January 2026

KCP K-LOC Index

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K-LOC Index 27.00% ↓			
K-LOCs 3,173	**Transactions** 530	**Balance** $82.57 Billion	
Office Index 42.71%	**Lodging Index** 27.33%	**Retail Index** 23.58%	**Multifamily Index** 14.52%

The KBRA Loan of Concern (K-LOC) Index was 27.00% in January 2026, down from 27.05% in December 2025. We identified 94 loans ($1.78 billion) as new K-LOCs in our conduit CMBS coverage universe in January. Conversely, we removed the K-LOC designation from 131 loans ($2.58 billion), including 34 ($936.7 million) that were liquidated in January.

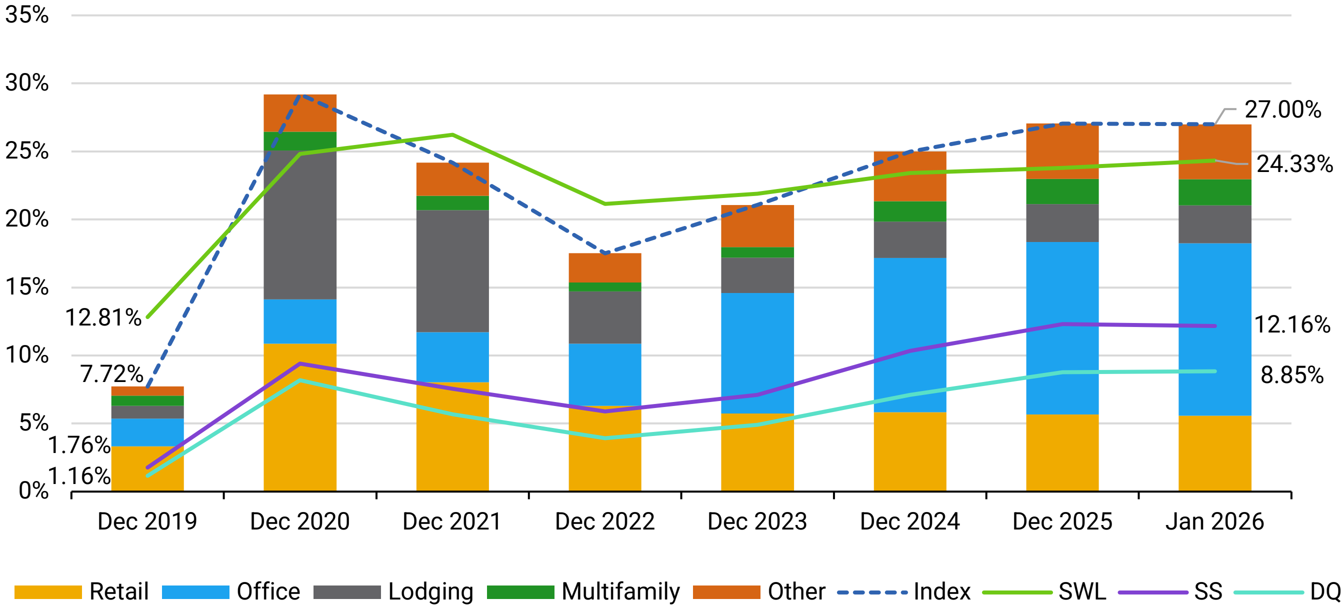
The K-LOC Index for January 2026 is a composite of 3,173 K-LOCs with an aggregate unpaid principal balance (UPB) of $82.57 billion across 530 conduit transactions.

Month in Review

K-LOC Index and Other Credit Trends

The conduit delinquency rate gained another 8 basis points (bps) in January, increasing to 8.85% from 8.77% in December 2025. The rate is 161 bps higher year-over-year (YoY) (see Figure 1). The special servicing rate shed 15 bps month-over-month (MoM), dropping to 12.16% and remaining below a high of 12.43% recorded in November 2025. The master servicer's watchlist levels remain relatively flat at 24.33% in January 2026, 29 bps higher than 24.05% logged in January 2025.

