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Standard Real Estate and Benefit Street Partners Acquire Transit-Oriented Residential Community Greenwich Place in Owings Mills, MD

Joint Venture Acquires 332-Unit Multifamily Community
in One of Baltimore County's Strongest Growth Corridors

Owings Mills, MD – September 16, 2026 – Standard Real Estate Investments (Standard) and Benefit Street Partners (BSP) today announced the acquisition of Greenwich Place, a 332-unit multifamily community ideally situated near a number of prominent retail and lifestyle destinations including Metro Centre at Owings Mills, Foundry Row, and Mill Station.

Located at 10090 Mill Run Circle in Owings Mills, MD and built in 2007, Greenwich Place is a distinctive apartment and townhome community featuring a mix of spacious one-, two-, and three-bedroom residences across a four-story mid-rise building and 120 townhome units. The property comprises approximately 421,330 sq. ft. of rentable space with an average unit size of 1,269 sq. ft., significantly larger than the surrounding submarket average.

"Greenwich Place represents a compelling opportunity to acquire a high-quality multifamily asset in a rapidly evolving suburban market with strong demographic and economic fundamentals," said Jerome Nichols of Standard. "The property's unique blend of apartment and townhome residences, large floor plans, transit-oriented location, and proximity to significant retail and employment hubs make it perfectly positioned for long-term growth."

Located adjacent to the Owings Mills Metro Station and with direct access to Interstate 795 and the Baltimore Beltway, Greenwich Place offers residents exceptional connectivity to major employment centers throughout Baltimore County and downtown Baltimore. The community features a recently upgraded amenity package that includes a resort-style swimming pool, state-of-the-art fitness center, resident clubroom, theater room, business center, cyber café, library, package services, and controlled-access features.

BSP partnered with Standard Real Estate on the acquisition as part of its strategy to invest in well-located multifamily assets with opportunities to create value through thoughtful capital improvements and operational enhancements.

"Owings Mills has emerged as one of the Baltimore region's most compelling suburban multifamily markets, supported by a diversified employment base, strong household incomes, transit connectivity and a limited new supply pipeline," said Brian Buffone, Head of Real Estate Operations with Benefit Street Partners, as well as President of Franklin BSP Realty Trust, Inc (NYSE: FBRT). "Greenwich Place aligns well with our investment strategy of partnering with experienced operators to invest in high-quality residential assets in fundamentally strong markets. We believe the property has strong in-place fundamentals, along with a clear opportunity to enhance the asset and resident experience while driving additional value over time."

The property benefits from favorable market dynamics, including strong occupancy, limited future multifamily supply, and proximity to major employers such as T. Rowe Price, CareFirst BlueCross BlueShield, Stevenson University, and the Federal Center at Woodlawn.

Financial terms of the transaction were not disclosed.

About Standard Real Estate Investments

Standard Real Estate Investments (Standard) is a diversified middle market investment manager. The company operates across property sectors in markets throughout the United States with a current focus on the development of industrial facilities and the acquisition of multifamily communities. The firm maintains offices in Los Angeles, California and Washington, D.C. For more information, visit www.standardrei.com.

About Benefit Street Partners

Benefit Street Partners ("BSP") is an alternative credit pioneer with $96 billion in assets under management (including Apera Asset Management) as of 30 June 2026. It seeks to deliver attractive, risk-adjusted returns through its deep specialism, long-term relationships and global reach. A wholly owned subsidiary of Franklin Templeton, BSP is focused on credit. Through its disciplined, solutions-oriented approach, BSP unlocks opportunities across market cycles and geographies. The firm manages strategies spanning private debt, real estate debt, structured credit, and liquid loans. For more information, visit bspcredit.com.

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