

BlackStone (Public)
2023
CIK 0001662972
(\$000)

Dec. 31, 2023 Dec. 31, 2022 Dec. 31, 2021

Key Investor Measurements

Assets

Sector

Diversified

Diversified

SQ. FT.

Gross Book Assets

\$130,797,795

\$142,687,424

Net Book Value

\$130,797,795

\$142,687,424

Liabilities

1600 Mortgage/Real Estate Loans

\$81,966,016

\$86,344,909

Total Liabilities

\$86,977,764

\$91,933,250

Book Performance Measurements

COST PER SQUARE FOOT (Net Book Value/SQ. Ft)

GROSS RENT MULTIPLIER (Net Book Value/Total Revenue)

14.64

18.66

LOAN TO VALUE (Loans/Gross Assets)

63%

61%

Cash Performance Measurements

Market Value (a)

\$76,475,391

\$50,813,004

Market Value/Net Book Value

58%

36%

Net Asset Value (Market Value-Total Liabilities)

-\$10,502,373

-\$41,120,246

CAP RATE (EBITA/Market Value)

5.50%

8.95%

NPV (b)

N/A

N/A

IRR (b)

N/A

N/A

Notes

(a) Market Value is based on Net Cash Flow (EBITA) over a 10 year period in perpetuity there after discounted back to Present Value

(b) NPV and IRR is based on Market Value - Gross Book Value. IRR and NPV will be equal to N/A if accumulated investment was not provided