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Knighthead Funding Provides $63 Million Acquisition Loan to Midtown Capital Partners for Doral Industrial Portfolio

Financing Supports Acquisition of 13 Small-Bay Industrial Assets in One of South Florida's Most Supply-Constrained Markets

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September 16, 2026 – Doral, FL - **Knighthead Funding**, LLC (Knighthead), a leading commercial real estate finance firm, **provided a $62.92 million loan to Midtown Capital Partners to finance the acquisition of a portfolio of 13 urban-infill, small-bay industrial assets in Doral, Florida**. Midtown Capital Partners acquired the portfolio in an off-market transaction for a final purchase price of $86 million, representing a near-record sale price for Miami-Dade County.

The Knighthead team led by Jonathan Daniel, Alexandra Wiggins, and Joseph Marraccini arranged the loan and is the latest example of the firm's ability to provide customized capital solutions for sponsors acquiring complex commercial real estate portfolios.

The portfolio was developed and assembled by the seller over nearly 30 years, creating a rare opportunity to acquire an institutional-scale collection of small-bay industrial properties within a highly fragmented asset class. The portfolio encompasses approximately 290,000 square feet across 13 small-bay industrial buildings situated on 13.33 acres, with 158 loading bays, approximately 429 parking spaces, and clear heights ranging from 16 to 22 feet.

The properties comprising the portfolio are strategically located within a one-mile radius with convenient access to major regional transportation corridors and the Miami International Airport. The portfolio also benefits from a diversified tenant base and strong in-place occupancy.

"We were pleased to provide the financing for Midtown Capital Partners' acquisition of the Doral small-bay industrial portfolio," said Alexandra Wiggins at Knighthead Funding. "This transaction epitomizes what

we look for when financing a deal —an attractive collection of assets with significant upside in an excellent infill location."

Small-bay industrial properties throughout the broader South Florida market continue to benefit from strong supply-and-demand fundamentals. Vacancy rates are below 3%, while limited new construction has constrained future supply. These dynamics are expected to continue supporting demand for well-located, functional industrial space serving South Florida's large and growing population base.

Arrow Real Estate Advisors negotiated the financing on behalf of Midtown Capital Partners.

About Knighthead Funding

Knighthead Funding is a leading real estate finance firm focused on originating commercial mortgage loans nationwide on behalf of Knighthead Annuity & Life Assurance Company and its clients. Knighthead Funding provides senior secured loans and senior participations for predevelopment, construction, value-add, transitional, and stabilized real estate transactions, offering both conventional and bespoke financing solutions.

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Media Contact:
Great Ink Communications, Ltd. – 212-741-2977
Eric Waters (Eric.Waters@greatink.com)
Tom Nolan (Tom@greatink.com)