Figure 1: K-LOC Index and Other Credit Trends Since December 2019



Sources: KBRA Credit Profile (KCP), Trepp

Delinquency Update

The delinquency rate for conduit transactions was 8.85% in January 2026, up from 8.77% in December 2025, 7.24% in January 2025, and 5% in January 2024. For the CMBX series, the January 2026 delinquency rate was 7.43%, down MoM from 7.85% in December 2025 but up YoY from 5.98% in January 2025. See Appendix 3 for a vintage and CMBX series breakdown of delinquency, special servicing, and master servicer watchlist (SWL) rates.

For all conduit transactions, the 30- and 60-day delinquency rates in January 2026 were lower YoY at 0.49% and 0.15%, respectively, from 0.6% and 0.26%. Meanwhile, the 90-day delinquency rate increased over the same period to 1.14% from 0.79%. The rising conduit delinquency rate has also been driven by a 38-bp increase in the share of matured nonperforming loans, a 68-bp increase in the share of loans with a foreclosure status, and a 42-bp increase in real estate owned (REO) assets. As of January 2026, these rates were 2.7%, 2.62%, and 1.75%, respectively, up from 2.32%, 1.94%, and 1.33% a year prior.

Figure 2: Delinquency, Special Servicing, and Watchlist Rate Summary

	Delinquent (%)									
	30	60	90	MNP	FCL	REO	Total	SWL (%)	SS (%)	Index (%)
CMBS	0.49	0.15	1.14	2.70	2.62	1.75	8.85	24.33	12.16	27.00
CMBX	0.58	0.12	1.04	1.97	2.29	1.44	7.43	24.19	10.20	24.03

Sources: KBRA Credit Profile (KCP), Trepp

MSA Update

Figure 3 lists the five most distressed metropolitan statistical areas (MSA) across the 20 largest based on conduit UPB. K-LOC Indexes for all 20 MSAs tracked in this report are provided in Appendix 2. We also follow each of these 20 MSA Indexes across the trailing 36 months ended January 2026 alongside the MSA-specific delinquency, special servicing, and master SWL rates (see Figure 12).

Figure 3: Top Five Distressed MSA Indexes

MSA	K-LOC Balance ($000s)	MSA Index Property Type Allocation (%)					MSA Index (%)
		RT	OF	LO	MF	OT	
1 Denver	1,289,345	6.58	38.91	5.31	-	4.12	54.92
2 Chicago	4,949,673	6.69	28.05	2.54	2.25	5.62	45.15
3 San Francisco	3,443,182	1.38	21.10	2.75	6.64	5.47	37.34
4 Seattle	2,317,720	0.85	24.91	8.09	0.85	1.86	36.56
5 Charlotte	825,509	6.40	19.87	2.51	0.12	3.69	32.60

Sources: KBRA Credit Profile (KCP), Trepp

AT&T HQ Plans Trigger K-LOC on Dallas Office Tower

The $131.5 million One AT&T loan (BANK 2019-BN16, MSC 2019-L2) was identified as a K-LOC in January on news that the sole tenant, AT&T, will exit the property as part of employee consolidation efforts. The move could come as soon as 2028, which will predate AT&T's lease expiration in December 2031. That lease was not structured with any termination options. The loan is collateralized by a 965,800 sf office tower in the Dallas central business district (CBD). AT&T announced plans to move employees into a new global headquarters at the former Electronic Data Systems (EDS) campus in Plano, Texas, where it will be required to house 4,000 employees upon opening, 8,000 by 2034, and a total of 10,000 by 2039.

K-LOC on Rent Stabilized Bronx Multifamily

We identified the Singer Bronx Multifamily Portfolio loan ($39 million; BBCMS 2022-C14; CMBX 16) as a K-LOC in January over delinquent tax and debt service payments. The loan, which is collateralized by a portfolio of five multifamily apartment buildings spanning 291 units in Bronx, New York, was 30 days delinquent in January. Investor reporting from February reflects the loan payment status worsened to 60 days delinquent. Additionally, the master servicer stated that the borrower is behind on $1.2 million in tax payments; however, reported servicer advances for taxes and insurance totaled only $84,000 as of January. In 2024, the portfolio generated net cash flow (NCF) roughly 4% below the originator's underwritten expectation.

