2023. A copy of the earnings release is attached as Exhibit 99.1 to this Current Report on Form 8-K.

On February 20, 2024, the Company also made available a Supplemental Financial Disclosure Presentation for the quarter ended December 31, 2023. A copy of the Supplemental Financial Disclosure Presentation is attached as Exhibit 99.2 to this Current Report on Form 8-K.

The information included in this Current Report on Form 8-K (including Exhibits 99.1 and 99.2 hereto) shall not be deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference into any filing made by the Company under the Exchange Act or the Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such a filing.

*Use of Website to Distribute Material Company Information*

The Company's website address is [www.digitalbridge.com](http://www.digitalbridge.com). The Company uses its website as a channel of distribution for important company information. Important information, including press releases, analyst presentations and financial information regarding the Company, is routinely posted on and accessible on the Shareholders subpage of its website, which is accessible by clicking on the tab labeled "Shareholders" on the website home page. The Company also uses its website to expedite public access to time-critical information regarding the Company in advance of or in lieu of distributing a press release or a filing with the U.S. Securities and Exchange Commission disclosing the same information. Therefore, investors should look to the Shareholders subpage of the Company's website for important and time-critical information. Visitors to the Company's website can also register to receive automatic e-mail and other notifications alerting them when new information is made available on the Shareholders subpage of the website.

**Item 9.01 Financial Statements and Exhibits.**

(d) *Exhibits.* The following exhibits are being furnished herewith to this Current Report on Form 8-K.

<b>Exhibit No.</b>	<b>Description</b>
<a href="#">99.1</a>	Earnings Release dated February 20, 2024
<a href="#">99.2</a>	Supplemental Financial Disclosure Presentation for the quarter ended December 31, 2023
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: February 20, 2024

**DIGITALBRIDGE GROUP, INC.**

By: \_\_\_\_\_ /s/ Jacky Wu  
Jacky Wu  
Executive Vice President, Chief Financial Officer and Treasurer

The logo for DigitalBridge, featuring the word "DIGITALBRIDGE" in a white, sans-serif font. To the right of the text is a stylized graphic of a bridge's cables, with several vertical lines of varying heights and a small green and blue gradient at the top.

DIGITALBRIDGE

# EARNINGS PRESENTATION 4Q 2023

February 20, 2024

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## CAUTIONARY STATEMENT REGARDING FORWARD-LOOKING STATEMENTS

This presentation may contain forward-looking statements within the meaning of the federal securities laws, including statements relating to (i) our strategy, outlook and growth prospects, (ii) our operational and financial targets and (iii) general economic trends and trends in our industry and markets. 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, difficult market and political conditions, including those resulting from supply chain difficulties, inflation, higher interest rates, a general economic slowdown or a recession; our ability to raise capital from investors for our Company, our funds and the companies that we manage; the performance of our funds and investments relative to our expectations and the highly variable nature of our revenues, earnings and cash flow; our exposure to risks inherent in the ownership and operation of infrastructure and digital infrastructure assets, including our reliance on third-party suppliers to provide power, network connectivity and certain other services to our managed companies; our exposure to business risks in Europe, Asia, Latin America and other foreign markets; our ability to increase assets under management and expand our existing and new investment strategies while maintaining consistent standards and controls; our ability to appropriately manage conflicts of interest; our ability to expand into new investment strategies, geographic markets and businesses, including through acquisitions in the infrastructure and investment management industries; the impact of climate change and regulatory efforts associated with environmental, social and governance matters; our ability to maintain effective information and cybersecurity policies, procedures and capabilities and the impact of any cybersecurity incident affecting our systems or network or the system and network of any of our managed companies or service providers; the ability of our portfolio companies to attract and retain key customers and to provide reliable services without disruption; any litigation and contractual claims against us and our affiliates, including potential settlement and litigation of such claims; our ability to obtain and maintain financing arrangements, including securitizations, on favorable or comparable terms or at all; the general volatility of the securities markets in which we participate; the market value of our assets and effects of hedging instruments on our assets; the impact of legislative, regulatory and competitive changes, including those related to privacy and data protection and new Securities and Exchange Commission ("SEC") rules governing investment advisers; 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; changes in our board of directors or management team, and availability of qualified personnel; our ability to make or maintain distributions to our stockholders; 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, 2023 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 or any investment vehicle managed or advised thereby. 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 presentation contains the following non-GAAP financial measures attributable to the Operating Company: Distributable Earnings ("DE") and Adjusted Earnings before Interest, Taxes, Depreciation and Amortization ("Adjusted EBITDA") on a company-wide basis, and specific to the Company's Investment Management segment, Fee Related Earnings ("FRE") and FRE before the effects of new investment strategies, as represented by Investment Management Adjusted EBITDA. DE and FRE are the most common metrics utilized in the investment management sector. The Company believes these non-GAAP financial measures supplement and enhance the overall understanding of its underlying financial performance and trends, and facilitate comparison among current, past and future periods and to other companies in similar lines of business. The Company uses these non-GAAP financial measures in evaluating the Company's ongoing business performance and in making operating decisions. For the same reasons, the Company believes these non-GAAP measures are useful to the Company's investors and analysts. As the Company evaluates profitability based upon continuing operations, these non-GAAP measures exclude results from discontinued operations.

These non-GAAP financial measures should be considered as a supplement to and not an alternative or in lieu of GAAP net income (loss) as measures of operating performance, or to cash flows from operating activities as indicators of liquidity. The Company's 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 fully comparable to those calculated by the Company's peers. In evaluating the information presented throughout this presentation, 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.

This presentation also includes forward-looking guidance for certain non-GAAP financial measures, including FRE / Adjusted EBITDA. These measures will differ from net income, determined in accordance with GAAP, in ways similar to those described in the reconciliations of historical Adjusted EBITDA to net income. We do not provide guidance for net income, determined in accordance with GAAP, or a reconciliation of guidance for these measures to the most directly comparable GAAP measure because the Company is not able to predict with reasonable certainty the amount or nature of all items that will be included in net income.

**Distributable Earnings ("DE").** DE generally represents the net realized earnings of the Company and is an indicative measure used by the Company to assess ongoing operating performance and in making decisions related to distributions and reinvestments. Accordingly, we believe DE provides investors and analysts transparency into the measure of performance used by the Company in its decision making.

DE reflects the ongoing operating performance of the Company's core business by generally excluding non-cash expenses, income (loss) items that are unrealized and items that may not be indicative of core operating results. This allows the Company, and its investors and analysts, to assess its operating results on a more comparable basis period-over-period. DE is calculated as an after-tax measure that differs from GAAP net income (loss) from continuing operations as a result of the following adjustments to net income (loss): transaction-related costs; restructuring charges; other gain (loss), unrealized principal investment income (loss); non-cash depreciation and amortization expense; non-cash impairment charges (if any); amortization of deferred financing costs; bond premiums and discounts; our share of unrealized carried interest allocation; net of associated compensation expense; non-cash equity-based compensation costs; preferred stock redemption gain (loss); straight-line adjustment to lease income and expense; transaction-related costs are incurred in connection with acquisitions and related costs of uncommenced transactions; other restructuring charges are related primarily to severance and retention costs. These costs, along with other gain (loss) amounts, are excluded from DE as they are related to discrete items, are not considered part of our ongoing operating cost structure, and are not reflective of our core operating performance. Other items excluded from DE are generally non-cash in nature, including income (loss) items that are unrealized, or otherwise do not represent current or future cash obligations such as amortization of deferred financing costs and straight-line lease adjustments. These items are excluded from DE as they do not contribute to the measurement of DE as a net realized earnings measure that is used in decision making related to distributions and reinvestments. Income taxes applied in the determination of DE generally represents GAAP income tax related to continued operations, and includes the benefit of deductions available to the Company on certain expense items excluded from DE (for example, equity-based compensation). As the income tax benefit arising from these excluded expense items do affect actual income tax paid or payable to the Company in any one period, the Company believes their inclusion in DE is appropriate to more accurately reflect amounts available for distribution. The items we have excluded from DE are generally consistent with the exclusions made by our peers, which we believe allows for better comparability to the DE presented by our peers.

**Adjusted Earnings before Interest, Taxes, Depreciation and Amortization ("Adjusted EBITDA").** Adjusted EBITDA is a supplemental measure derived from DE and generally presents the Company's core operating performance on a pre-tax basis, based upon recurring revenues and independent of our capital structure and leverage. We believe Adjusted EBITDA is useful to investors as an indicative measure of the Company's profitability that is recurring and sustainable and allows for better comparability of the Company's performance relative to its peers independent of capital structure and leverage. However, because Adjusted EBITDA is calculated without the effects of certain recurring cash charges, including interest expense, preferred stock dividends, and income taxes, its usefulness as a performance measure may be limited.

Adjusted EBITDA is calculated as DE adjusted to generally exclude the following items attributable to the Operating Company that are included in DE: interest expense as included in DE and income tax benefit (expense) as included in DE consistent with an EBITDA measure; preferred stock dividends; placement fee expense; and our share of incentive fees and distributed carried interest net of associated compensation expense. Items excluded from Adjusted EBITDA include preferred stock dividends as Adjusted EBITDA removes the effects to earnings associated with the Company's capital structure, and placement fees as they are inconsistent in amount and frequency depending upon timing of fundraising for our funds. Additionally, Adjusted EBITDA excludes incentive fees and distributed carried interest net of associated compensation expense to be consistent with the FRE measure for our Investment Management segment, as discussed further below.

On a go-forward basis, Adjusted EBITDA will be the equivalent of Fee Related Earnings ("FRE") on a company-wide basis, which differs from IM FRE as defined below.

**Investment Management Fee Related Earnings ("IM FRE").** Investment Management FRE is presented as Investment Management Adjusted EBITDA, further adjusted to exclude FRE associated with new investment strategies. Investment Management FRE is used to assess the extent to which direct base compensation and core operating expenses are covered by recurring fee revenues in a stabilized investment management business. Investment Management FRE is measured as recurring fee revenue that is not subject to future realization events and other income (inclusive of cost reimbursements associated with administrative expenses), net of the following: compensation expense (including non-cash equity-based compensation, and incentive and carried interest compensation expense), administrative expense (including placement fee expense and straight-line adjustment to lease expense) and FRE associated with new investment strategies.

In reconciling Investment Management FRE to GAAP net income (loss), adjustments are made to first arrive at Investment Management Adjusted EBITDA, which generally excludes the following: our share of incentive fees and carried interest net of associated compensation expense; unrealized principal investment income (loss); other gain (loss); transaction-related and restructuring charges; non-cash equity-based compensation costs; straight-line adjustment to lease expense; placement fee expense; investment expense; and to line with an EBITDA measure, non-cash depreciation and amortization expense, interest expense, and income tax benefit (expense). Consistent with an FRE measure, Investment Management Adjusted EBITDA excludes incentive fees and carried interest net of associated compensation expense, as these are not recurring fee revenue and are subject to variability given that they are performance-based and/or dependent upon future realization events. In calculating Investment Management FRE which reflects the Company's Investment Management segment as a stabilized business, Investment Management Adjusted EBITDA is further adjusted to exclude Start-Up FRE. Start-Up FRE is FRE associated with new investment strategies that have 1) not yet held a first close raising (EESUM or Z) not yet achieved break-even Adjusted EBITDA only for investment products that may be terminated sales at the Company's discretion. The Company evaluates new investment strategies on a regular basis and excludes Start-Up FRE from Investment Management FRE until such time as a new strategy is determined to form part of the Company's core investment management business.

We believe that Investment Management FRE and Investment Management Adjusted EBITDA are useful measures to investors as they reflect the Company's profitability based upon recurring fee streams that are not subject to future realization events, and without the effects of income taxes, leverage, non-cash expenses, income (loss) items that are unrealized and other items that may not be indicative of core operating results. This allows for better comparability of the profitability of the Company's investment management business on a recurring and sustainable basis.

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## DBRG REPORTS FOURTH QUARTER 2023 RESULTS

Boca Raton, February 20<sup>th</sup>, 2024 - DigitalBridge Group, Inc. (NYSE: DBRG) and subsidiaries (collectively, "DigitalBridge," or the "Company") today announced financial results for the fourth quarter ended December 31, 2023.

The Company reported fourth quarter 2023 total revenues of \$350 million, GAAP net income attributable to common stockholders of \$101 million, or \$0.61 per share, and Distributable Earnings of \$18 million, or \$0.10 per share.

### Common and Preferred Dividends

On February 16, 2024, the Company's Board of Directors declared a cash dividend of \$0.01 per common share to be paid on April 15, 2024 to shareholders of record at the close of business on March 31, 2024; and declared cash dividends with respect to each series of the Company's cumulative redeemable perpetual preferred stock in accordance with the terms of such series, as follows: Series H preferred stock: \$0.4453125 per share; Series I preferred stock: \$0.446875 per share; and Series J preferred stock: \$0.4453125 per share, which will be paid on April 15, 2024 to the respective stockholders of record on April 10, 2024.

