

FRANKLIN BSP REALTY TRUST, INC.

CORPORATE ENVIRONMENTAL POLICY

At Franklin BSP Realty Trust, Inc. (“FBRT,” “we” or “our”), we are committed to responsible environmental practices that include conservation of natural resources, pollution prevention and reduction of waste. As a financial services company, FBRT's operations, by their nature, do not emit significant amounts of carbon dioxide or other greenhouse gases. However, as a matter of long-standing practice and our commitment to the communities in which we operate, FBRT believes it is our responsibility to operate in an environmentally responsible manner that promotes energy conservation and waste reduction.

That is why FBRT is focused on minimizing the impact our enterprise has on the environment and creating a company culture that heightens an awareness of the importance of preserving the environment and conserving energy and natural resources.

We seek to achieve the following environmental policy objectives:

- Act in an environmentally responsible manner in the communities where we operate.
- Review our operations through a sustainability lens, continually monitoring best practices for opportunities to introduce and scale initiatives
- Provide a safe and healthy workplace for our manager’s employees, visitors and guests.
- Encourage our manager to focus on implementing green strategies for its facilities and buildings, where feasible, in order to decrease the environmental impact of our operations by conserving energy and reducing natural resource consumption and greenhouse gas emissions.
- Periodically evaluate our progress in implementing environmentally sustainable practices, including:
 - Paper Resources Conservation
 - Energy Conservation
 - Water Conservation
 - Waste Management
 - Recycling Programs
 - Manager Employee Awareness and Engagement
- Meet or exceed all applicable environmental laws and regulations. Where environmental laws and regulations do not exist, follow our own environmentally-conscious practices and encourage the use of environmentally-conscious practices in our workplaces.