Spotlight: From the Sidewalk—Eyes on Lower Manhattan Retail Values

An updated appraisal for 170 Broadway (CGCMT 2015-GC29, GSMS 2015-GC30) was reported in February 2026, reflecting an October 2025 value of $40 million ($2,479/sf), a 60% decline from the $100 million ($6,198/sf) issuance appraisal and in line with KCP's concluded value from prior months. The 16,134 sf retail condominium, located at the corner of Maiden Lane and Broadway in Manhattan's Financial District, is fully leased to apparel retailer The Gap through February 2030. However, weak tenant sales contributed to the loan's transfer to special servicing in December 2024. The borrower subsequently failed to repay the loan at its April 2025 maturity, prompting the special servicer to initiate foreclosure proceedings and appoint a receiver in October 2025. The decline in value reflects ongoing pressure on retail properties in Manhattan's southern tip. According to the Real Estate Board of New York (REBNY), the average asking rent for Financial District retail space was $248/sf in 2H 2025, up modestly from $242/sf a year earlier but still 41% below the submarket's most recent peak of $417/sf in early 2020. Elevated availability continues to limit landlords' ability to push rents higher, with Cushman & Wakefield reporting a 16.2% availability rate as of Q4 2025.

While the Financial District remains challenged, select lower Manhattan retail corridors have exhibited comparative resilience and sustained tenant demand. In particular, SoHo remains one of Manhattan's most competitive retail corridors from a leasing perspective, supported by low availability and strong retailer interest. REBNY reports that average asking rents in SoHo have increased 17% since 1H 2025 and 48% YoY to $726/sf, with the median asking rent now just 12% below the corridor's all-time peak of $850/sf in 1H 2017. Despite improving submarket fundamentals, performance at the asset level remains uneven, with some properties continuing to experience meaningful declines in value.

The 115 Mercer loan ($37 million; COMM 2015-DC1), backed by a 7,500 sf, two-unit retail condominium located between Prince and Spring Streets, became delinquent and transferred to special servicing in March 2019 following the departure of a tenant representing approximately 50% of the originator's underwritten base rent. Although the vacant space was re-leased in 2022, the property became REO in March 2023 after discussions with the borrower failed to produce a viable resolution. The asset has been appraised multiple times, with the value increasing to $20.8 million ($2,773/sf) in December 2025, up from a low of $16.5 million ($2,200/sf) in October 2020. Despite the improvement, the most recent appraisal remains 64% below the $58 million ($7,833/sf) appraisal value at loan origination. We estimate the property is 72% occupied, and the special servicer plans to reassess the viability of a sale this year as submarket rents improve and vacancy declines.

Nearby, at the corner of Broadway and West Houston Street, 600 Broadway further illustrates the ongoing repricing in SoHo, even as market conditions stabilize. The 77,280 sf retail building previously collateralized a $120 million loan participated across CGCMT 2016-P3 ($50 million), DBJPM 2016-C1 ($40 million), and CGCMT 2016-GC37 ($30 million). The loan transferred to special servicing in January 2020 and was modified multiple times through 2021. After a period of full vacancy, occupancy gradually recovered, reaching 100% by late 2024. A January 2026 refinance helped pay off the 2016 loan in full, with the new $58 million mortgage (BMARK 2026-V20) substantially lower than the previous loan balance. An appraisal conducted in connection with the refinance valued the property at $110 million, representing a 50% decline from the $220 million ($2,847/sf) appraisal value at the time of the prior securitization.

Recent appraisals across lower Manhattan retail assets underscore the magnitude of repricing, even in comparatively resilient corridors such as SoHo. For retail K-LOCs in this market, KCP's concluded values are down 53% on average relative to issuance appraisals. Among stabilized assets in stronger submarkets, valuation declines appear to be driven more by structural shifts in capital markets, including tighter underwriting standards stemming from higher assumed vacancy and lower effective rents. In contrast, owners of assets in more challenged corridors continue to face operational headwinds, including diminished pricing power and, in certain cases—such as with 170 Broadway—weaker tenant sales. While leasing fundamentals have improved in select areas, valuations remain materially below pre-2020 levels.

Appendix 1: Conduit Index Tables and Figures

The following figures track the K-LOC Index over time (see Figure 4 and Figure 5). We supplement this data with a trailing 24-month view of indexes for the CMBX 8 through CMBX 18 series in Figure 8.

We also examine the index by property type (see Figure 6 and Figure 7). In Figure 9, we display the property type composition of K-LOCs by vintage.