### Fourth Quarter 2023 Conference Call

The Company will conduct an earnings conference call and presentation to discuss the fourth quarter 2023 financial results on Tuesday, February 20, 2024, at 8:00 a.m. Eastern Time (ET). The earnings presentation will be broadcast live over the Internet and a webcast link can be accessed on the Shareholders section of the Company's website at [ir.digitalbridge.com/events](http://ir.digitalbridge.com/events). To participate in the event by telephone, please dial (877) 407-4018 ten minutes prior to the start time (to allow time for registration). International callers should dial (201) 689-8471.

For those unable to participate during the live call, a replay will be available starting February 21, 2024, at 9:00 a.m. ET. To access the replay, dial (844) 512-2921 (U.S.), and use passcode 13739028. International callers should dial (412) 317-6671 and enter the same conference ID number.

DIGITALBRIDGE

“ We had a strong finish to 2023 with the best quarter in investment management fees and fee-related earnings since we assumed leadership at DigitalBridge. Following the successful deconsolidation of our Operating segment in the fourth quarter, today we are a simple, profitable, and fast-growing alternative asset manager, well-positioned to continue scaling our platform in 2024 to meet the AI-led demand for digital infrastructure. ”

Marc Ganzl  
Chief Executive Officer

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# DIGITALBRIDGE FOURTH QUARTER 2023 and 2022 GAAP RESULTS

## CONSOLIDATED STATEMENT OF OPERATIONS (In thousands, except per share data, unaudited)

	Three Months Ended December 31,	
	2023	2022
<b>Revenues</b>		
Fee revenue	\$ 74,009	\$ 44,255
Carried interest allocation	169,498	176,944
Principal investment income	19,334	22,302
Other income	13,661	27,548
<b>Total revenues</b>	<b>286,502</b>	<b>271,049</b>
<b>Expenses</b>		
Interest expense	5,226	10,753
Investment-related expense	1,308	6,306
Transaction-related costs	287	3,329
Depreciation and amortization	9,104	14,129
Compensation expense		
Compensation expense—cash and equity-based	49,748	41,633
Compensation expense—incentive fee and carried interest allocation	113,920	82,738
Administrative expenses	25,036	31,854
<b>Total expenses</b>	<b>205,529</b>	<b>201,414</b>
<b>Other income (loss)</b>		
Other gain (loss), net	(3,320)	(1,514)
<b>Income (loss) from continuing operations before income taxes</b>	<b>77,653</b>	<b>67,811</b>
Income tax benefit (expense)	3,921	(30,730)
<b>Income (loss) from continuing operations</b>	<b>81,574</b>	<b>37,081</b>
Income (loss) from discontinued operations	(33,329)	(72,660)
<b>Net income (loss)</b>	<b>48,245</b>	<b>(35,579)</b>
Net income (loss) attributable to noncontrolling interests:		
Redeemable noncontrolling interests	1,869	5,211
Investment entities	(13,515)	(36,283)
Operating Company	7,827	(1,503)
<b>Net income (loss) attributable to DigitalBridge Group, Inc.</b>	<b>43,367</b>	<b>(48,065)</b>
Preferred stock dividends	14,660	14,766
Preferred stock redemption	—	—
<b>Net income (loss) attributable to common stockholders</b>	<b>\$ 28,707</b>	<b>\$ (62,831)</b>
<b>Income (loss) per share—basic</b>		
Income (loss) from continuing operations per share—basic	\$ 0.67	\$ (0.18)
Net income (loss) attributable to common stockholders per share—basic	\$ 0.21	\$ (0.12)
<b>Income (loss) per share—diluted</b>		
Income (loss) from continuing operations per share—diluted	\$ 0.63	\$ (0.18)
Net income (loss) attributable to common stockholders per share—diluted	\$ 0.18	\$ (0.12)
<b>Weighted average number of shares</b>		
Basic	160,664	158,837
Diluted	171,195	158,837

DIGITALBRIDGE

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# AGENDA

SECTION **1** BUSINESS UPDATE

SECTION **2** FINANCIAL RESULTS

SECTION **3** EXECUTING THE DIGITAL PLAYBOOK




# 1 BUSINESS UPDATE

DIGITALBRIDGE

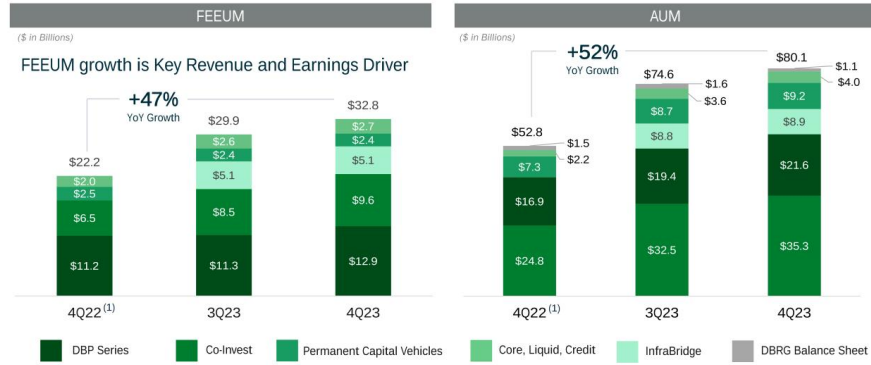
## 2023 – DELIVERY ACROSS ‘THE 3 THINGS THAT MATTER’

DigitalBridge completed its multi-year transition to a simple, profitable, and fast-growing alternative asset manager dedicated to digital infrastructure while delivering persistent growth in fundraising and financial performance

 FUNDRAISE	 SIMPLIFY	 PERFORM
<p><b>Strong Growth in 2023</b></p> <ul style="list-style-type: none"><li>Fundraising, M&amp;A, and FEEUM activation drove financial performance</li><li>+59% Fee Revenue growth YoY</li><li>+64% IM Segment FRE YoY</li></ul> <p><b>New Capital Formation</b></p> <ul style="list-style-type: none"><li>+\$7.7<sup>(1)</sup> Billion in total new capital across DBP Series, Co-Invest, and new strategies since January 2023</li><li>Inaugural Credit strategy formed with \$1B+ in cumulative capital commitments</li></ul> <p><small>(1) Inclusive of all capital committed to DigitalBridge managed investment vehicles in 2023 and 2024. *TD, measured as of February 15, 2024.</small></p> <p><b>DIGITALBRIDGE</b></p>	<p><b>Deconsolidation</b></p> <ul style="list-style-type: none"><li>Successful deconsolidation of DataBank and Vantage SDC Operating assets</li><li>Process unlocked \$471M in proceeds</li><li>Balance sheet de-levered by &gt; \$5B</li></ul> <p><b>Financial Reporting</b></p> <ul style="list-style-type: none"><li>Alignment with our Alt Mgmt peers, including enhanced returns disclosure</li><li>NEW – Operating segment moves to Disc.Ops, clean financials</li><li>UPCOMING – Simplified segment reporting</li></ul>	<p><b>Portfolio Company Performance</b></p> <ul style="list-style-type: none"><li>Strong organic growth</li><li>Resilience of asset class</li></ul> <p><b>Early Impact of GenAI Demand</b></p> <ul style="list-style-type: none"><li>Record growth in pipeline and data center leasing</li><li>Multi-billion greenfield capex successfully executed...and set to continue in 2024</li></ul>

## FUNDRAISING AND INFRABRIDGE DROVE STRONG GROWTH

Fee-Earning Equity Under Management (FEEUM) increased \$10.6B, or 47% YoY, to \$32.8B as of December 31, 2023, powered by organic capital formation and contribution from the InfraBridge acquisition.



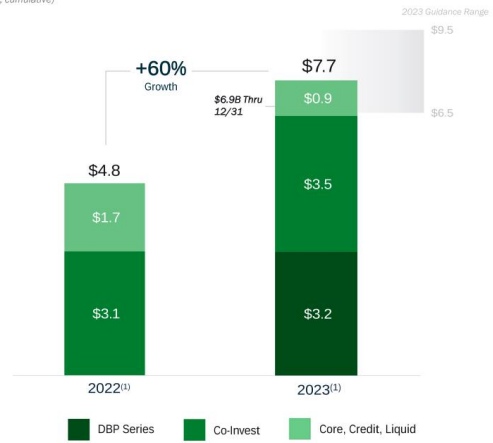
DIGITALBRIDGE (1) Representative of Digital Segment only for 4Q22.

## NEW CAPITAL FORMATION

- Despite a historically challenging fundraising environment, DigitalBridge has raised over \$7.7B in new fee-earning equity since January 2023<sup>(1)</sup>
- \$2.3B raised since last earnings presentation, including \$0.8B YTD, led by commitments to the latest DBP Series
- Inaugural DBRG credit strategy completed successful fundraise, with \$1.1B in cumulative capital commitments



(\$ in Billions; cumulative)



(1) Inclusive of all capital committed to DigitalBridge managed investment vehicles during the 2023 and 2024 reporting cycles, measured as of February 24, 2023 and February 19, 2024, respectively.

## SIMPLIFY – SUCCESSFUL OPERATING SEGMENT DECONSOLIDATION

DigitalBridge completed the deconsolidation of its Operating segment in 2023, harvesting over \$400M in profits for DBRG shareholders in the process, while significantly de-levering its balance sheet by over \$5 billion<sup>(1)</sup>.



- (1) Consolidated debt as of 6/30/2023 was ~\$5.5 billion.
- (2) Net of syndications.
- (3) Represents the net difference between the reported Pre-Transaction Net Equity Value and the Remaining Fair Market Value. Net fundings and other deal-related expenses account for the bulk of the difference between Total Net Cash Proceeds and Monetized Value.
- (4) As of 12/31/2023 and representative of the DBRG balance sheet ownership position in Databank, does not reflect other investors returns.
- (5) Represents principal balance and excludes debt issuance costs, discounts and premiums.

## SIMPLIFY – DECONSOLIDATING THE BALANCE SHEET

The successful deconsolidation of our Operating segment in 4Q23 resulted in a substantial simplification of our balance sheet, including a significant reduction in our consolidated debt.

### Key Takeaways

#### Operating Transitions to Investments

Former Operating segment assets, DataBank and Vantage SDC, now carried under 'Investments' on the balance sheet.

#### Deleveraging

Includes \$5.1 billion of non-recourse investment level debt deconsolidated since June 2023

#### Simplify

Complexity of balance sheet significantly reduced with removal of operating assets, facilitating investor analysis and peer comparability.

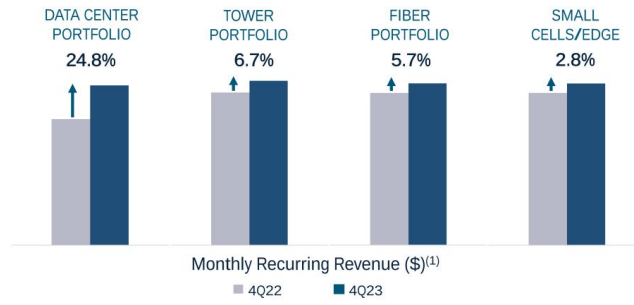
	Consolidated Balance Sheet	
	12/31/22 <sup>(1)</sup>	12/31/23
<i>(\$ in Millions)</i>		
<b>Assets</b>		
Cash and Cash Equivalents	\$ 856	\$ 345
Restricted Cash	5	5
Investments	1,237	2,476
Goodwill	298	466
Intangible Assets	86	104
Other Assets	81	79
Due From Affiliates	45	86
Assets of Discontinued Operations	8,421	21
<b>Total Assets</b>	<b>\$ 11,029</b>	<b>\$ 3,563</b>
<b>Liabilities</b>		
Debt	\$ 569	\$ 372
Other Liabilities	534	681
Liabilities of Discontinued Operations	5,355	0
<b>Total Liabilities</b>	<b>\$ 6,458</b>	<b>\$ 1,053</b>
Redeemable noncontrolling interests	101	18
Noncontrolling interests in investment entities	2,744	605
Noncontrolling interests in Operating Company	65	75
Total Stockholders' Equity	1,661	1,811
<b>Total Equity</b>	<b>\$ 4,570</b>	<b>\$ 2,509</b>
<b>Total Liabilities and Equity</b>	<b>\$ 11,029</b>	<b>\$ 3,563</b>

DIGITALBRIDGE (1) As a result of the deconsolidation of the former operating segment, the 12/31/22 balance sheet has been recast to move subject Assets and Liabilities to discontinued operations

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## PORTFOLIO PERFORMANCE

Powerful secular tailwinds, driving demand for compute and connectivity, continue to underpin positive performance across our diversified global portfolio. Ultimately portfolio performance drives returns.



<sup>(1)</sup> The Company defines Monthly Recurring Revenue "MRR", as revenue from ongoing services that is generally fixed in price and contracted for longer than 30 days. Excludes companies for which comparable data was not yet available.



\*Select logos above, not fully inclusive of DBRG portfolio companies or MRR statistics shown on this page.



