

FITCH RATINGS CMBS PORTAL

Transparent performance metrics are essential to help you effectively monitor and understand the impact of changing credit dynamics within your North American CMBS portfolio. Fitch Ratings CMBS Portal is an interactive web-based tool that gives you access to daily updates on Fitch's latest rating actions and multi-layered Fitch analytical and transaction data.



Portfolio Tracking

Track Fitch's latest rating actions, monitor loss exposure and concentration risks, and search key data points across your saved portfolio(s)



Latest Fitch Commentary

View commentary across the life of a deal, including presale reports and rating action commentaries (RACs)



Access to Analytical Metrics

Gain insight into Fitch's deal and loan-level modeled losses, Fitch Loans of Concern (FLOC), and other key performance metrics

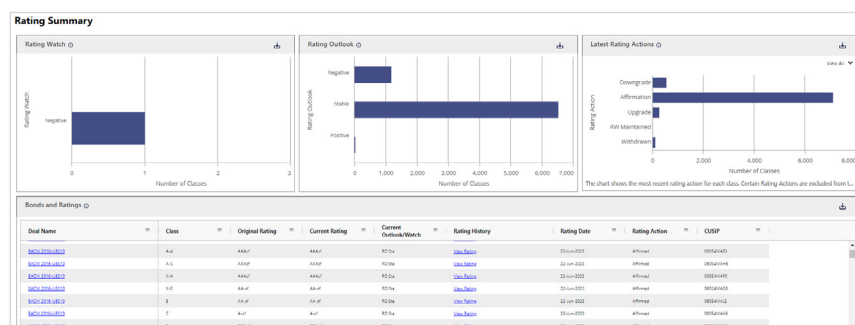


Drill Down Analytics and Reporting

Filter data to customize your portfolio(s), and easily export for use in your daily workflow

The **Fitch Ratings CMBS Portal** consists of four interactive dashboards, which enable you to customize views, examine a specific deal or loan across a portfolio, and compare issuance and current metrics.

Portfolio Analysis

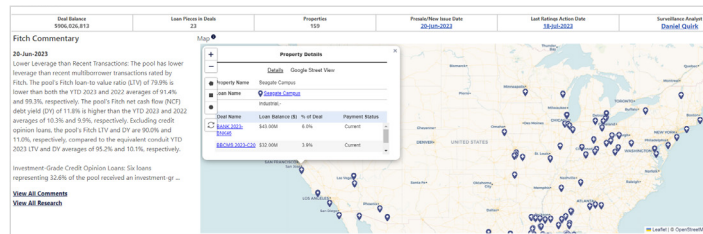


- Track bond ratings across your portfolio, including rating action and outlook history
- CUSIP upload and search to create customized portfolios
- Portfolio notifications highlight the latest rating actions, top Fitch modeled losses, FLOCs, and updated commentary



- Interactive charts, maps, and tables help filter your portfolio across multiple data elements
- Quickly identify concentration risks, FLOCs, servicer watchlist, and special servicing exposure
- Key-word search across monthly trustee and servicer reported data to further customize results

Deal Analysis



- Access the most recent Fitch analysis, rating action commentary, and presale report
- Interactive deal map and charts highlight loan status, FLOCs, pari passu pieces, and historical performance trends

Data Tables

Loans **Bonds**

Loan Name	Fitch Analysis Date	Most Recent Commentary	Fitch Property Type	Fitch Rating Case Loss (Cur %)	Current Credit	Fitch Cur Rate (Cur %)	Fitch MCF (Cur %)	Fitch LTV (Cur %)	Payment Status
Bank of America	10-10-2023	11-Mar-2023	Industrial	5.2	-	8.00	12.00/171	85.4	Current
Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current
Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current
Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current
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Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current
Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current
Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current
Bank of America	10-10-2023	11-Mar-2023	Industrial	4.5	-	8.00	16.00/135	84.3	Current

- Access Fitch-modeled losses as well as other key data and metrics used by Fitch analysts
- Create tailored dashboards using column filters and easily export data

Loan Analysis

Fitch Commentary

2-May-2022

FLOC / SS: Borrower Bankruptcy

The loan is secured by a 1,723,993 sq office building located in midtown Manhattan. The loan transferred to special servicing in November 2021 after the borrower, HNA of China, filed for bankruptcy in October 2021. Per the special servicer, the borrower and lender have agreed to a cash collateral order which will require the borrower to remain current on its debt service and reserve payments; the borrower is also required to pay any legal and monthly servicer fees. As of March 2022, the loan remains current and has a leasing reserve balance of \$26.8 million.

The property was 83.3% leased as of December 2021. The property's major tenants include JPMorgan and

[View All Comments](#)

[See All Photos \(8\)](#)

- View updated loan commentary to gain key insights into property performance and Fitch's analytical approach
- See site inspection photos taken by Fitch analysts and access Google Street View

Fitch Analysis

Metric	Issuance	Current
Total Current (%)	72.6	72.6
Total Term (%)	1.1	1.1
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4
Total Floating (%)	85.4	85.4

Metric	Issuance	Current
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171
Fitch MCF (%)	12.00/171	12.00/171

- Access to Fitch's loan-level loss, leverage, and collateral metrics helps provide transparency into Fitch Rating Criteria and in understanding your investment risks

Deal Compare

CMBS Portal

PORTFOLIO

DEAL

LOAN

DEAL COMPARE

HELP

new private
pitch ratings

Issuance

Manage Rows

Bank 2017 BNK4

Bank 2017 BNK5

Bank 2017 BNK6

Bank 2017 BNK7

Add or Remove Rows

Search Rows

Key Metrics

Deal Type

Closing Date

Deal Size (\$)

No. of Loans

No. of Properties

Credit Metrics

% of Pool, Investment Grade Credit Option

WA Mortgage Rate (%)

WA Loan Constant (%)

Issuer WA ESCR (%)

Issuer WA Capitalization Rate (%)

Fitch Unstressed WA Capitalization Rate (%)

Issuer Fitch CMBS Yield (%)

Fitch Fitch CMBS Yield (%)

US Private Label Fixed Rate Multiborrower

US Private Label Fixed Rate Multiborrower

US Private Label Fixed Rate Multiborrower

US Private Label Fixed Rate Multiborrower

6/26/2017

12/1/2017

9/26/2017

9/26/2017

1,221,288,265

933,291,927

1,213,874,826

1,213,874,826

87

72

65

65

211

180

83

83

11.9

16.0

21.4

21.4

2.57

2.79

2.89

2.89

5.47

5.59

5.36

5.36

9.26

9.14

8.93

8.93

45.5

43.7

45.4

45.4

53.8

53.0

52.1

52.1

10.3

13.5

13.0

13.0

8.8

11.0

11.5

11.5

- Compare issuance and current deal attributes against a defined cohort of selected deals

LEARN MORE

To find out how a subscription to Fitch Ratings Credit Research and the CMBS Portal can help you make better-informed CMBS investment decisions, please email us at marketing@fitchsolutions.com or visit fitchsolutions.com/credit