Figure 4: K-LOC Index - Vintage

	Current K-LOC			K-LOC Index (%)								TTM (%)		MoM (%)	
Vintage	Deals	Loans	Balance ($000s)	YE 23	YE 24	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Min	Max	Δ	Indicator
2010	2	2	138,375	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	
2011	11	18	1,227,403	99.71	99.95	99.97	99.97	99.97	99.98	99.98	99.98	99.95	99.98	0.00	
2012	16	28	1,896,435	99.89	99.88	100.00	100.00	100.00	100.00	100.00	100.00	99.87	100.00	-	
2013	37	84	4,315,852	96.40	98.07	97.91	98.12	98.12	98.11	98.11	98.12	97.82	98.12	0.02	
2014	44	182	6,943,066	41.88	96.32	97.03	97.37	97.08	97.10	97.12	96.78	96.78	97.37	-0.35	
2015	59	317	9,069,448	26.54	41.63	71.93	79.26	88.35	94.73	95.69	95.56	46.30	95.69	-0.13	
2016	55	512	12,418,285	24.65	31.92	41.14	42.87	44.55	45.61	48.85	50.32	34.48	50.32	3.01	
2017	51	462	11,827,555	25.47	28.37	33.98	34.32	34.21	34.84	35.55	35.77	30.60	35.77	0.62	
2018	45	395	8,835,800	19.80	24.65	26.70	27.39	27.40	27.66	28.22	28.09	25.82	28.22	-0.48	
2019	53	454	9,990,539	14.78	20.76	23.21	22.87	23.27	23.34	23.78	24.24	21.59	24.24	1.93	
2020	34	183	4,749,013	9.81	13.90	18.20	18.71	18.58	18.69	18.48	18.44	15.44	18.71	-0.24	
2021	31	155	3,226,495	3.47	7.86	9.18	9.24	10.10	10.61	10.77	10.77	8.17	10.77	0.00	
2022	25	149	3,150,898	1.48	7.10	12.72	12.68	11.99	12.94	13.09	13.78	8.97	13.78	5.28	
2023	26	129	2,913,579	1.12	4.09	10.00	10.30	10.87	11.91	12.93	15.23	6.63	15.23	17.78	
2024	30	88	1,631,323	-	1.33	2.68	3.22	3.59	3.85	4.13	4.98	1.29	4.98	20.59	
2025	11	15	231,104	-	-	1.25	1.66	1.51	1.42	1.28	1.12	-	1.66	-12.61	
K-LOC Index	**530**	**3,173**	**82,565,170**	**21.07**	**24.99**	**26.86**	**26.96**	**27.02**	**27.32**	**27.05**	**27.00**	**25.34**	**27.32**	**-0.18**	

Source: KBRA Credit Profile (KCP)

Figure 5: K-LOC Index - CMBX

	Current K-LOC			K-LOC Index (%)								TTM (%)		MoM (%)	
Series	Deals	Loans	Balance ($000s)	YE 23	YE 24	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Min	Max	Δ	Indicator
CMBX 6	15	26	1,812,807	99.88	99.87	100.00	100.00	100.00	100.00	100.00	100.00	99.86	100.00	-	
CMBX 7	20	49	2,102,933	95.60	98.29	98.33	98.34	98.33	98.33	98.33	98.63	98.13	98.63	0.31	
CMBX 8	24	110	4,413,211	37.61	95.38	96.25	96.83	96.78	96.86	96.88	96.41	96.20	96.88	-0.49	
CMBX 9	25	139	4,180,029	29.80	41.84	63.87	74.25	84.30	93.09	94.84	94.68	42.43	94.84	-0.17	
CMBX 10	25	268	6,652,689	24.89	32.42	41.17	43.93	45.69	45.91	47.56	48.05	34.60	48.05	1.04	
CMBX 11	25	208	5,367,694	22.21	25.82	31.23	31.54	31.69	32.07	32.25	32.17	28.43	32.25	-0.26	
CMBX 12	25	231	5,003,591	20.61	24.89	26.31	26.50	26.53	26.80	27.48	27.25	25.06	27.48	-0.86	
CMBX 13	25	219	4,454,243	12.54	18.18	21.48	21.39	21.86	22.03	22.35	22.42	19.36	22.42	0.32	
CMBX 14	25	147	3,101,128	9.60	14.73	16.72	16.85	16.87	16.88	16.93	17.00	15.46	17.00	0.42	
CMBX 15	25	136	2,521,270	3.65	8.50	10.31	10.43	11.39	11.87	11.90	11.91	8.88	11.91	0.04	
CMBX 16	25	157	3,006,930	1.17	7.89	13.36	13.31	12.63	13.24	13.30	13.86	9.66	13.86	4.25	
CMBX 17	25	149	2,845,182	-	7.54	12.62	12.69	12.68	13.56	13.95	14.98	9.80	14.98	7.35	
CMBX 18	20	66	1,433,799	-	-	3.94	4.65	4.81	5.02	5.33	6.44	1.72	6.44	20.78	
CMBX Index	**312**	**1,917**	**47,100,584**	**19.35**	**23.53**	**24.27**	**24.56**	**24.69**	**25.09**	**25.40**	**24.03**	**21.97**	**25.40**	**-5.39**	