# 2 FINANCIAL RESULTS

## DIGITALBRIDGE'S FOURTH QUARTER 2023 HIGHLIGHTS – KEY METRICS



## FOURTH QUARTER 2023 HIGHLIGHTS & KPIs

<p>Financial Highlights</p>	<p>At share, DBRG shareholder metrics for the quarter ended December 31, 2023:</p> <ul style="list-style-type: none"> <li>▪ <b>Fee Revenue</b> in the investment management segment was \$72.2 million, up 59% year-over-year.</li> <li>▪ <b>Fee Related Earnings</b> in the investment management segment (IM FRE) were \$39.8 million, up 64% year-over-year.</li> <li>▪ <b>Distributable Earnings (DE)</b> attributable to DBRG shareholders were \$17.9 million, driven by increased IM FRE in the investment management platform.</li> </ul>
<p>Capital Metrics</p>	<ul style="list-style-type: none"> <li>▪ <b>Assets Under Management (AUM)</b> of \$80.1 billion, up 52% year-over-year.</li> <li>▪ <b>Fee Earning Equity Under Management (FEEUM)</b> of \$32.8 billion, up 47% year-over-year.</li> <li>▪ <b>New Capital Raised</b> of \$7.7<sup>(1)</sup> billion since January 1, 2023, driven principally by initial commitments to the latest DBP Series.</li> <li>▪ <b>Run-Rate Fee Revenue</b> of \$311 million, as of December 31, 2023.</li> </ul>
<p>Corporate</p>	<ul style="list-style-type: none"> <li>▪ <b>Liquidity</b> as of December 31, 2023 was \$475 million, including full availability on the Company's \$300 million VFN.</li> <li>▪ <b>Debt Reduction</b> \$2.8 billion reduction in consolidated debt resulting from Vantage SDC deconsolidation, \$368 million reduction in DBRG at-share debt.</li> <li>▪ <b>Capital Allocation</b> Included funding of GP commitments during the quarter of \$50+ million.</li> <li>▪ <b>Regular Dividend</b> of \$0.01 per share of common stock was declared for the quarter.</li> </ul>

**DIGITALBRIDGE** (1) Inclusive of all capital committed to DigitalBridge managed investment vehicles in 2023 and 2024 YTD, measured as of February 19, 2024.

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## CONSOLIDATED RESULTS (NON-GAAP)

Growth in the Investment Management business, notably Fee Revenue, continued to drive profitability, with Adjusted EBITDA and Distributable Earnings both up substantially YoY for the fourth quarter and full year 2023.

TOTAL COMPANY	4Q22	4Q23	% Change YOY	FY 2022	FY 2023	% Change YOY
Fee Revenue	\$44.3	\$74.0	+67%	\$172.7	\$264.1	+53%
Carried Interest (realized and unrealized)	176.9	169.7	(4%)	378.3	363.1	(4%)
Principal Investment Income	22.3	93.5	+319%	56.7	145.4	+156%
Interest & Other Income	27.5	13.1	(53%)	87.0	48.7	(44%)
<b>Consolidated Revenues</b>	<b>\$271.0</b>	<b>\$350.3</b>	<b>+29%</b>	<b>\$694.8</b>	<b>\$821.4</b>	<b>+18%</b>
<b>DBRG Pro Rata Share of Revenues</b>	<b>\$199.0</b>	<b>\$340.6</b>	<b>+71%</b>	<b>\$471.9</b>	<b>\$718.4</b>	<b>+52%</b>
Adjusted EBITDA	\$17.0	\$32.0	+88%	\$53.6	\$103.6	+93%
Distributable Earnings (DE)	(\$22.3)	\$17.9	n/a	(\$14.0)	\$48.6	n/a
<b>Distributable Earnings / Share</b>	<b>(\$0.13)</b>	<b>\$0.10</b>	<b>n/a</b>	<b>(\$0.08)</b>	<b>\$0.28</b>	<b>n/a</b>

As a result of the deconsolidation of the Operating segment, Operating results have been moved to discontinued operations; FY 2023 and FY 2022 results have been recast to reflect this change.

## INVESTMENT MANAGEMENT RESULTS (NON-GAAP)

During 4Q23, Fee Revenue increased 59% YoY driven by increased FEEUM from new commitments to the latest DBP series and the InfraBridge acquisition. FRE and segment-level distributable earnings increased 64% and 31%.

INVESTMENT MANAGEMENT	4Q22	4Q23	% Change YOY	FY 2022	FY 2023	% Change YOY
Fee Revenue, excluding incentive fees	\$45.3	\$72.2	+59%	\$176.1	\$264.0	+50%
Other Income	0.5	5.3	+898%	1.7	7.3	+329%
G&A <sup>(1)</sup>	(21.6)	(37.7)	+75%	(82.0)	(133.3)	+63%
Minority Holder Allocation of Adjusted EBITDA	—	—	—	(12.3)	—	(100%)
Fee Related Earnings (IM FRE) <sup>(2)</sup>	\$24.2	\$39.8	+64%	\$83.5	\$137.9	+65%
<b>IM FRE Margin<sup>(2)</sup></b>	<b>53.5%</b>	<b>55.1%</b>		<b>47.4%</b>	<b>52.2%</b>	
<b>Distributable Earnings Adjustments</b>						
Realized Carried Interest (Loss)	12.4	0.6	(95%)	31.5	27.9	(12%)
Realized Principal Investment Income (Loss)	—	—	—	—	—	N/A
Other IM Expenses & Taxes <sup>(3)</sup>	(6.8)	(1.3)	(81%)	(27.0)	(17.5)	(35%)
IM Segment Distributable Earnings (IM DE)	\$29.8	\$39.1	+31%	\$88.0	\$148.3	+69%

Note: All \$ in millions

(1) G&A excludes start-up FRE costs associated with new strategies, which is captured in Other IM Expenses & Taxes.

(2) IM FRE does not include net corporate overhead expenses captured in Corporate & Other EBITDA, as presented in DBRG's supplemental financial statements, which were \$4.6 million and \$7.3 million, respectively for 4Q22 and 4Q23. Incorporating these costs may enhance investor's evaluation of corporate profitability as DBRG moves closer to simplified segment reporting following deconsolidation of its Operating Segment.

## INVESTMENT MANAGEMENT SEGMENT DETAIL (NON-GAAP)

DBRG accrued Net Carried Interest of \$58 million in 4Q23, driven principally by uplift in the value of several of its data center platforms, including DataBank and Switch. Other IM Expenses declined YoY.

<i>Carried Interest Detail</i>	4Q22	4Q23	% Change YoY
Unrealized Carried Interest – Income	\$147.9	\$169.7	
Realized Carried Interest – Income	29.0	2.2 <sup>(1)</sup>	
<b>Carried Interest – Income (as reported on GAAP Income Statement)</b>	<b>\$176.9</b>	<b>\$171.9</b>	<b>(3%)</b>
Unrealized Carried Interest – Compensation Expense	(\$78.4)	(\$112.3)	
Realized Carried Interest – Compensation Expense	(14.3)	(1.6) <sup>(1)</sup>	
<b>Carried Interest – Compensation Expense</b>	<b>(\$92.7)</b>	<b>(\$113.9)</b>	<b>23%</b>
<b>Net Carried Interest (Unrealized and Realized)<sup>(2)</sup></b>	<b>\$84.2</b>	<b>\$58.0</b>	<b>(31%)</b>
<i>Other IM Expenses Detail</i>	4Q22	4Q23	
Startup Costs / New Product G&A	(\$2.6)	(\$0.5)	
Placement Fees	\$0.0	(\$0.0)	
Other, at share	\$0.3	\$0.6	
Allocated Securitization Interest	(\$2.3)	(\$2.3)	
Income Tax Benefit (expense)	(\$2.2)	\$0.9	
<b>Total Other IM Expenses, net</b>	<b>(\$6.8)</b>	<b>(\$1.3)</b>	

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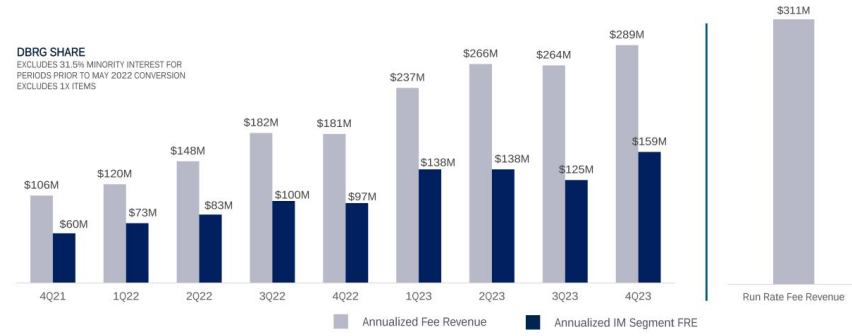
(1) Represents incentive fee realized in the quarter

(2) Net Carried Interest represents GAAP consolidated amount before non-controlling interest share of carried interest (consisting of legacy ownership and Wafris).

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## INVESTMENT MANAGEMENT GROWTH

4Q Annualized Fee Revenue increased 60% YoY driven by activation of FEEUM associated with the first closing of the latest DBP Series strategy in November 2023.



Run-Rate Fee Revenue is calculated by multiplying committed FEEUM as of the referenced date by the average annual fee rate % to provide an indication of future expected revenue. See definition of Run Rate Fee Revenue at end of this presentation

## BALANCE SHEET PROFILE – NOW SIMPLE TO EVALUATE

Primary assets are equity investments where we deploy capital alongside our LPs in commingled and single asset investment vehicles. DigitalBridge maintains strong liquidity and has significantly de-levered its balance sheet.

Key Corporate Assets		Key Corporate Liabilities		
<b>Equity Investments (At Share)</b>		Deconsolidation has resulted in a simple capital structure		
		12/31/2023	Blended Avg. Cost	
GP Affiliated Investment in DBP Series	\$317			
GP Affiliated Investments - Other & Warehoused Investments (Credit, Core, InfraBridge, Liquid, Ventures)	342	\$78	5.8%	
GP Affiliated Investment in DataBank and Vantage SDC	669	\$300	3.9%	
<b>Equity Investments Total (At Share)</b>	<b>\$1,327</b>	-	n/a	
Corporate Cash	175	<b>\$378</b>	<b>4.3%</b>	
<b>Key Corporate Assets</b>	<b>\$1,502</b>			
<b>Current Liquidity (Corporate Cash + VFN/Revolver Availability)</b>	<b>\$475</b>			
		<b>\$822</b>	<b>7.1%</b>	



## GUIDANCE - ALIGNING WITH OUR ALT MGMT PEERS

With the transition completed, DigitalBridge is aligning guidance practices with its alternative asset manager peer set, focusing principally on growth and profitability over a 3-5 year cycle. This updated approach will be outlined at Investor Day in May 2024. However, on a 1x basis, recognizing the significant change in the company's financial profile following deconsolidation, we are providing indicative 2024 guidance for selected key metrics to facilitate investor analysis.

Additionally, Fee-Related Earnings incorporates Corporate Overhead, consistent with our simplified Income Statement.

	Millions of \$, except as noted. Actual results	
	2023A Results	2024E Range
<b>Assumptions / Notes on Guidance</b> <ul style="list-style-type: none"> <li>Ending FEEUM - New Capital Formation of \$7B offset by expected realizations from DBP I / DBP II</li> <li>Fee Revenue – Growth driven by new FEEUM activation (organic capital formation, no M&amp;A), 2024E includes \$40M of Catch-Up Fees</li> <li>Fee Related Earnings (FRE)<sup>(1)</sup> – FRE includes corporate overhead, 2024E includes \$40M of Catch-Up Fees</li> </ul>	Ending FEEUM	\$33B \$36-\$38B
	Fee Revenue	\$264M \$335-360M <i>+32% midpoint</i>
	Fee Related Earnings (FRE) <sup>(1)</sup> / Adjusted EBITDA	\$104M \$150-165M <i>+51% midpoint</i>

Note: Guidance figures do not assume any contributions from incentive fees, carried interest and principal investment income

Note: There can be no assurance that actual amounts will not be materially higher or lower than these expectations. Readers should refer to the discussion in the Cautionary Statement Regarding Forward-Looking Statements section at the beginning of this presentation. The Company undertakes no obligation to provide updated projections on a quarterly or other basis.

DIGITALBRIDGE (1) FRE is calculated on a company-wide basis and is not the equivalent of IM FRE which is a measure limited only to the IM reportable segment. FRE on a company-wide basis is the equivalent of Adjusted EBITDA on a company-wide basis as currently defined. Adjusted EBITDA is defined on page 3 of this presentation.

