



Colony Capital Launches Quantitative REIT Investment Strategy

March 18, 2019

Colony Capital Fundamental US Real Estate Index licensed by DoubleLine Capital

Colony Index to be part of the Barclays Index platform

LOS ANGELES--(BUSINESS WIRE)--Mar. 18, 2019-- Colony Capital, Inc. (NYSE: CLNY) ("Colony Capital" or the "Company"), a leading global investment management firm, has launched the Colony Capital Fundamental US Real Estate Index ("the Index").

The Index is a rules-based (smart-beta) strategy which invests in the common stocks of real estate investment trusts (REITs). The Index implements fundamental real estate investing principles drawn from Colony Capital's 27 years of managing real estate investments for institutional investors, with a focus on risk mitigation.

Bill Hughes, Portfolio Manager and Head of Liquid Strategies, Colony Capital, said, "The Index offers investors a differentiated approach to investing in liquid real estate securities, based on Colony's core investing tenet—quality real estate assets, financed conservatively, will outperform over time."

Colony Capital has partnered with Barclays Bank PLC to structure the Index and Barclays Index Administration performs the role of index sponsor, owner and administrator.

Additionally, during the fourth quarter 2018, the DoubleLine Colony Real Estate and Income Fund ("the Fund") was launched. The Fund is an open-end mutual fund that provides exposure to the Colony Capital Fundamental US Real Estate Index, and invests in a fixed income portfolio managed by DoubleLine Capital. The Fund seeks total return (capital appreciation and current income) in excess of its benchmark, the Dow Jones U.S. Select REIT Index, over a full market cycle.

Mr. Hughes added, "We are excited to be able to align with a world class investment management firm like DoubleLine Capital and to be a part of Barclays' industry-leading index platform."

About the Colony Capital Fundamental US Real Estate Index

Colony Capital, Inc. (NYSE: CLNY), a leading global investment management firm, developed the algorithm used by the Colony Capital Fundamental US Real Estate Index. The Index uses proprietary criteria to select a portfolio of US real estate investment trusts (REITs) designed to outperform market benchmarks by eliminating the riskiest REITs and concentrating in higher quality assets. For additional information about the Index, please refer to www.clny.com/index-fund.

About Colony Capital

Colony Capital, Inc. (NYSE: CLNY) is a leading global investment management firm with assets under management of \$43 billion. The Company manages capital on behalf of its stockholders, as well as institutional and retail investors in private funds, traded and non-traded real estate investment trusts and registered investment companies. The Company has significant holdings in: (a) the healthcare, industrial and hospitality property sectors; (b) Colony Credit Real Estate, Inc. (NYSE: CLNC) and NorthStar Realty Europe Corp. (NYSE: NRE), which are both externally managed by subsidiaries of the Company; and (c) various other equity and debt investments. The Company is headquartered in Los Angeles with key offices in New York, Paris and London, and has over 400 employees across 17 locations in ten countries. For additional information regarding the Company and its management and business, please refer to www.clny.com.

Cautionary Statement Regarding Forward-Looking Statements

This press release 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. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond our control, and may cause actual results to differ significantly from those expressed in any forward-looking statement. Factors that might cause such a difference include, without limitation, the performance of the Colony Capital Fundamental US Real Estate Index and the Fund; and the ability of the Colony Capital Fundamental US Real Estate Index to outperform market benchmarks by eliminating the riskiest REITs and concentrating in higher quality assets. Additional information about these and other factors can be found in Colony Capital's reports filed from time to time with the Securities and Exchange Commission.

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

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