Source: KBRA Credit Profile (KCP)

Figure 6: K-LOC Index - Vintage Property Type Allocation

	YE 24 (%)					YE 25 (%)					Jan 26 (%)					YoY Indicator				
Vintage	RT	OF	LO	MF	OT	RT	OF	LO	MF	OT	RT	OF	LO	MF	OT	RT	OF	LO	MF	OT
2010	100.00	-	-	-	-	100.00	-	-	-	-	100.00	-	-	-	-	▬	▬	▬	▬	▬
2011	98.69	-	0.64	0.63	-	99.31	-	-	0.67	-	99.31	-	-	0.67	-	↑	▬	↓	↑	▬
2012	63.80	15.89	6.96	0.33	12.91	60.44	17.58	7.55	0.38	14.04	58.98	18.22	7.84	0.40	14.57	↓	↑	↑	↑	↑
2013	44.43	36.34	2.86	1.39	13.05	48.99	35.47	2.99	0.28	10.38	50.79	33.20	3.08	0.31	10.74	↑	↓	↑	↓	↓
2014	24.21	52.04	5.52	1.91	12.64	22.10	56.34	4.12	1.28	13.29	21.19	57.03	3.66	1.31	13.59	↓	↑	↓	↓	↑
2015	10.32	18.35	5.74	1.79	5.43	23.14	48.14	8.41	2.71	13.28	23.25	50.20	8.77	2.41	10.93	↑	↑	↑	↑	↑
2016	8.82	14.17	3.98	1.11	3.84	14.57	21.62	5.31	1.35	5.99	14.81	22.20	5.65	1.39	6.28	↑	↑	↑	↑	↑
2017	3.62	15.53	4.34	0.63	4.26	3.97	20.37	5.90	0.73	4.58	3.99	20.57	5.94	0.66	4.62	↑	↑	↑	↑	↑
2018	3.25	11.67	4.31	1.21	4.22	3.68	12.90	5.27	1.46	4.91	3.63	12.72	5.30	1.50	4.94	↑	↑	↑	↑	↑
2019	2.57	10.89	2.22	1.97	3.11	2.77	12.53	2.94	1.74	3.81	2.91	12.84	2.91	1.77	3.81	↑	↑	↑	↓	↑
2020	0.91	6.87	0.48	2.79	2.85	0.99	10.59	0.17	2.64	4.10	0.98	10.59	0.21	2.59	4.07	↑	↑	↓	↓	↑
2021	1.10	3.87	0.24	0.65	2.01	1.59	5.24	0.21	1.54	2.19	1.55	5.23	0.21	1.52	2.26	↑	↑	↓	↑	↑
2022	0.66	2.16	0.59	2.48	1.21	0.87	5.97	1.29	3.46	1.51	0.90	5.99	1.34	3.80	1.75	↑	↑	↑	↑	↑
2023	0.40	0.24	0.49	1.82	1.13	0.76	2.52	1.88	3.31	4.45	0.86	3.71	1.97	3.32	5.37	↑	↑	↑	↑	↑
2024	0.14	-	0.05	0.78	0.37	0.17	0.46	0.17	2.61	0.72	0.55	0.46	0.31	2.94	0.72	↑	↑	↑	↑	↑
2025	-	-	-	-	-	-	0.04	0.25	0.80	0.20	-	0.04	0.26	0.75	0.07	▬	↑	↑	↑	↑
K-LOC Index	**5.84**	**11.33**	**2.68**	**1.50**	**3.65**	**5.65**	**12.69**	**2.78**	**1.87**	**4.06**	**5.56**	**12.68**	**2.80**	**1.92**	**4.04**	↓	↑	↑	↑	↑