# 3

## EXECUTING THE DIGITAL PLAYBOOK 2024 WHAT MATTERS?

## SCALING OUR PLATFORM

With our transformation complete, the 2024 Business Plan is focused on building momentum within the DigitalBridge flywheel, scaling our platform to support the accelerating global demand for digital infrastructure

DIGITALBRIDGE

## DIGITALBRIDGE 2024 BUSINESS PLAN

- |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1 FUNDRAISE</b></p> <ul style="list-style-type: none"> <li>▪ Investment Solutions tailored to our LPs needs</li> <li>▪ Form the capital to fuel the AI Revolution</li> <li>▪ Tap new LPs and new markets</li> </ul> | <p><b>2 INVEST - PORTFOLIO</b></p> <ul style="list-style-type: none"> <li>▪ \$15B total capex; mission-critical, AI-levered</li> <li>▪ Launch new investment platforms backing great management teams</li> <li>▪ Sharpen the Saw – Asset management focus to maximize company earnings</li> </ul> | <p><b>3 SCALE - DBRG</b></p> <ul style="list-style-type: none"> <li>▪ Drive operating leverage at corporate with human capital and technology</li> <li>▪ Reinvest our earnings in complementary M&amp;A and cap structure optimization</li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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## FUNDRAISING – NEW CAPITAL FORMATION REMAINS A KEY DRIVER

To meet the growing demand for AI-led investment in digital infrastructure, DigitalBridge expects to form \$7 billion in new fee-bearing capital during 2024 (inclusive of \$0.8B YTD) across its multi-strategy platform.

### 2024 Target Capital Formation\*



DIGITALBRIDGE (1) Inclusive of all 3<sup>rd</sup> party capital committed to DigitalBridge Partners III in 2023 and 2024 YTD, measured as of February 19, 2024.

## AI EXPECTED TO TAKE A DECADE TO BUILD



DATA CENTERS ARE BECOMING AI FACTORIES:  
DATA AS INPUT,  
INTELLIGENCE AS OUTPUT

Source: 1) Infrastructure, October 2023; total data center market, operational IT Capacity; 2) DigitalBridge estimates, Schwab & Co. estimates, Overview of AI workloads in data centers, 2023 Report

DIGITALBRIDGE

## AI: POTENTIAL 50GW+ IN NEXT 5-10 YRS

2024 Expected To Be Record Year For Data Center Leasing From Key Logos



Microsoft CEO Satya Nadella, "There's this complete new world of AI driving a set of new workloads..."



Nvidia CEO, Jensen Huang, "A new computing era has begun." 3Q23 data center revenues of \$14.5B, 3.8x greater than the prior year.



Amazon just signed a 2GW of leasing in the Americas in 2023, and an additional ~1.1GW of Amazon data center deals in process in 1Q24



Driven by AI investments, Meta unveiled plans to invest up to \$37B in capex for 2024 to meet growing compute needs.

Source: TD Cowi report, Jan 2024 - Taken up from PTC, Nvidia 2023

DIGITALBRIDGE

5+ GW

DBRG pipeline over next 5 years

DBRG INVESTS IN AND OPERATES TOP 3 GLOBAL DATA CENTER FOOTPRINT

190+

Owned Data Centers

80+

Global Markets



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## BUILDING THE AI REVOLUTION – DATA CENTERS DOMINATE CAPEX

With \$11 billion of the \$15 billion in budgeted portfolio-level capex in 2024 focused on data center investment, we are leading mission-critical capex. North America and Europe are the most active markets today, but Rest-of-World is accelerating..AI is Cloud Trained/Edge Delivered...this is a global opportunity.



DIGITALBRIDGE

Note: There can be no assurance that actual amounts will not be materially higher or lower than these expectations. Readers should refer to the discussion in the Cautionary Statement Regarding Forward-Looking Statements section at the beginning of this presentation.

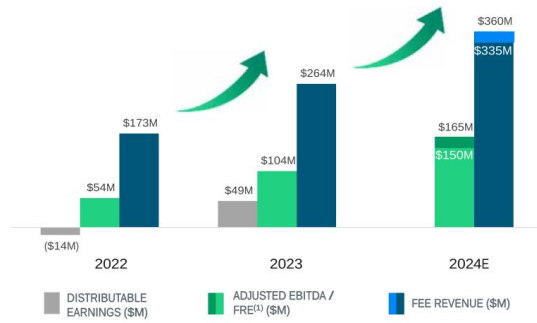
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## SCALING DIGITALBRIDGE TO PROFITABILITY: FOCUS ON OPERATING LEVERAGE

Growing revenues and expanding margins generate earnings to fuel our corporate capital allocation priorities

DIGITALBRIDGE

The success of the turnaround we have executed over the past four years and our continued investment in human capital and technology position DigitalBridge to continue scaling our leading investment platform



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(1) FRE is calculated on a company-wide basis and is not the equivalent of IM FRE which is a measure limited only to the IM reportable segment. FRE on a company-wide basis is the equivalent of Adjusted EBITDA on a company-wide basis as currently defined. Adjusted EBITDA is defined on page 3 of this presentation.

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## SCALE DBRG - CORPORATE CAPITAL ALLOCATION PRIORITIES

As DBRG executes on a near/medium term focus on strategic M&A and capital structure optimization, we expect additional free cash flow will become available to invest and compound capital alongside LPs in our fund vehicles

CAPITAL ALLOCATION FRAMEWORK		Since 2020	CURRENT FOCUS	MEDIUM/LONG-TERM
41%	CAPITAL STRUCTURE OPTIMIZATION	\$0.6B Convertible Note Repayments \$0.6B Preferred Equity Paydowns / Repurchases	Opportunistic preferred/debt paydown	Opportunistic preferred paydown
36%	COMPOUND CAPITAL ALONGSIDE LPS	\$0.5B GP Affiliated Investments \$0.5B Invested in Databank / Vantage SDC <sup>(1)</sup>	Structural allocation ~2-3% of equity in fund vehicles	Increase allocation as Capital Structure Optimization completed
21%	ACCRETIVE DIGITAL IM M&A	\$0.5B Wafra transaction <sup>(2)</sup> \$0.1B AMP platform purchase <sup>(3)</sup>	Strategic, complementary platforms, must be superior to share repurchase and preferred stock paydown	TBD, strategic, complementary platforms, must be superior to share repurchase
2%	SHARE REPURCHASES & DIVIDENDS	\$0.1B common share repurchases Initiated \$0.01/sh dividend	"Low but grow" dividend: maintain stable share count and opportunistic repurchases	"Low but grow" dividend: maintain stable share count and opportunistic repurchases

DIGITALBRIDGE

(1) Excludes initial investment of \$0.2B in Databank in 2019

(2) Represents the final upfront cash consideration and \$90M of earnout payments made in 2023.

(3) Represents the final upfront cash consideration payment made in 2023 for the Investment Management business only.



## 2024 CEO PRIORITIES: 3 THINGS THAT MATTER



AI-POWERED  
SECULAR TAILWINDS

DIGITAL INFRASTRUCTURE  
SPECIALISTS

SIMPLE, HIGH GROWTH  
MODEL

### CEO 2024 Checklist



#### FUNDRAISE

- \$7 billion in new fee-paying capital during 2024
- Educate LPs and capitalize on early stages of AI-powered demand



#### INVEST - PORTFOLIO

- Deploy \$15 billion in total capex
- Launch new investment platforms to meet growing global demand for compute and connectivity



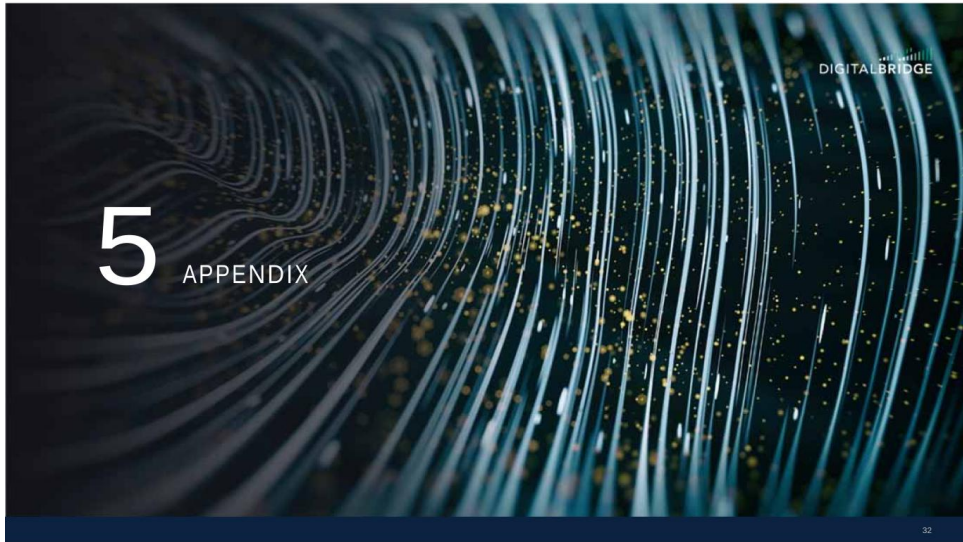
#### SCALE DBRG

- Deliver operating leverage at the corporate level
- Reinvest earnings in accretive, complementary M&A and capital structure optimization

SCALE THE PLATFORM



# 4 Q&A SESSION



5 APPENDIX

## NON-GAAP RECONCILIATIONS

	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
(\$ in thousands)								
Net income (loss) attributable to common stockholders	\$ 100,607	\$ 261,828	\$ (22,411)	\$ (212,473)	\$ (19,356)	\$ (63,273)	\$ (37,321)	\$ (262,316)
Net income (loss) attributable to noncontrolling common interests in Operating Company	7,627	19,918	(1,745)	(16,662)	(1,583)	(4,834)	(3,090)	(22,862)
<b>Net income (loss) attributable to common interests in Operating Company and common stockholders</b>	<b>108,234</b>	<b>281,746</b>	<b>(24,156)</b>	<b>(229,135)</b>	<b>(20,939)</b>	<b>(68,107)</b>	<b>(40,411)</b>	<b>(285,178)</b>
<b>Adjustments for Distributable Earnings (DE):</b>								
Transaction-related and restructuring charges	13,543	6,583	7,182	18,552	22,536	14,062	6,739	20,997
Unrealized other (gain) loss, net	3,937	(256,439)	11,881	150,921	3,514	(30,326)	45,722	143,071
Unrealized principal investment income	(93,534)	(17,943)	(30,409)	(3,562)	(22,302)	2,869	(16,444)	(6,454)
Unrealized carried interest allocation, net of associated compensation expense	(57,348)	(68,099)	(43,791)	18,240	(70,541)	2,652	(61,710)	9,176
Compensation expense - equity-based	9,795	14,340	20,691	10,770	7,610	7,824	8,168	8,979
Depreciation and amortization	9,104	9,319	11,353	6,875	14,129	14,931	9,535	5,676
Straight-line rent revenue and expense	(94)	(68)	(571)	(275)	(5,036)	(5,933)	(2,355)	(701)
Amortization of deferred financing costs, debt premiums and discounts	640	660	690	794	1,242	1,288	1,083	924
Preferred share redemption (gain) loss	—	—	(927)	—	—	—	—	—
Income tax effect on certain of the foregoing adjustments	—	—	—	—	—	—	—	(328)
Adjustments attributable to noncontrolling interests in investment entities	(11,959)	(20,330)	(43,997)	(93,273)	(27,201)	(96,848)	(46,823)	(77,161)
DE from discontinued operations <sup>(1)</sup>	35,613	82,849	97,557	112,663	74,683	184,492	89,744	169,352
<b>After-tax DE</b>	<b>\$ 17,931</b>	<b>\$ 32,618</b>	<b>\$ 5,503</b>	<b>\$ (7,430)</b>	<b>\$ (22,305)</b>	<b>\$ 26,704</b>	<b>\$ (6,752)</b>	<b>\$ (11,647)</b>
(\$ in thousands)								
<b>After-tax DE</b>	<b>\$ 17,931</b>	<b>\$ 32,618</b>	<b>\$ 5,503</b>	<b>\$ (7,430)</b>	<b>\$ (22,305)</b>	<b>\$ 26,704</b>	<b>\$ (6,752)</b>	<b>\$ (11,647)</b>
Interest expense included in DE	4,524	4,616	4,916	7,272	8,487	10,620	8,674	7,838
Income tax expense (benefit) included in DE	(3,921)	59	2,770	1,098	30,561	(7,838)	(2,694)	(6,849)
Preferred dividends	14,860	14,645	14,675	14,676	14,765	15,283	15,759	15,759
Principal investment income (Loss)	—	—	—	(277)	(1,860)	(9,303)	—	(58)
Placement fee expense	30	15	3,653	—	—	—	—	—
Realized carried interest (allocation) reversal, net of associated compensation (expense) reversal	(606)	(27,927)	883	(243)	(12,377)	(20,258)	—	1,172
IM segment other income and investment-related expense, net, included in DE	(633)	409	(360)	4	(292)	177	(201)	—
Non pro-rata allocation of income (loss) to noncontrolling interests	—	—	—	—	—	—	—	231
<b>Adjusted EBITDA</b>	<b>\$ 31,985</b>	<b>\$ 24,435</b>	<b>\$ 32,040</b>	<b>\$ 15,100</b>	<b>\$ 16,979</b>	<b>\$ 15,385</b>	<b>\$ 14,786</b>	<b>\$ 6,446</b>

DIGITALBRIDGE (1) Equity method earnings (loss) from BRSP and the operating results of the portfolio companies previously consolidated in the Operating segment, which qualified as discontinued operations in March 2023 and December 2023, respectively, are included in DE of discontinued operations for all periods presented.

