NEWS RELEASE

Rithm Capital, GreenBarn Investment Group and FarmViewVentures Announce $56.25 Million Sale of 4075 Wilson Boulevard in Arlington, Virginia

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Sale to Piedmont Realty Trust follows successful repositioning, more than 90,000 square feet of new leasing and $6 million in strategic capital improvements

ARLINGTON, Va.--(BUSINESS WIRE)-- Rithm Capital Corp. (“Rithm”), GreenBarn Investment Group (“GreenBarn”) and FarmViewVentures (“FarmView”) today announced the $56.25 million sale of 4075 Wilson Boulevard, a 188,014-square-foot Class A office property in Arlington’s Ballston submarket, to Piedmont Realty Trust, Inc.

The sale marks the culmination of a successful repositioning strategy undertaken by Rithm, GreenBarn and FarmView since acquiring the property in September 2024. During their ownership, the group completed more than 90,000 square feet of new leasing and invested more than $6 million in strategic capital improvements designed to enhance the tenant experience and strengthen the property’s position within one of Northern Virginia’s most dynamic office markets.

“We had conviction in Ballston when we acquired 4075 Wilson Boulevard in 2024 because we believed the market’s underlying dynamics were stronger than many investors recognized at the time,” said John Wolf, Founder and Managing Partner of FarmViewVentures. “Through our local knowledge and relationships, we saw the return-to-office trend taking hold, a compelling mixed-use environment and a defense and technology ecosystem anchored by organizations like DARPA that we believed would continue to benefit from increased defense and cybersecurity spending. As investors, our job is to find opportunities where the market may not yet fully appreciate the nuances of a particular location. We believed Ballston was one of those opportunities, and 12 to 18 months later, many of the trends we identified are becoming much more broadly recognized.”

“Our diligence on the Ballston submarket, combined with a disciplined underwriting approach, was central to how

this deal came together," said Jonny Nierenberg, Vice President, Investment Strategy – Commercial Real Estate at Rithm Capital. "The successful execution of our business plan reflects both the strength of our partnership with GreenBarn and FarmView and the type of compelling, well-located opportunities we continue to pursue across commercial real estate."

The property's tenant roster includes Nalej Corporation, KnowBe4, Systems Planning & Analysis and OpenText Public Sector, among other government contractors, technology companies and professional services firms. Ground-floor retail is fully leased to tenants including Sweetgreen, Grazie Nonna, Van Leeuwen Ice Cream and Pinnacle Bank.

Capital improvements completed during Rithm, GreenBarn and FarmView's ownership include a new tenant amenity center as well as an upgraded lobby and renovated rooftop terrace. Located at Wilson Boulevard and North Randolph Street, the property sits across from Ballston Quarter and near the Ballston Metro station, within one of Northern Virginia's most established defense and technology corridors.

Newmark Capital Markets Executive Managing Directors Jud Ryan and James P. Cassidy, along with Vice President Grant Marley, represented Rithm, GreenBarn and FarmView in the transaction.

"4075 Wilson Boulevard represents the first round-trip office investment during the current office cycle thanks to ownership's successful repositioning strategy in one of our region's most vibrant submarkets," said Jud Ryan, Executive Managing Director at Newmark. "The transaction reflects continued investor demand for well-positioned assets with durable tenant rosters and compelling long-term fundamentals."

About Rithm Capital Corp.

Rithm Capital Corp. is a global alternative asset manager with significant experience managing credit and real estate assets. Rithm's integrated platform spans asset-based finance, residential and commercial real estate lending, mortgage servicing rights, and structured credit. Through platforms including Elecor Properties, Newrez, Genesis Capital, Sculptor Capital Management, and Crestline Management, Rithm employs a unique owner-operator model to drive value for shareholders and investors. For more information, visit **www.rithmcap.com**.

About GreenBarn Investment Group

GreenBarn Investment Group is a vertically integrated investment management firm that utilizes its extensive network and industry experience to acquire and develop real estate assets, make and invest in real estate loans, and invest in commercial real estate credit special situations.

About FarmViewVentures

FarmViewVentures is a real estate investment firm focused on identifying and executing compelling investment opportunities across the commercial real estate sector. Led by Founder and Managing Partner John Wolf, the firm brings extensive experience investing in, owning and operating institutional-quality real estate assets.

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