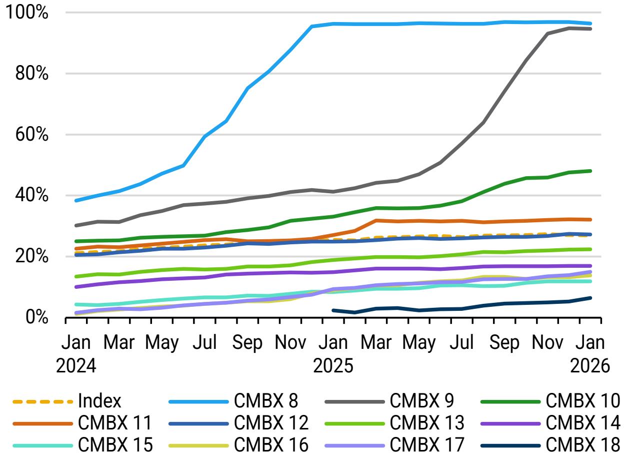
Sources: KBRA Credit Profile (KCP), Trepp

Figure 7: K-LOC Index - CMBX Property Type Allocation

	YE 24 (%)					YE 25 (%)					Jan 26 (%)					YoY Indicator				
Series	RT	OF	LO	MF	OT	RT	OF	LO	MF	OT	RT	OF	LO	MF	OT	RT	OF	LO	MF	OT
CMBX 6	61.74	16.95	7.42	-	13.77	59.08	18.37	7.89	-	14.66	57.50	19.06	8.20	-	15.24	↓	↑	↑	▬	↑
CMBX 7	48.68	35.72	4.56	0.51	8.82	49.51	37.49	4.74	0.63	5.96	49.73	37.78	4.51	0.63	5.98	↑	↑	↑	↑	↓
CMBX 8	21.26	53.96	4.92	0.52	14.71	17.51	59.61	4.07	0.45	15.23	16.48	60.82	3.24	0.46	15.41	↓	↑	↓	↓	↑
CMBX 9	10.19	18.42	6.27	1.50	5.47	26.00	48.93	8.93	1.20	9.78	25.38	50.96	9.39	0.92	8.03	↑	↑	↑	↓	↑
CMBX 10	8.90	14.15	3.84	1.06	4.46	13.79	22.29	5.06	1.10	5.31	13.75	22.69	5.07	1.13	5.40	↑	↑	↑	↑	↑
CMBX 11	3.31	13.40	4.29	0.71	4.10	3.86	17.48	5.63	0.73	4.56	3.93	17.45	5.64	0.58	4.58	↑	↑	↑	↑	↑
CMBX 12	3.31	11.17	3.89	1.13	5.39	3.35	12.46	4.24	1.30	6.14	3.34	12.09	4.27	1.37	6.18	↑	↑	↑	↑	↑
CMBX 13	2.66	9.82	1.33	1.17	3.21	2.81	12.25	2.41	1.14	3.75	2.90	12.27	2.32	1.20	3.73	↑	↑	↑	↓	↑
CMBX 14	1.35	7.51	0.34	2.53	3.01	1.35	9.03	0.25	2.37	3.93	1.36	9.01	0.40	2.37	3.86	↓	↑	↓	↓	↑
CMBX 15	1.22	4.65	0.33	0.56	1.74	1.73	5.80	0.34	1.41	2.63	1.68	5.79	0.34	1.38	2.72	↑	↑	↑	↑	↑
CMBX 16	0.93	2.52	0.79	2.07	1.57	1.43	5.80	1.39	2.76	1.92	1.44	5.80	1.45	2.91	2.26	↑	↑	↑	↑	↑
CMBX 17	0.61	1.65	0.92	2.87	1.48	0.96	4.55	1.85	3.70	2.89	1.11	4.84	2.00	3.70	3.32	↑	↑	↑	↑	↑
CMBX 18	-	-	-	-	-	0.05	0.56	0.19	3.84	0.69	0.45	0.56	0.41	4.33	0.69	↑	↑	↑	↑	↑
CMBX Index	**5.18**	**10.65**	**2.43**	**1.45**	**3.81**	**4.93**	**12.00**	**2.49**	**2.01**	**3.98**	**4.57**	**11.26**	**2.38**	**2.03**	**3.79**	↓	↑	↑	↑	↑