## NON-GAAP RECONCILIATIONS

(\$ in thousands)	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
<b>IM net income (loss)</b>	<b>\$72,975</b>	<b>\$100,014</b>	<b>\$35,177</b>	<b>\$ (2,804)</b>	<b>\$81,167</b>	<b>\$46,065</b>	<b>\$67,995</b>	<b>\$ (9,143)</b>
Adjustments:								
Interest expense (income)	2,027	2,128	2,268	2,411	2,200	2,906	2,771	2,500
Investment expense, net of reimbursement	(32)	97	—	51	156	230	(200)	138
Depreciation and amortization	8,809	9,003	11,039	6,409	6,135	5,369	5,375	5,276
Compensation expense—equity-based	5,647	7,218	17,099	3,898	6,639	2,654	3,361	3,191
Compensation expense—carried interest and incentive	(57,954)	(96,026)	(43,349)	17,056	(84,206)	(40,867)	(61,710)	10,767
Administrative expenses—straight-line rent	500	511	(39)	77	1,541	68	76	159
Administrative expenses—placement agent fee	30	15	3,653	—	—	—	—	—
Transaction-related and restructuring charges	9,661	3,891	3,025	9,682	8,101	2,317	4,042	3,942
Principal investment income (loss)	(850)	(1,451)	(1,604)	(318)	(2,072)	(1,016)	(1,016)	(17)
Other (gain) loss, net	(662)	2,662	3,608	(3,082)	(248)	110	424	3,055
Income tax (benefit) expense	(864)	(15)	2,356	217	2,172	1,263	2,006	2,374
<b>IM Adjusted EBITDA</b>	<b>\$39,287</b>	<b>\$ 28,047</b>	<b>\$33,233</b>	<b>\$33,597</b>	<b>\$21,585</b>	<b>\$19,099</b>	<b>\$23,124</b>	<b>\$22,242</b>
Exclude: Start-up FRE of certain new strategies	516	1,155	1,165	915	2,643	2,399	2,335	2,362
<b>IM FRE</b>	<b>\$39,803</b>	<b>\$ 29,202</b>	<b>\$34,398</b>	<b>\$34,512</b>	<b>\$24,228</b>	<b>\$21,498</b>	<b>\$25,459</b>	<b>\$24,604</b>
Wafra's 31.5% ownership	—	—	—	—	—	—	(4,700)	(7,615)
<b>DBRG OP share of IM FRE</b>	<b>\$39,803</b>	<b>\$ 29,202</b>	<b>\$34,398</b>	<b>\$34,512</b>	<b>\$24,228</b>	<b>\$21,498</b>	<b>\$20,759</b>	<b>\$16,989</b>

## DEFINITIONS

### **Assets Under Management ("AUM")**

AUM represents the total capital for which we provide investment management services. AUM is generally composed of (a) third party capital managed by the Company and its affiliates, including capital that is not yet fee earning, or not subject to fees and/or carried interest; and (b) assets invested using the Company's own balance sheet capital and managed on behalf of the Company's stockholders (composed of the Company's fund investments as GP affiliate, warehoused investments, and as of December 31, 2023, the Company's interest in portfolio companies previously in the Operating segment). Third party AUM is based upon invested capital as of the reporting date, including capital funded through third party financing, and committed capital for funds in their commitment stage. Balance sheet AUM is based upon the carrying value of the Company's balance sheet investments as of the reporting date (at December 31, 2022 prior to deconsolidation, on an undepreciated basis as it relates to the Company's interest in portfolio companies previously consolidated in the Operating segment).

### **DBRG at share**

DBRG at share represents the Company's interest through the Operating Company and excludes noncontrolling interests in investment entities.

### **Fee-Earning Equity Under Management ("FEEM")**

FEEM represents the total capital managed by the Company and its affiliates which earns management fees and/or incentive fees or carried interest. FEEM may be based upon committed capital, invested capital, net asset value ("NAV") or gross asset value ("GAV"), pursuant to the terms of each underlying investment management agreement. The Company's calculations of FEEM 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.

### **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.

### **Operating Company**

DigitalBridge Operating Company, LLC, the operating partnership through which the Company conducts all of its activities and holds substantially all of its assets and liabilities.

### **Run-Rate Fee Revenue**

Calculated as FEEM, inclusive of uncalled contractual commitments expected to be called within their commitment periods by investment vehicles that charge fees on invested capital once called, multiplied by the blended average fee rate as of the most recent reporting period. The Company's calculations of Run-rate Investment Management Fee Revenues may not be achieved if all uncalled commitments are not called.

UPB: Unpaid Principal Balance.









**SUPPLEMENTAL FINANCIAL REPORT**  
**FOURTH QUARTER 2023**  
**February 20, 2024**

# 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, difficult market and political conditions, including those resulting from supply chain difficulties, inflation, higher interest rates, a general economic slowdown or a recession; our ability to raise capital from investors for our Company, our funds and the companies that we manage; the performance of our funds and investments relative to our expectations and the highly variable nature of our revenues, earnings and cash flow; our exposure to risks inherent in the ownership and operation of infrastructure and digital infrastructure assets, including our reliance on third-party suppliers to provide power, network connectivity and certain other services to our managed companies; our exposure to business risks in Europe, Asia, Latin America and other foreign markets; our ability to increase assets under management and expand our existing and new investment strategies while maintaining consistent standards and controls; our ability to appropriately manage conflicts of interest; our ability to expand into new investment strategies, geographic markets and businesses, including through acquisitions in the infrastructure and investment management industries; the impact of climate change and regulatory efforts associated with environmental, social and governance matters; our ability to maintain effective information and cybersecurity policies, procedures and capabilities and the impact of any cybersecurity incident affecting our systems or network or the system and network of any of our managed companies or service providers; the ability of our portfolio companies to attract and retain key customers and to provide reliable services without disruption; any litigation and contractual claims against us and our affiliates, including potential settlement and litigation of such claims; our ability to obtain and maintain financing arrangements, including securitizations, on favorable or comparable terms or at all; the general volatility of the securities markets in which we participate; the market value of our assets and effects of hedging instruments on our assets; the impact of legislative, regulatory and competitive changes, including those related to privacy and data protection and new Securities and Exchange Commission ("SEC") rules governing investment advisers; 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; changes in our board of directors or management team, and availability of qualified personnel; our ability to make or maintain distributions to our stockholders; 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, 2022 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 definitions and 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

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This financial supplemental package includes certain non-GAAP financial measures and operating metrics that are not defined by generally accepted accounting principles, or GAAP.

The Company conducts its business through its one reportable segment of Investment Management. On December 31, 2023, the Operating segment was discontinued following full deconsolidation of the portfolio companies in the Operating segment, at which time, the activities thereof qualified as discontinued operations. Accordingly, the measures of DE and Adjusted EBITDA exclude the Operating segment for both 2023 and the comparative period of 2022.

The Company reports the following non-GAAP financial measures attributable to the Operating Company: Distributable Earnings ("DE") and Adjusted Earnings before Interest, Taxes, Depreciation and Amortization ("Adjusted EBITDA") on a Company-wide basis, and specific to the Company's Investment Management segment, Fee Related Earnings ("FRE") and FRE before the effects of new investment strategies, as represented by Investment Management Adjusted EBITDA. DE and FRE are the most common metrics utilized in the investment management sector. The Company believes these non-GAAP financial measures supplement and enhance the overall understanding of its underlying financial performance and trends, and facilitate comparison among current, past and future periods and to other companies in similar lines of business. The Company uses these non-GAAP financial measures in evaluating the Company's ongoing business performance and in making operating decisions. For the same reasons, the Company believes these non-GAAP measures are useful to the Company's investors and analysts. As the Company evaluates profitability based upon continuing operations, these non-GAAP measures exclude results from discontinued operations. These non-GAAP financial measures should be considered as a supplement to and not an alternative or in lieu of GAAP net income (loss) as measures of operating performance, or to cash flows from operating activities as indicators of liquidity. The Company's 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 fully comparable to those calculated by the Company's peers. 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.

## DE:

DE generally represents the net realized earnings of the Company and is an indicative measure used by the Company to assess ongoing operating performance and in making decisions related to distributions and reinvestments. Accordingly, we believe DE provides investors and analysts transparency into the measure of performance used by the Company in its decision making.

DE reflects the ongoing operating performance of the Company's core business by generally excluding non-cash expenses, income (loss) items that are unrealized and items that may not be indicative of core operating results. This allows the Company, and its investors and analysts to assess its operating results on a more comparable basis period-over-period. DE is calculated as an after-tax measure that differs from GAAP net income (loss) from continuing operations as a result of the following adjustments to net income (loss): transaction-related costs; restructuring charges; other gain (loss); unrealized principal investment income (loss); non-cash depreciation and amortization expense, non-cash impairment charges (if any); amortization of deferred financing costs, debt premiums and discounts; our share of unrealized carried interest allocation, net of associated compensation expense; non-cash equity-based compensation costs; preferred stock redemption gain (loss); and straight-line adjustment to lease income and expense. Transaction-related costs are incurred in connection with acquisitions and include costs of unconsummated transactions, while restructuring charges are related primarily to severance and retention costs. These costs, along with other gain (loss) amounts, are excluded from DE as they are related to discrete items, are not considered part of our ongoing operating cost structure, and are not reflective of our core operating performance. Other items excluded from DE are generally non-cash in nature, including income (loss) items that are unrealized, or otherwise do not represent current or future cash obligations such as amortization of deferred financing costs and straight-line lease adjustment. These items are excluded from DE as they do not contribute to the measurement of DE as a net realized earnings measure that is used in decision making related to distributions and reinvestments. Income taxes applied in the determination of DE generally represents GAAP income tax related to continued operations, and includes the benefit of deductions available to the Company on certain expense items excluded from DE (for example, equity-based compensation). As the income tax benefit arising from these excluded expense items do affect actual income tax paid or payable by the Company in any one period, the Company believes their inclusion in DE is appropriate to more accurately reflect amounts available for distribution. The items we have excluded from DE are generally consistent with the exclusions made by our peers, which we believe allows for better comparability to the DE presented by our peers.

# Important Note Regarding Non-GAAP Financial Measures

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## **Adjusted EBITDA:**

Adjusted EBITDA is a supplemental measure derived from DE and generally presents the Company's core operating performance on a pre-tax basis, based upon recurring revenues and independent of our capital structure and leverage. We believe Adjusted EBITDA is useful to investors as an indicative measure of the Company's profitability that is recurring and sustainable and allows for better comparability of the Company's performance relative to its peers independent of capital structure and leverage. However, because Adjusted EBITDA is calculated without the effects of certain recurring cash charges, including interest expense, preferred stock dividends, and income taxes, its usefulness as a performance measure may be limited. Adjusted EBITDA is calculated as DE adjusted to generally exclude the following items attributable to the Operating Company that are included in DE: interest expense as included in DE and income tax benefit (expense) as included in DE consistent with an EBITDA measure, preferred stock dividends, placement fee expense, and our share of incentive fees and distributed carried interest net of associated compensation expense. Items excluded from Adjusted EBITDA include preferred stock dividends as Adjusted EBITDA removes the effects to earnings associated with the Company's capital structure, and placement fees as they are inconsistent in amount and frequency depending upon timing of fundraising for our funds. Additionally, Adjusted EBITDA excludes incentive fees and distributed carried interest net of associated compensation expense to be consistent with the FRE measure for our Investment Management segment, as discussed further below.

## **Investment Management Fee Related Earnings (IM FRE):**

Investment Management FRE is presented as Investment Management Adjusted EBITDA, further adjusted to exclude FRE associated with new investment strategies. Investment Management FRE is used to assess the extent to which direct base compensation and core operating expenses are covered by recurring fee revenues in a stabilized investment management business. Investment Management FRE is measured as recurring fee revenue that is not subject to future realization events and other income (inclusive of cost reimbursements associated with administrative expenses), net of the following: compensation expense (excluding non-cash equity-based compensation, and incentive and carried interest compensation expense), administrative expense (excluding placement fee expense and straight-line adjustment to lease expense) and FRE associated with new investment strategies. In reconciling Investment Management FRE to GAAP net income (loss), adjustments are made to first arrive at Investment Management Adjusted EBITDA, which generally excludes the following: our share of incentive fees and carried interest net of associated compensation expense; unrealized principal investment income (loss); other gain (loss); transaction-related and restructuring charges; non-cash equity-based compensation costs; straight-line adjustment to lease expense; placement fee expense; investment expense; and in line with an EBITDA measure, non-cash depreciation and amortization expense, interest expense, and income tax benefit (expense). Consistent with an FRE measure, Investment Management Adjusted EBITDA excludes incentive fees and carried interest net of associated compensation expense, as these are not recurring fee revenue and are subject to variability given that they are performance-based and/or dependent upon future realization events. In calculating Investment Management FRE which reflects the Company's Investment Management segment as a stabilized business, Investment Management Adjusted EBITDA is further adjusted to exclude Start-Up FRE. Start-Up FRE is 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. The Company evaluates new investment strategies on a regular basis and excludes Start-Up FRE from Investment Management FRE until such time as a new strategy is determined to form part of the Company's core investment management business. We believe that Investment Management FRE and Investment Management Adjusted EBITDA are useful measures to investors as they reflect the Company's profitability based upon recurring fee streams that are not subject to future realization events, and without the effects of income taxes, leverage, non-cash expenses, income (loss) items that are unrealized and other items that may not be indicative of core operating results. This allows for better comparability of the profitability of the Company's investment management business on a recurring and sustainable basis.

