



## Full-Cycle Event Details: Catchmark Timber Trust, Inc.

Catchmark Timber Trust, formerly known as Wells Timberland REIT, Inc., is a real estate company investing in timberlands since its inception in 2005. From inception through October 24, 2013, it operated as an externally advised REIT, with Wells TIMO, a subsidiary of Wells Real Estate Funds, Inc. managing investment of capital proceeds and day-to-day operations.

From August, 2006, to December, 2011, Catchmark Timber Trust raised proceeds from two continuous offerings of common stock and an offering to German investors totaling approximately \$307.2 million.

The REIT did not pay any cash distributions to common stock shareholders from 2006 through 2013, but paid dividends on preferred stock totaling \$13.3 million over 7 years.

The REIT transitioned to self-management on October 25, 2013.

In preparation for the listing of its common stock on the NYSE, the REIT effected a recapitalization of its common stock which included a reverse stock split and a stock dividend transaction. On October 24, 2013, it effectuated a ten-to-one reverse stock split of all outstanding common stock and designated the then-authorized common stock as "Class A common stock." On October 25, 2013, it declared and issued a stock dividend pursuant to which each then-outstanding share of the Class A common stock received one share each of Class B-1, B-2 and B-3 commons stock.

On December 12, 2013, the REIT listed its Class A common stock on the New York Stock Exchange under the symbol "CTT." It completed its first listed public offering on December 17, 2013, selling approximately 10.5 million shares of common stock. The stock closed at \$13.50 on December 12, 2013. This is equivalent to \$5.40 per pre-recapitalization common share.

The Class B common stock "tranches" will become Class A listed stock at 6-month intervals over 18 months following the listing.

### Key Highlights

- Fundraising time – 65 months
- Closed period – 23 months
- Total – 88 months
- As of December 31, 2013, the REIT had 13,900,382 shares of Class A common stock outstanding, and 3,164,483 shares of each of Classes B-1, B-2 and B-3 shares outstanding.

### Real Estate Portfolio

- As of December 31, 2013, the REIT owned interests in approximately 278,100 acres of timberland, located on the Lower Piedmont and Upper Coastal Plains of Alabama and Georgia.
- The timberlands contained acreage consisting of approximately 73% pine and 27% hardwood stands, and the timber inventory consisted of approximately 10.4 million tons of merchantable timber inventory, including 6.1 million tons of pulpwood, 2.3 million tons of chip-n-saw, and 2.0 million tons of sawtimber. .

### Other Actions

- On December 19, 2013, the Board of Directors declared a cash distribution of \$0.11 per share for each class of common stock, payable to shareholders of record as of February 28, 2014.

### About Sponsor

- Wells Real Estate Funds was founded by Leo F. Wells III in 1984. It has since invested over \$12 billion in commercial real estate for more than 300,000 investors.
- Wells currently manages one other nontraded REIT, Signature Office REIT, Inc. (formerly known as Wells Core Office Income REIT).
- Wells announced that it would not register any new investment products in 2013, and filed a broker-dealer withdrawal request with FINRA in December, 2013.
- Other full-cycle events by this sponsor:
  - Piedmont Office Realty Trust (2011)
  - Columbia Property Trust (2013)