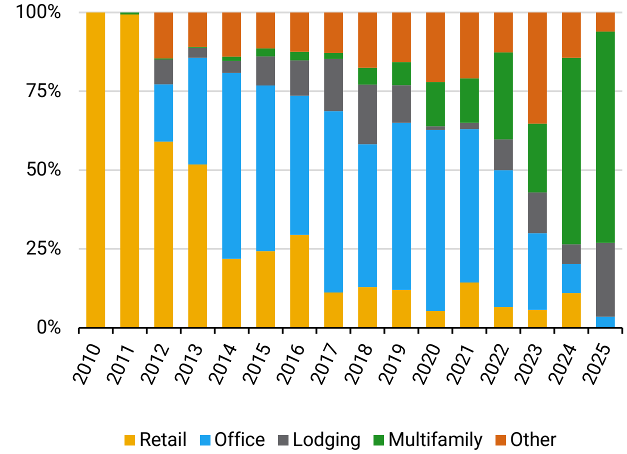
Sources: KBRA Credit Profile (KCP), Trepp

Figure 8: K-LOC Index Versus Individual CMBX K-LOC Indexes



Sources: KBRA Credit Profile (KCP), Trepp

Figure 9: Vintage K-LOC Composition by Property Type (January 2026)



Source: KBRA Credit Profile (KCP)

As transactions season, the respective CMBX K-LOC Index tends to increase as performing loans reach maturity and are paid off, leaving a higher concentration of nonperforming loans (see Figure 8). The CMBX 8 series index was 96.41% in January 2026. The CMBX 6 and CMBX 7 indexes are also elevated (see Figure 5).

Figure 9 displays the property type composition of K-LOCs by vintage. Earlier vintage transactions tend to have a higher concentration of retail K-LOCs, while later vintages have greater exposure to office and multifamily K-LOCs. Across vintages studied in this report, 46.95% of K-LOCs by balance are collateralized by office, followed by retail (20.61%), lodging (10.36%), and multifamily (7.1%).

Appendix 2: MSA Index Tables and Figures

We examine K-LOC balance by MSA to quantify credit behavior across various markets. An MSA is defined by a geographic boundary associated with a large, urbanized core or population nucleus, including adjacent regions with a high degree of social and economic integration. For CMBS properties in a given MSA, we divide the balance of all K-LOCs by total principal balance, based on allocated loan amount (ALA), to calculate the index.

We have generated K-LOC Indexes for the 20 largest MSAs by total conduit principal balance. The represented metros constitute nearly two-thirds of all conduit debt in the KCP coverage universe. We also feature property type allocations (see Figure 10) and stratify delinquency rates (see Figure 11) by MSA to provide additional insight into the performance of individual markets.

Additionally, we follow the 20 MSA Indexes across the trailing 36 months ended January 2026 (see Figure 12). For each MSA, the index is tracked against the MSA-specific CMBS conduit delinquency rate as well as specially serviced and master SWL rates.

Figure 10: MSA Index and Property Type Allocation as of January 2026

MSA		K-LOC Balance ($000s)	MSA Index Property Type Allocation (%)					MSA Index (%)
			RT	OF	LO	MF	OT	
1	New York City	18,817,491	3.14	14.19	1.20	2.37	7.49	28.40
2	Los Angeles	4,670,329	4.18	12.78	2.88	1.19	3.35	24.38
3	Chicago	4,949,673	6.69	28.05	2.54	2.25	5.62	45.15
4	Washington, D.C.	3,321,880	4.35	21.77	0.48	0.50	4.27	31.36
5	San Francisco	3,443,182	1.38	21.10	2.75	6.64	5.47	37.34
6	Houston	2,277,393	2.59	13.50	2.87	6.52	2.03	27.51
7	Philadelphia	2,006,247	2.93	16.04	1.98	3.38	2.34	26.66
8	Miami	1,146,908	4.69	4.17	3.29	0.22	2.97	15.33
9	Dallas-Fort Worth	1,230,332	1.46	11.17	2.15	2.25	1.46	18.49
10	San Jose	1,900,365	-	25.80	3.08	-	0.55	29.44
11	Seattle	2,317,720	0.85	24.91	8.09	0.85	1.86	36.56
12	Las Vegas	430,628	2.57	2.99	0.37	0.44	0.68	7.05
13	Detroit	1,310,721	1.42	14.17	2.74	1.99	2.91	23.22
14	Atlanta	1,224,840	2.65	13.84	3.80	0.83	1.05	22.16
15	Boston	633,894	3.47	6.44	1.83	-	0.16	11.90
16	Phoenix	793,437	0.96	12.05	3.35	-	0.64	17.01
17	Inland Empire	616,016	6.43	3.17	3.19	2.53	0.97	16.29
18	San Diego	200,432	0.95	3.45	1.29	-	0.44	6.14
19	Charlotte	825,509	6.40	19.87	2.51	0.12	3.69	32.60
20	Denver	1,289,345	6.58	38.91	5.31	-	4.12	54.92