# 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 segment represents the Company's global investment management platform, deploying and managing capital on behalf of a diverse base of global institutional investors. The Company's investment management platform is composed of a growing number of long-duration, private investment funds designed to provide institutional investors access to investments across different segments of the digital infrastructure ecosystem. In addition to its flagship value-add digital infrastructure equity offerings, the Company's investment offerings have expanded to include core equity, credit and liquid securities. The Company earns management fees based upon the assets or capital managed in investment vehicles, and may earn incentive fees and carried interest based upon the performance of such investment vehicles, subject to achievement of minimum return hurdles. The amount of incentive fees and carried interest recognized, a portion of which is allocated to employees and former employees, may be highly variable from period to period. Through the end of May 2022, earnings from the Investment Management segment were attributed 31.5% to Wafra prior to the Company's redemption of Wafra's interest in the investment management business.

## **Corporate and Other**

The Company's remaining investment activities and corporate level activities are presented as Corporate and Other.

Other investment activities are composed primarily of the Company's equity interests as general partner affiliate in its sponsored investment vehicles, the largest of which are the DBP flagship funds, InfraBridge funds, DataBank and Vantage SDC post-deconsolidation, and seed investments in liquid securities and other potential new strategies. 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 Company's remaining non-digital investments consisted, for the most part, of shares in BRSP that were disposed in March 2023. The Company's other investment activities generate largely principal investment income, driven by fair value changes of underlying investments held by its investment vehicles, and to a lesser extent, interest income or dividend income from warehoused investments and investments of consolidated investment vehicles.

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 corporate use, compensation expense not directly attributable to reportable segments, and corporate level administrative and overhead costs. Costs which are directly attributable, or otherwise can be subjected to a reasonable and systematic attribution, have been attributed to reportable segments. As segment results are presented before elimination of intercompany fees, elimination adjustment is made with respect to fee income earned by the Investment Management segment from third party capital in managed investment vehicles consolidated in Corporate and Other.

## **Fund Performance Metrics:**

Certain performance metrics for our key investment funds from inception through December 31, 2023 are presented in this financial supplemental presentation. Excluded are funds with less than one year of performance history as of December 31, 2023, funds and separately managed accounts in the liquid strategy, co-investment vehicles and separately capitalized portfolio companies. The historical performance of these funds is not indicative of their future performance nor indicative of the performance of our other existing investment vehicles or of any of our future funds. An investment in DigitalBridge Group, Inc. is not an investment in any of our funds and these fund performance metrics are not indicative of the performance of DigitalBridge Group, Inc.

Throughout this presentation, consolidated figures represent the interest of both the Company (and its subsidiary DigitalBridge Operating Company, LLC (the Operating Company" or "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)

	12/31/2023 - 4Q23	9/30/2023 - 3Q23	6/30/2023 - 2Q23	3/31/2023 - 1Q23	12/31/2022 - 4Q22	9/30/2022 - 3Q22	6/30/2022 - 2Q22	3/31/2022 - 1Q22
<b>Financial Data</b>								
<b>Total Company</b>								
Net income (loss) attributable to common stockholders	\$ 100,607	\$ 261,828	\$ (22,411)	\$ (212,473)	\$ (19,356)	\$ (63,273)	\$ (37,321)	\$ (262,316)
Net income (loss) attributable to common stockholders per basic share <sup>(1)</sup>	0.61	1.60	(0.14)	(1.34)	(0.12)	(0.39)	(0.24)	(1.84)
Distributable Earnings ("DE")	17,931	32,618	5,503	(7,430)	(22,305)	26,704	(6,752)	(11,647)
DE per basic share <sup>(1)</sup>	0.10	0.19	0.03	(0.04)	(0.13)	0.15	(0.04)	(0.07)
Adjusted EBITDA	31,985	24,435	32,040	15,100	16,979	15,385	14,786	6,446
<b>Investment Management</b>								
Total Assets Under Management ("AUM") (in billions)	\$ 80.1	\$ 74.6	\$ 72.2	\$ 69.3	\$ 52.8	\$ 50.3	\$ 47.9	\$ 46.6
Fee Earning Equity Under Management ("FEEUM") (in billions)	\$ 32.8	\$ 29.9	\$ 29.1	\$ 27.7	\$ 22.2	\$ 20.5	\$ 19.0	\$ 18.8
IM management fee revenue - DBRG OP share	72,205	66,058	66,460	59,229	45,272	42,039	36,948	29,921
IM FRE - DBRG OP share	39,803	29,202	34,398	34,512	24,228	21,498	20,759	16,989
IM FRE margin %	54.8%	44.2%	51.8%	58.3%	53.5%	51.1%	56.2%	56.8%
Net realized carried interest and incentive fees	606	27,927	(883)	243	12,377	20,258	—	(1,172)
<b>Balance Sheet and Capitalization</b>								
Consolidated assets	\$ 3,562,550	\$ 6,872,091	\$ 10,757,065	\$ 10,743,429	\$ 11,028,503	\$ 11,740,829	\$ 11,877,288	\$ 11,232,157
Consolidated debt <sup>(2)</sup>	378,422	383,082	404,222	579,022	578,922	888,574	1,135,156	708,922
<b>DBRG OP Share:</b>								
Total Assets	2,919,643	2,888,793	2,868,093	3,001,644	3,334,288	3,755,231	4,177,806	3,561,501
Corporate debt	378,422	378,422	378,422	578,422	578,422	578,422	648,422	578,422
Investment-level debt	—	1,351	7,006	149	124	177,396	348,196	130,500
Total Debt <sup>(2)</sup>	378,422	379,773	385,428	578,571	578,546	755,818	996,618	708,922
Corporate cash	175,195	230,300	204,508	449,368	733,382	423,441	55,628	813,237
Corporate cash & VFN / Revolver borrowing availability	475,195	530,300	504,508	749,368	1,033,382	723,441	285,628	1,013,237
Perpetual Preferred Equity, \$25 per share liquidation preference	821,899	821,899	821,899	827,711	827,779	827,779	883,500	883,500
Basic shares and OP units outstanding <sup>(1)(3)</sup>	175,751	175,806	175,017	174,630	172,558	175,770	176,733	162,265
Diluted shares and OP units outstanding <sup>(1)(3)</sup>	186,406	185,943	185,506	185,243	182,907	188,478	191,185	180,758
Common dividend per share	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ —	\$ —

Notes:

(1) 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.

(2) Represents principal balance and excludes debt issuance costs, discounts and premiums.

(3) Basic shares and OP units outstanding for the respective quarters represent the shares/units outstanding at quarter end of Class A and Class B common stock, inclusive of unvested restricted stock and OP units. For the purpose of calculating basic DE per share, the basic shares and OP units represent the weighted average number of share/units during the respective quarters and is inclusive of vested deferred stock units. Diluted shares and OP units outstanding for the respective quarters represent the number of basic shares and OP units outstanding at quarter end, adjusted to include the effect of potentially dilutive share equivalents which are common stock issuable in connection with performance stock units, exchangeable senior notes and in-the-money warrants issued to Wafra.

## Ib. Investment Management

(\$ in millions)

Investment Management FEEUM	12/31/23 Annual IM Fee Rate								
		12/31/23	9/30/23	6/30/23	3/31/23	12/31/22	9/30/22	6/30/22	3/31/22
DigitalBridge Partners I (DBP I)	1.10%	\$ 3,571	\$ 3,345	\$ 3,311	\$ 3,180	\$ 3,165	\$ 2,802	\$ 3,048	\$ 3,034
DigitalBridge Partners II (DBP II)	1.18%	6,687	7,996	7,996	7,996	7,996	7,996	7,996	7,996
DigitalBridge Partners III (DBP III)	0.96% <sup>(1)</sup>	2,671	—	—	—	—	—	—	—
Separately Capitalized Portfolio Companies	0.75%	2,372	2,402	2,267	2,187	2,512	2,370	2,401	2,372
InfraBridge Global Infrastructure Funds (GIF) & Other	1.16%	5,121	5,083	5,112	5,083	—	—	—	—
Co-Investment (Sidecar) Capital	0.44%	9,646	8,519	7,990	7,000	6,525	6,310	4,651	4,370
Digital Core, Liquid and Credit Strategies	0.67%	2,703	2,591	2,383	2,248	2,036	1,021	933	1,013
<b>IM FEEUM</b>	<b>0.86%</b>	<b>\$ 32,771</b>	<b>\$ 29,936</b>	<b>\$ 29,059</b>	<b>\$ 27,694</b>	<b>\$ 22,234</b>	<b>\$ 20,499</b>	<b>\$ 19,029</b>	<b>\$ 18,785</b>

(\$ in thousands)

IM FRE	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
Fee revenue	\$ 70,938	\$ 65,935	\$ 65,812	\$ 58,600	\$ 44,371	\$ 41,353	\$ 44,758	\$ 43,155
Fee revenue, other <sup>(2)</sup>	1,267	123	648	629	901	686	355	523
Other income	5,338	420	1,051	492	535	386	530	251
Compensation expense—cash	(25,989)	(29,695)	(26,286)	(19,795)	(17,805)	(18,876)	(17,725)	(17,675)
Administrative expenses	(12,267)	(8,736)	(7,992)	(6,329)	(6,417)	(4,450)	(4,794)	(4,012)
Exclude: Start-up FRE of certain new strategies	516	1,155	1,165	915	2,643	2,399	2,335	2,362
<b>IM FRE <sup>(3)</sup></b>	<b>\$ 39,803</b>	<b>\$ 29,202</b>	<b>\$ 34,398</b>	<b>\$ 34,512</b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 25,459</b>	<b>\$ 24,604</b>
<b>DBRG OP share of IM FRE <sup>(4)</sup></b>	<b>\$ 39,803</b>	<b>\$ 29,202</b>	<b>\$ 34,398</b>	<b>\$ 34,512</b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 20,759</b>	<b>\$ 16,989</b>

Notes:

(1) Annual weighted average IM Fee Rate would be 1.21% excluding rate reductions in effect the twelve months following the first closing date.

(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.



# 1b. Fund Performance

(\$ in millions)

Fund <sup>(1)</sup>	Inception date <sup>(2)</sup>	Total Commitments	Invested Capital <sup>(3)</sup>	Available Capital <sup>(4)</sup>	Investment Value			MOIC		IRR	
					Unrealized	Realized <sup>(5)</sup>	Total <sup>(6)</sup>	Gross <sup>(7)</sup>	Net <sup>(8)</sup>	Gross <sup>(9)</sup>	Net <sup>(10)</sup>
<b>Value-Add</b>											
DBP I	March-18	\$ 4,059	\$ 4,668	\$ 228	\$ 6,126	\$ 1,140	\$ 7,266	1.6x	1.4x	16.8%	12.3%
DBP II	November-20	8,286	7,544	974	8,505	686	9,191	1.2x	1.1x	12.1%	9.1%
<b>Core</b>											
SAF	November-22	1,110	867	476	878	12	890	1.0x	1.0x	3.7%	0.7%
<b>InfraBridge</b>											
GIF I	March-15	1,411	1,488	406	1,279	1,070	2,349	1.6x	1.4x	10.0%	7.4%
GIF II	January-18	3,382	3,117	26	2,771	95	2,866	0.92x	0.82x	<0%	<0%
<b>Credit</b>											
Credit I	December-22	697	368	426	324	77	401	1.1x	1.1x	16.8%	10.1%

Notes:

- (1) Performance metrics are presented in aggregate for main fund vehicle, its parallel vehicles and alternative investment vehicles.
- (2) First close date of the fund, except for Credit I which is the first capital call date. InfraBridge funds were acquired in Feb-2023.
- (3) Invested capital represents the original cost and subsequent fundings to investments. Invested capital includes financing costs and investment related expenses which are capitalized. With respect to InfraBridge funds, such costs are expensed during the period and excluded from their determination of invested capital.
- (4) Available capital represents unfunded commitments, including recallable capital.
- (5) Realized value represents proceeds from dispositions that have closed and all earnings from both realized and unrealized investments, including interest, dividend and ticking fees.
- (6) Total value is the sum of unrealized fair value and realized value of investments.
- (7) Total investment gross multiple of invested capital (MOIC) is calculated as unrealized fair value and realized value of investments divided by invested capital, without giving effect to allocation of management fee expense, other fund expenses and general partner carried interest (both distributed and unrealized). Excludes capital attributable to the general partner, general partner affiliate and any other capital that is not subject to fees and/or carried interest. Gross MOIC is calculated at the fund level and does not reflect gross MOIC at the individual investor level.
- (8) Total investment net MOIC is calculated as total value of investments, that is realized proceeds and unrealized fair value, divided by invested capital, after giving effect to allocation of management fee expense, other fund expenses and general partner carried interest (both distributed and unrealized). Excludes capital not subject to fees and/or carried interest, including general partner and general partner affiliate capital. Net MOIC is calculated at the fund level and does not reflect net MOIC at the individual investor level.
- (9) Gross internal rate of return (IRR) represents annualized time-weighted return on invested capital based upon total value of investments, that is realized proceeds and unrealized fair value, without giving effect to allocation of management fee expense, other fund expenses and general partner carried interest (both distributed and unrealized). Gross IRR is calculated from the date of investment fundings (inclusive of the effect of third-party credit financing) to the date of investment distributions. For unrealized investments, assumes a liquidating distribution equal to the investment fair value, net of third party credit financing. Gross IRR is calculated at the fund level and does not reflect gross IRR at the individual investor level due to timing of investor level inflows and outflows, among other factors.
- (10) Net IRR is gross IRR after giving effect to allocation of management fee expense, other fund expenses and general partner carried interest (both distributed and unrealized). Net IRR is calculated at the individual investor level based upon timing and amount of fee-paying third party investor level inflows and outflows, and excludes syndicated proceeds and capital not subject to fees and/or carried interest, including general partner and general partner affiliate capital.

