The Principal Alternative Credit team is comprised of seasoned lending professionals, many of whom have worked together for more than 20 years. Our team has extensive experience across originations, underwriting and portfolio management, with significant credit investing experience across all major industries and through multiple credit cycles.

Tim Warrick, CFA – Managing Director, Group Head

Phone: 515-240-0187 | **Email:** warrick.tim@principal.com

- Leads Principal Direct Lending, Investment Committee Member
- 30+ years experience within Principal managing credit, fixed income and corporate trading strategies and teams
- Covered mezzanine debt, leveraged bank loans, corporate bonds and asset-backed securities at ReliaStar Investment Research, Inc.
- Drake University (MBA), Simpson College

Matt Darrah – Managing Director, Head of Underwriting

Phone: 212-603-3630 | **Email:** darrah.matthew@principal.com

- Investment Committee Member
- Leads underwriting efforts, philosophy and processes for all direct loan investments
- 20 years experience in credit and direct lending
- Capital Southwest, Petrus Asset Management
- Southern Methodist University

Nick Pierce – Director, Head of Operations

Phone: 515-235-9067 | **Email:** pierce.nick@principal.com

- Leads operations for Principal's direct lending business
- 20 years investment-related experience
- Previously Product Specialist, Senior Performance Analyst and Fixed Income Performance Leader within Principal
- Iowa State University, CIPM

Originations

Brian Miazga – Managing Director, Sponsor Originations

Phone: 949-639-4619 | **Email:** miazga.brian@principal.com

- 20 years experience in private equity sponsor coverage and direct lending deal execution
- NXT Capital, Fifth Street Finance, BMO Capital Markets, William Blair
- University of Chicago Booth School of Business (MBA), Miami University (OH)

Stephen Burke – Managing Director, Sponsor Originations

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- 18 years experience in private equity sponsor coverage and direct lending deal execution
- Capital One, Antares Capital, GE Capital
- University of Connecticut

Tucker Panciera – Vice President, Sponsor Originations

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- 7 years experience in advisory and leveraged finance
- Capital One, Ankura
- Fairfield University

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Principal Alternative Credit – Direct Lending

Originations

Jeff Milkie – Managing Director, Non-Sponsor Originations

Phone: 972-653-2944 | **Email:** milkie.jeff@principal.com

- 22 years experience in investment banking, private equity and originations
- The Peakstone Group, GRM Capital, Citigroup, Merrill Lynch
- University of Texas (MBA), University of Wisconsin–Eau Claire

David Levine – Managing Director, Non-Sponsor Originations

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- 25 years experience in corporate finance and private credit
- Prudential Private Capital, Blockstream, Redwood Securities
- University of California – Berkeley (MBA), Stanford University

Underwriting

Russ Rowley, CFA – Managing Director

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- Investment Committee Member
- 30+ years experience in corporate finance and credit
- Previously Managing Director of Global Fixed Income Research, Portfolio Manager for Principal Life Insurance Company, PwC
- University of Illinois (MBA), Wheaton College

Jim Urbates – Managing Director, Special Situations

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- Investment Committee Member
- 23 years experience in direct lending
- BMO, Ally, GE Capital
- Northwestern University (MBA), Northern Illinois University

Ryan Fick, CFA – Director

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- 24 years experience in corporate finance, investments and credit
- Previously with Principal High Yield team (leveraged loan strategies), Aviva Investors
- University of Iowa (MBA), Central College

Laura Keffer – Director

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- 16 years experience in direct lending
- Capital One, GE Capital
- University of Chicago Booth School of Business (MBA), John Carroll University

Principal Alternative Credit – Direct Lending

Underwriting

Jeff May, CFA – Director
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- 15 years experience in corporate finance, investments and credit
- Previously with Principal's Investment Grade research team
- Iowa State University, CFA

Ahria Haghpeykar – Vice President
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- 7 years experience in investment banking and credit
- WoodRock & Co
- Texas A&M University

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- 14 years experience in leveraged finance and direct lending
- JPMorgan, Wells Fargo
- Boston University

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- 8 years experience in investment banking and direct lending
- BMO Harris Bank Sponsor Finance, Kemper Corporation
- IE Business School (Masters in Finance), Taylor University

Hope Baisley – Associate
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- 2 years experience in audit and direct lending
- PwC
- Fordham University

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- 8 years experience in corporate finance and direct lending
- American, FTI Consulting
- University of Iowa

Principal Alternative Credit – Direct Lending

Underwriting

Chris Consolo – Associate
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- 3 year experience in corporate finance
- Sutton Place Capital Management
- Fordham University (Masters in Finance), University of Delaware

Elias Berhane – Analyst
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- 1 year experience in direct lending
- Department of Defense
- College of the Holy Cross

Coulson Gannaway – Analyst
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- 1 year experience in direct lending
- AB-PCI
- University of Oklahoma

Lauren Nay – Analyst
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- 1 year experience in direct lending
- Deloitte & Touche
- University of Illinois Urbana-Champaign

Eli Waltman – Analyst
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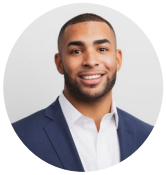
- 1 year experience in direct lending
- Vison Financial Group
- University of Iowa



Brandon Williams – Analyst
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- 3 years experience in direct lending
- Ares Management
- William Paterson University

Principal Alternative Credit – Direct Lending

Legal, Finance & Complaince

Karl B. Goodman – Assistant General Counsel

Email: goodman.karl@principal.com

- Investment Committee Member
- Leads all legal and compliance matters
- Prospect Capital Management, Morgan, Lewis & Bockius LLP
- Duke University (JD and LLM), Stanford University

Maggie Hibbs – Internal Counsel

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- Counsel with the Principal Financial Group legal department
- Advises on legal and regulatory aspects of the direct lending business
- Previously in private practice
- Drake University (JD), Luther College

Corrin Hatala – Internal Counsel

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- Counsel with the Principal Financial Group legal department
- Advises on legal and regulatory aspects of direct lending business
- Previously in private practice
- Drake University (JD), Iowa State University

Mike Oppold– Chief Financial Officer

Phone: 515-460-1300 | **Email:** oppold.mike@principal.com

- Oversees planning, implementation, and all finance activities and financial reporting
- 13 years experience - previously Assistant Financial Director for Principal Asset Management and external auditor for Deloitte
- University of Iowa

Justin Lange – VP - Chief Compliance Officer - Principal Asset Management

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- CCO for Principal Global Investors LLC, Principal Real Estate Investors LLC, Post Advisory Group LLC, Principal Global Investors (HK) Limited, and Principal Enterprise Capital LLC
- University of Iowa (JD)

John Mills – Director Complaince

Email: mills.john@principal.com

- Compliance oversight of the Firm's private asset investment capabilities, which include private real estate, private debt and direct lending
- Simpson College

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