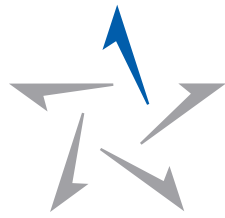


NewStar Financial, Inc.
500 Boylston Street, Suite 1600
Boston, MA 02116



Just the Beginning



NEWSTAR FINANCIAL

NewStar Financial, Inc. is a Boston-based commercial finance company with extensive direct origination capabilities and \$2 billion in lending capacity.

Since its inception in 2004, NewStar has completed more than 45 transactions totalling in excess of \$400 million in commitments across the country.

Our Competitive Difference

NewStar is focused exclusively on providing customized financing solutions to mid-sized borrowers through three nationally-focused lending groups: Middle Market Corporate, Commercial Real Estate, and Structured Products.

NewStar's banking and capital market expertise, industry relationships, substantial capital base and efficient approval process make it the ideal fit for mid-sized borrowers.

Contacts

Middle Market Corporate

David Dobies: 617.848.2541
Tim Shoyer: 617.848.2588

Commercial Real Estate

Dan Adkinson: 203.716.8403

Structured Products

Buck Burnaman: 203.716.8402

Corporate PR Inquires

Scott Poirier: 617.848.2525

Financing Products

NewStar provides facilities from \$10 - \$150 million for customers with EBITDA as low as \$5 million.

Commercial Real Estate

- First Mortgages
- Second Mortgages/B-Notes
- Mezzanine Debt
- CMBS

Middle Market Corporate

- Revolvers and Term Loans
- Stretch Senior Loans
- Second Lien Debt
- Mezzanine Debt
- Asset-Based Facilities

Structured Products

- Direct Loans
- Non-Certificated Notes
- Subordinated Asset Backed Securities

A Committed Partner

NewStar's management team is comprised of highly regarded industry veterans from leading financial institutions, including Fleet, Citigroup and JP Morgan.

The senior management team averages over 20 years of experience in structuring multifaceted, sophisticated financing solutions which may now be leveraged on behalf of mid-sized borrowers.

NewStar is backed by an equally strong team of financial partners, led by investors Capital Z and JP Morgan Corsair and financing partners Wachovia and IXIS Securities.

Offices

Boston, MA
Darien, CT
Charleston, SC

Website










www.newstarfin.com

Representative Transactions

Commercial Real Estate

Middle Market Corporate

Structured Products

 <p>Franklin Lofts, LP Houston, TX</p> <p>\$13,325,000 Interim Financing Facility</p> <p>Sole Lender</p> <p>2005</p>	 <p>Angelle Concrete Group, LLC Jennings, LA</p> <p>\$42,000,000 Senior Secured Credit Facilities</p> <p>Documentation Agent</p>  <p>2004</p>	 <p>West Haven, CT</p> <p>\$8,000,000 Senior Secured Credit Facilities</p> <p>Lead Arranger</p>  <p>2004</p>	 <p>Thermal Solutions, Inc Hampton, NH</p> <p>\$33,500,000 Senior Secured Credit Facilities</p> <p>Documentation Agent</p>  <p>2005</p>	<p>CHARMING SHOPPES, INC. Bensalem, PA</p> <p>\$100,000,000 Private Label Credit Cards Securitization</p> <p>Class D Sole Purchaser</p> <p>2004</p>
 <p>Oregon Place Apartments Dayton, OH</p> <p>\$8,750,000 Renovation and Conversion Financing</p> <p>Sole Lender</p> <p>2005</p>	 <p>Sacramento, CA</p> <p>\$100,000,000 Senior Secured Credit Facilities</p> <p>Joint Lead Arranger Syndication Agent</p>  <p>2005</p>	 <p>Phoenix, AZ</p> <p>\$14,000,000 Senior Secured Credit Facilities</p> <p>Sole Lender</p>  <p>2005</p>	 <p>Cleveland, OH</p> <p>\$23,000,000 Second Lien Term Loan</p> <p>Lead Arranger</p> <p>Connell Limited Partnership</p> <p>2005</p>	 <p>Norwalk, CT</p> <p>\$100,000,000 Middle Ticket Leases Securitization</p> <p>Subordinated Warehouse Lender</p> <p>2005</p>
 <p>455 Winding Brook Lane Westport, CT</p> <p>\$8,650,000 Acquisition and Property Stabilizing Financing</p> <p>Sole Lender</p> <p>2004</p>	 <p>Newton, MA</p> <p>\$13,500,000 Senior Secured Credit Facilities</p> <p>Lead Arranger</p> <p>Charlesbank</p> <p>2005</p>	 <p>Oakbrook Terrace, IL</p> <p>\$15,000,000 Second Lien Term Loan</p> <p>Lead Arranger</p> <p>The Carlyle Group</p> <p>2005</p>	 <p>Del Mar, CA</p> <p>\$15,500,000 Senior Secured Credit Facilities</p> <p>Lead Senior Lender</p> <p>Red Diamond Capital</p> <p>2005</p>	 <p>Dupree, SD</p> <p>\$9,000,000 Structured Subordinated Loan</p> <p>Sole Lender</p> <p>2005</p>