## Ila. Financial Results - Balance Sheet

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

	As of December 31, 2023	
	Consolidated	Noncontrolling Interests' Share
<b>Assets</b>		
Cash and cash equivalents	\$ 345,335	\$ 25,922
Restricted cash	4,915	—
Investments	2,476,093	616,791
Goodwill	465,991	—
Intangible assets	103,750	—
Other assets	78,953	97
Due from affiliates	85,815	—
Assets of discontinued operations	1,698	97
<b>Total assets</b>	<b>\$ 3,562,550</b>	<b>\$ 642,907</b>
<b>Liabilities</b>		
Debt	\$ 371,783	\$ —
Other liabilities	681,451	19,734
Liabilities of discontinued operations	153	—
<b>Total liabilities</b>	<b>1,053,387</b>	<b>19,734</b>
Commitments and contingencies		
<b>Redeemable noncontrolling interests</b>	<b>17,862</b>	<b>17,862</b>
<b>Equity</b>		
Stockholders' equity:		
Preferred stock, \$0.01 par value per share; \$821,899 liquidation preference; 250,000 shares authorized; 32,876 shares issued and outstanding	794,670	—
Common stock, \$0.01 par value per share		
Class A, 237,250 shares authorized; 163,209 shares issued and outstanding	1,632	—
Class B, 250 shares authorized; 166 shares issued and outstanding	2	—
Additional paid-in capital	7,855,842	—
Accumulated deficit	(6,842,502)	—
Accumulated other comprehensive income (loss)	1,411	—
Total stockholders' equity	1,811,055	—
Noncontrolling interests in investment entities	605,311	605,311
Noncontrolling interests in Operating Company	74,935	—
Total equity	2,491,301	605,311
<b>Total liabilities, redeemable noncontrolling interests and equity</b>	<b>\$ 3,562,550</b>	<b>\$ 642,907</b>

## Ib. Financial Results - Consolidated Segment Operating Results

(\$ in thousands) (unaudited)	Three Months Ended December 31, 2023			
	Investment Management	Corporate and Other	Discontinued Operations	Total
<b>Revenues</b>				
Fee revenue	\$ 74,394	\$ (385)	\$ —	\$ 74,009
Carried interest allocation	169,686	—	—	169,686
Principal investment income (loss)	850	92,684	—	93,534
Other income	7,377	5,704	—	13,081
<b>Total revenues</b>	<b>252,307</b>	<b>98,003</b>	<b>—</b>	<b>350,310</b>
<b>Expenses</b>				
Interest expense	2,631	2,595	—	5,226
Investment-related expense	1,403	(95)	—	1,308
Transaction-related costs	287	—	—	287
Depreciation and amortization	8,808	296	—	9,104
Compensation expense				
Compensation expense - cash and equity-based	40,702	9,046	—	49,748
Compensation expense - incentive fee and carried interest allocation	113,920	—	—	113,920
Administrative expenses	13,106	12,830	—	25,936
<b>Total expenses</b>	<b>180,857</b>	<b>24,672</b>	<b>—</b>	<b>205,529</b>
<b>Other income (loss)</b>				
Other gain (loss), net	661	(4,586)	—	(3,925)
<b>Income (loss) from continuing operations before income taxes</b>	<b>72,111</b>	<b>68,745</b>	<b>—</b>	<b>140,856</b>
Income tax benefit (expense)	864	3,057	—	3,921
<b>Income (loss) from continuing operations</b>	<b>72,975</b>	<b>71,802</b>	<b>—</b>	<b>144,777</b>
Income (loss) from discontinued operations	—	—	(33,529)	(33,529)
<b>Net income (loss)</b>	<b>72,975</b>	<b>71,802</b>	<b>(33,529)</b>	<b>111,248</b>
Net income (loss) attributable to noncontrolling interests:				
Redeemable noncontrolling interests	(14)	1,883	—	1,869
Investment entities	8,448	1,870	(23,833)	(13,515)
Operating Company	4,560	3,752	(685)	7,627
<b>Net income (loss) attributable to DigitalBridge Group, Inc.</b>	<b>59,981</b>	<b>64,297</b>	<b>(9,011)</b>	<b>115,267</b>
Preferred stock dividends	—	14,660	—	14,660
<b>Net income (loss) attributable to common stockholders</b>	<b>\$ 59,981</b>	<b>\$ 49,637</b>	<b>\$ (9,011)</b>	<b>\$ 100,607</b>

## Ic. Financial Results - Noncontrolling Interests' Share Segment Operating Results

	Three Months Ended December 31, 2023			
(\$ in thousands) (unaudited)	Investment Management	Corporate and Other	Discontinued Operations	Total
<b>Revenues</b>				
Fee revenue	\$ —	\$ —	\$ —	\$ —
Carried interest allocation	7,665	—	—	7,665
Principal investment income (loss)	782	668	—	1,450
Other income	4	612	—	616
<b>Total revenues</b>	<b>8,451</b>	<b>1,280</b>	<b>—</b>	<b>9,731</b>
<b>Expenses</b>				
Interest expense	—	42	—	42
Investment-related expense	—	3	—	3
Compensation expense				
Compensation expense - cash and equity-based	—	—	—	—
Compensation expense - incentive fee and carried interest allocation	—	—	—	—
Administrative expenses	11	247	—	258
<b>Total expenses</b>	<b>11</b>	<b>292</b>	<b>—</b>	<b>303</b>
<b>Other income (loss)</b>				
Other gain (loss), net	(6)	2,765	—	2,759
<b>Income (loss) from continuing operations before income taxes</b>	<b>8,434</b>	<b>3,753</b>	<b>—</b>	<b>12,187</b>
Income tax benefit (expense)	—	—	—	—
<b>Income (loss) from continuing operations</b>	<b>8,434</b>	<b>3,753</b>	<b>—</b>	<b>12,187</b>
Income (loss) from discontinued operations	—	—	(23,833)	(23,833)
<b>Net income (loss)</b>	<b>8,434</b>	<b>3,753</b>	<b>(23,833)</b>	<b>(11,646)</b>
<b>Net income (loss) attributable to noncontrolling interests</b>	<b>\$ 8,434</b>	<b>\$ 3,753</b>	<b>\$ (23,833)</b>	<b>\$ (11,646)</b>

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

(\$ in thousands; for the three months ended December 31, 2023; and unaudited)	OP pro rata share by segment			Amounts attributable to noncontrolling interests	DBRG consolidated as reported
	Investment Management	Non-IM Segment Adjustments	Total OP pro rata share		
Net income (loss) attributable to common stockholders	\$ 59,981	\$ 40,626	\$ 100,607	\$ —	\$ 100,607
Net income (loss) attributable to noncontrolling common interests in Operating Company	4,560	3,067	7,627	—	7,627
<b>Net income (loss) attributable to common interests in Operating Company and common stockholders</b>	<b>64,541</b>	<b>43,693</b>	<b>108,234</b>	<b>—</b>	<b>108,234</b>
<b>Adjustments for Distributable Earnings (DE):</b>					
Transaction-related and restructuring charges <sup>(1)</sup>	9,661	3,882	13,543	—	13,543
Unrealized other (gain) loss, net	(662)	7,352	6,690	(2,753)	3,937
Unrealized principal investment income	(62)	(92,017)	(92,079)	(1,455)	(93,534)
Unrealized carried interest allocation, net of associated compensation expense allocation	(49,683)	—	(49,683)	(7,665)	(57,348)
Compensation expense - equity-based	5,647	4,148	9,795	—	9,795
Depreciation and amortization	8,809	295	9,104	—	9,104
Straight-line rent revenue and expense	500	(594)	(94)	—	(94)
Amortization of deferred financing costs, debt premiums and discounts	334	306	640	—	640
Adjustments attributable to noncontrolling interests in investment entities	—	—	—	(11,959)	(11,959)
DE from discontinued operations <sup>(2)</sup>	—	11,781	11,781	23,832	35,613
<b>After-tax DE</b>	<b>\$ 39,085</b>	<b>\$ (21,154)</b>	<b>\$ 17,931</b>	<b>\$ —</b>	<b>\$ 17,931</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.
- (2) Equity method earnings (loss) from BRSP and the operating results of the portfolio companies previously consolidated in the Operating segment, which qualified as discontinued operations in March 2023 and December 2023, respectively, are included in DE of discontinued operations.

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

*(\$ in thousands; for the three months ended December 31, 2023; and unaudited)*

	OP pro rata share by segment		
	Investment Management	Non-IM Segment Adjustments	Total OP pro rata share
<b>After-tax DE</b>	\$ 39,085	\$ (21,154)	\$ 17,931
Interest expense included in DE	2,275	2,249	4,524
Income tax expense (benefit) included in DE	(864)	(3,057)	(3,921)
Preferred dividends	—	14,660	14,660
Placement fee expense	30	—	30
Realized carried interest allocation, net of associated compensation expense allocation	(606)	—	(606)
IM segment other income and investment-related expense, net, included in DE	(633)	—	(633)
<b>Adjusted EBITDA</b>	\$ 39,287	\$ (7,302)	\$ 31,985

# IIIa. Capitalization - Debt and Preferred Stock Summary

(\$ in thousands, except per share data, as of December 31, 2023)

## Consolidated & DBRG OP share of debt

	Payments due by period <sup>(1)</sup>					Total	Fixed/Variable	WA Interest Rate	WA Remaining Term
	2024	2025	2026	2027	2028 and after				
2021-1, A-1 Variable Funding Notes	—	—	—	—	—	—	Variable	n/a	2.7
2021-1, Class A-2 Term Notes	—	—	300,000	—	—	300,000	Fixed	3.9%	2.7
Convertible/exchangeable senior notes	—	78,422	—	—	—	78,422	Fixed	5.8%	1.5
<b>Total debt - DBRG OP share</b>	<b>\$ —</b>	<b>\$ 78,422</b>	<b>\$ 300,000</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ 378,422</b>			

## Net corporate debt

Cash and cash equivalents - consolidated	\$ 345,335
less: Noncontrolling interests	(25,922)
less: Investment level cash - DBRG OP share	(144,218)
Corporate cash - DBRG OP share	175,195
Corporate debt - DBRG OP share	(378,422)
<b>Corporate Cash (Debt) Position - DBRG OP share</b>	<b>\$ (203,227)</b>

## Exchangeable debt

Description	Outstanding principal	Final due date <sup>(2)</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
<b>Total convertible debt</b>	<b>\$ 78,422</b>					

## Perpetual preferred stock

Description	Liquidation preference	Shares outstanding (In thousands)	Callable period
Series H 7.125% cumulative redeemable perpetual preferred stock	209,870	8,395	Callable
Series I 7.15% cumulative redeemable perpetual preferred stock	321,668	12,867	Callable
Series J 7.125% cumulative redeemable perpetual preferred stock	290,361	11,614	Callable
<b>Total preferred stock</b>	<b>\$ 821,899</b>	<b>32,876</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.

(2) 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.

# IIIb. Capitalization - DBRG Series 2021-1

(\$ in thousands, as of December 31, 2023)

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

## Financial covenants:

	Covenant level
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 19, 2024, DBRG is meeting all required covenant threshold levels.

## Notes:

- (1) 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.
- (2) 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.
- (3) 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.
- (4) 100% cash sweep until LTV is less than 35%.
- (5) 50% cash sweep until ratio is less than 60%.



## IV. Other

(\$ in thousands)

<b>Consolidated amount</b>	<b>4Q23</b>	<b>3Q23</b>	<b>2Q23</b>	<b>1Q23</b>	<b>4Q22</b>	<b>3Q22</b>	<b>2Q22</b>	<b>1Q22</b>
GP affiliated investment in DBP Series	\$ 406,039	\$ 388,169	\$ 374,139	\$ 345,719	\$ 343,137	\$ 277,450	\$ 284,282	\$ 248,663
GP affiliated investment in GIF Series	144,167	134,011	135,857	142,280	—	—	—	—
GP affiliated investment in DataBank and Vantage SDC	930,654	434,465	—	—	—	—	—	—
Other GP affiliated investments and warehoused/seed investments (Credit, Core, Liquid, Ventures)	232,293	296,914	272,564	346,774	316,299	769,431	906,076	423,467
<b>Total investments</b>	<b>\$ 1,713,153</b>	<b>\$ 1,253,559</b>	<b>\$ 782,560</b>	<b>\$ 834,773</b>	<b>\$ 659,436</b>	<b>\$ 1,046,881</b>	<b>\$ 1,190,358</b>	<b>\$ 672,130</b>

### DBRG OP share of consolidated amount

GP affiliated investment in DBP Series	\$ 316,763	\$ 303,127	\$ 294,031	\$ 272,395	\$ 270,400	\$ 215,872	\$ 217,504	\$ 187,247
GP affiliated investment in GIF Series	144,167	134,011	135,857	142,280	—	—	—	—
GP affiliated investment in DataBank and Vantage SDC	668,587	434,465	—	—	—	—	—	—
Other GP affiliated investments and warehoused/seed investments (Credit, Core, Liquid, Ventures)	197,339	186,444	188,325	184,938	178,379	467,014	591,066	308,578
<b>Total investments</b>	<b>\$ 1,326,856</b>	<b>\$ 1,058,047</b>	<b>\$ 618,213</b>	<b>\$ 599,613</b>	<b>\$ 448,779</b>	<b>\$ 682,886</b>	<b>\$ 808,570</b>	<b>\$ 495,825</b>

# V. Cash G&A Expense

(\$ in thousands)

	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
<b>Investment Management Cash G&amp;A</b>								
Cash and equity-based compensation	\$ 40,702	\$ 39,760	\$ 45,798	\$ 28,182	\$ 30,829	\$ 22,566	\$ 23,230	\$ 24,808
Administrative expenses	13,106	9,410	7,953	6,407	7,958	4,517	4,869	4,171
Compensation expense—equity-based	(5,647)	(7,218)	(17,099)	(3,898)	(7,939)	(2,654)	(3,361)	(3,190)
Administrative expenses—straight-line rent	(500)	(511)	39	(77)	(66)	(68)	(76)	(159)
Transaction-related and restructuring charges	(9,405)	(3,010)	(2,413)	(4,490)	(6,560)	(1,035)	(2,143)	(3,943)
<b>Investment Management Cash G&amp;A</b>	<b>38,256</b>	<b>38,431</b>	<b>34,278</b>	<b>26,124</b>	<b>24,222</b>	<b>23,326</b>	<b>22,519</b>	<b>21,687</b>
<b>Corporate &amp; Other Cash G&amp;A</b>								
Cash and equity-based compensation	9,046	13,356	10,759	19,289	10,804	12,404	9,333	20,778
Administrative expenses	12,830	7,142	8,969	12,859	23,373	17,992	12,574	16,815
Compensation expense—equity-based	(4,148)	(7,122)	(3,593)	(6,872)	329	(5,171)	(4,840)	(5,878)
Administrative expenses—straight-line rent	594	579	532	352	485	660	741	856
Administrative expenses—noncontrolling interests	(247)	(337)	(170)	(289)	(248)	(338)	(327)	(302)
Transaction-related and restructuring charges	(4,595)	(2,950)	(4,282)	(6,273)	(18,443)	(10,549)	(2,828)	(14,352)
<b>Corporate &amp; Other Cash G&amp;A</b>	<b>13,480</b>	<b>10,668</b>	<b>12,215</b>	<b>19,066</b>	<b>16,300</b>	<b>14,998</b>	<b>14,653</b>	<b>17,917</b>
<b>DBRG Cash G&amp;A excluding Portfolio Company G&amp;A</b>	<b>\$ 51,736</b>	<b>\$ 49,099</b>	<b>\$ 46,493</b>	<b>\$ 45,190</b>	<b>\$ 40,522</b>	<b>\$ 38,324</b>	<b>\$ 37,172</b>	<b>\$ 39,604</b>
<b>Corporate &amp; Other Adjusted EBITDA</b>								
EBITDA, excluding Cash G&A	\$ 6,179	\$ 7,056	\$ 11,022	\$ 569	\$ 11,694	\$ 11,285	\$ 10,925	\$ 9,611
Cash G&A	(13,480)	(10,668)	(12,215)	(19,066)	(16,300)	(14,998)	(14,653)	(17,917)
<b>Corporate &amp; Other Adjusted EBITDA</b>	<b>\$ (7,301)</b>	<b>\$ (3,612)</b>	<b>\$ (1,193)</b>	<b>\$ (18,497)</b>	<b>\$ (4,606)</b>	<b>\$ (3,713)</b>	<b>\$ (3,728)</b>	<b>\$ (8,306)</b>

# Appendices

# Reconciliation of IM FRE to Net Income (Loss)

(\$ in thousands)	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
<b>IM net income (loss)</b>	<b>72,975</b>	<b>100,014</b>	<b>35,177</b>	<b>(2,804)</b>	<b>81,167</b>	<b>46,065</b>	<b>67,995</b>	<b>(9,143)</b>
Adjustments:								
Interest expense (income)	2,027	2,128	2,268	2,411	2,200	2,906	2,771	2,500
Investment-related expense, net of reimbursement	(32)	97	—	51	156	230	(200)	138
Depreciation and amortization	8,809	9,003	11,039	6,409	6,135	5,369	5,375	5,276
Compensation expense—equity-based	5,647	7,218	17,099	3,898	6,639	2,654	3,361	3,191
Compensation expense—carried interest and incentive	(57,954)	(96,026)	(43,349)	17,056	(84,206)	(40,867)	(61,710)	10,767
Administrative expenses—straight-line rent	500	511	(39)	77	1,541	68	76	159
Administrative expenses—placement agent fee	30	15	3,653	—	—	—	—	—
Transaction-related and restructuring charges	9,661	3,891	3,025	9,682	8,101	2,317	4,042	3,942
Principal investment income (loss)	(850)	(1,451)	(1,604)	(318)	(2,072)	(1,016)	(1,016)	(17)
Other (gain) loss, net	(662)	2,662	3,608	(3,082)	(248)	110	424	3,055
Income tax (benefit) expense	(864)	(15)	2,356	217	2,172	1,263	2,006	2,374
<b>IM Adjusted EBITDA</b>	<b>\$ 39,287</b>	<b>\$ 28,047</b>	<b>\$ 33,233</b>	<b>\$ 33,597</b>	<b>\$ 21,585</b>	<b>\$ 19,099</b>	<b>\$ 23,124</b>	<b>\$ 22,242</b>
Exclude: Start-up FRE of certain new strategies	516	1,155	1,165	915	2,643	2,399	2,335	2,362
<b>IM FRE</b>	<b>\$ 39,803</b>	<b>\$ 29,202</b>	<b>\$ 34,398</b>	<b>\$ 34,512</b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 25,459</b>	<b>\$ 24,604</b>
Wafra's 31.5% ownership	—	—	—	—	—	—	(4,700)	(7,615)
<b>DBRG OP share of IM FRE</b>	<b>\$ 39,803</b>	<b>\$ 29,202</b>	<b>\$ 34,398</b>	<b>\$ 34,512</b>	<b>\$ 24,228</b>	<b>\$ 21,498</b>	<b>\$ 20,759</b>	<b>\$ 16,989</b>

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

(\$ in thousands)	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
Net income (loss) attributable to common stockholders	\$ 100,607	\$ 261,828	\$ (22,411)	\$ (212,473)	\$ (19,356)	\$ (63,273)	\$ (37,321)	\$ (262,316)
Net income (loss) attributable to noncontrolling common interests in Operating Company	7,627	19,918	(1,745)	(16,662)	(1,583)	(4,834)	(3,090)	(22,862)
<b>Net income (loss) attributable to common interests in Operating Company and common stockholders</b>	<b>108,234</b>	<b>281,746</b>	<b>(24,156)</b>	<b>(229,135)</b>	<b>(20,939)</b>	<b>(68,107)</b>	<b>(40,411)</b>	<b>(285,178)</b>
<b>Adjustments for Distributable Earnings (DE):</b>								
Transaction-related and restructuring charges	13,543	6,583	7,182	18,552	22,536	14,062	6,739	20,997
Unrealized other (gain) loss, net	3,937	(256,439)	11,881	150,921	3,514	(30,326)	45,722	143,071
Unrealized principal investment income	(93,534)	(17,943)	(30,409)	(3,562)	(22,302)	2,669	(16,444)	(6,454)
Unrealized carried interest allocation, net of associated compensation expense	(57,348)	(68,099)	(43,791)	18,240	(70,541)	2,652	(61,710)	9,176
Compensation expense - equity-based	9,795	14,340	20,691	10,770	7,610	7,824	8,168	8,979
Depreciation and amortization	9,104	9,319	11,353	6,875	14,129	14,931	9,535	5,676
Straight-line rent revenue and expense	(94)	(68)	(571)	(275)	(5,036)	(5,933)	(2,355)	(701)
Amortization of deferred financing costs, debt premiums and discounts	640	660	690	794	1,242	1,288	1,083	924
Preferred share redemption (gain) loss	—	—	(927)	—	—	—	—	—
Income tax effect on certain of the foregoing adjustments	—	—	—	—	—	—	—	(328)
Adjustments attributable to noncontrolling interests in investment entities	(11,959)	(20,330)	(43,997)	(93,273)	(27,201)	(96,848)	(46,823)	(77,161)
DE from discontinued operations <sup>(1)</sup>	35,613	82,849	97,557	112,663	74,683	184,492	89,744	169,352
<b>After-tax DE</b>	<b>\$ 17,931</b>	<b>\$ 32,618</b>	<b>\$ 5,503</b>	<b>\$ (7,430)</b>	<b>\$ (22,305)</b>	<b>\$ 26,704</b>	<b>\$ (6,752)</b>	<b>\$ (11,647)</b>

Notes:

(1) Equity method earnings (loss) from BRSP and the operating results of the portfolio companies previously consolidated in the Operating segment, which qualified as discontinued operations in March 2023 and December 2023, respectively, are included in DE of discontinued operations for all periods presented.

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

(\$ in thousands)

	4Q23	3Q23	2Q23	1Q23	4Q22	3Q22	2Q22	1Q22
<b>After-tax DE</b>	\$ 17,931	\$ 32,618	\$ 5,503	\$ (7,430)	\$ (22,305)	\$ 26,704	\$ (6,752)	\$ (11,647)
Interest expense included in DE	4,524	4,616	4,916	7,272	8,487	10,620	8,674	7,838
Income tax expense (benefit) included in DE	(3,921)	59	2,770	1,098	30,561	(7,838)	(2,694)	(6,849)
Preferred dividends	14,660	14,645	14,675	14,676	14,765	15,283	15,759	15,759
Principal Investment Income (Loss)	—	—	—	(277)	(1,860)	(9,303)	—	(58)
Placement fee expense	30	15	3,653	—	—	—	—	—
Realized carried interest (allocation) reversal, net of associated compensation (expense) reversal	(606)	(27,927)	883	(243)	(12,377)	(20,258)	—	1,172
IM segment other income and investment-related expense, net, included in DE	(633)	409	(360)	4	(292)	177	(201)	—
Non pro-rata allocation of income (loss) to noncontrolling interests	—	—	—	—	—	—	—	231
<b>Adjusted EBITDA</b>	\$ 31,985	\$ 24,435	\$ 32,040	\$ 15,100	\$ 16,979	\$ 15,385	\$ 14,786	\$ 6,446

# Definitions

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## **Assets Under Management ("AUM")**

AUM represents the total capital for which we provide investment management services. AUM is generally composed of (a) third party capital managed by the Company and its affiliates, including capital that is not yet fee earning, or not subject to fees and/or carried interest; and (b) assets invested using the Company's own balance sheet capital and managed on behalf of the Company's stockholders (composed of the Company's fund investments as GP affiliate, warehoused investments, and as of December 31, 2023, the Company's interest in portfolio companies previously in the Operating segment). Third party AUM is based upon invested capital as of the reporting date, including capital funded through third party financing, and committed capital for funds in their commitment stage. Balance sheet AUM is based upon the carrying value of the Company's balance sheet investments as of the reporting date (at December 31, 2022 prior to deconsolidation, on an undepreciated basis as it relates to the Company's interest in portfolio companies previously consolidated in the Operating segment).

## **Fee-Earning Equity Under Management ("FEEUM")**

FEEUM represents the total capital managed by the Company and its affiliates which earns management fees and/or incentive fees or carried interest. FEEUM may be based upon committed capital, invested capital, net asset value ("NAV") or gross asset value ("GAV"), 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.

## **IM Fee Related Earnings Margin % ("IM FRE Margin %")**

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

## **Operating Company ("DBRG OP")**

DigitalBridge Operating Company, LLC, 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.

**UPB:** Unpaid Principal Balance