Note 1: The MSA Index gradient reflects distance from the K-LOC Index; darker green being lower and darker red being higher.
Note 2: The 20 largest MSAs are listed in descending order based on total conduit principal balance.
Sources: KBRA Credit Profile (KCP), Trepp

Figure 11: Delinquencies by MSA as of January 2026

MSA		Delinquent (%)							SWL (%)	SS (%)	MSA Index (%)
		30	60	90	MNP	FCL	REO	Total			
1	New York City	0.80	0.09	0.87	1.46	3.90	1.37	8.48	22.13	14.10	28.40
2	Los Angeles	0.78	-	0.59	4.13	1.01	0.20	6.70	25.77	9.05	24.38
3	Chicago	0.47	0.14	3.94	5.75	7.47	4.17	21.94	21.09	26.53	45.15
4	Washington, D.C.	0.61	0.14	0.84	2.92	4.45	0.43	9.38	17.19	16.12	31.36
5	San Francisco	1.23	-	1.30	1.08	6.02	3.67	13.29	20.13	16.63	37.34
6	Houston	0.46	0.44	3.06	1.40	0.77	4.18	10.31	22.03	12.77	27.51
7	Philadelphia	-	0.37	0.56	2.57	6.13	2.04	11.67	31.75	12.47	26.66
8	Miami	-	0.07	0.05	0.60	0.56	1.27	2.55	14.41	6.55	15.33
9	Dallas-Fort Worth	0.22	0.95	0.11	1.79	0.93	2.75	6.75	21.20	9.14	18.49
10	San Jose	-	-	-	0.50	0.29	1.86	2.65	13.39	5.24	29.44
11	Seattle	0.11	0.29	4.86	7.90	0.21	3.68	17.04	24.04	20.09	36.56
12	Las Vegas	0.13	-	-	0.72	-	0.22	1.06	22.49	1.74	7.05
13	Detroit	0.32	0.37	1.41	4.75	0.84	0.42	8.10	24.05	8.40	23.22
14	Atlanta	0.44	-	2.73	0.11	0.21	1.13	4.61	29.57	6.65	22.16
15	Boston	-	-	3.00	0.64	-	-	3.65	28.62	3.65	11.90
16	Phoenix	-	-	-	2.65	1.05	-	3.69	21.02	3.96	17.01
17	Inland Empire	-	-	-	0.85	3.31	0.02	4.17	21.31	2.64	16.29
18	San Diego	-	-	-	-	0.40	-	0.40	14.15	0.51	6.14
19	Charlotte	-	-	1.12	5.87	-	3.36	10.34	29.01	18.30	32.60
20	Denver	1.08	-	2.32	4.98	1.80	1.19	11.37	35.15	23.73	54.92

Note: The 20 largest MSAs are listed in descending order based on total conduit principal balance.
Sources: KBRA Credit Profile (KCP), Trepp

Figure 12: MSA Indexes, Delinquency, Special Servicing, and Master Servicer Watchlist Rates

Note: The data presented is reflective of the trailing 36 months ended January 2026.
Sources: KBRA Credit Profile (KCP), Trepp

Appendix 3: Delinquency, Special Servicing, Servicer Watchlist Rates

The K-LOC Index is generally higher than delinquency and specially serviced rates, and serves as a more meaningful gauge of default risk relative to the SWL, which may include false positives with regard to true credit concerns.

Figure 13: Vintage Delinquencies as of January 2026

	Delinquent (%)									
Vintage	30	60	90	MNP	FCL	REO	Total	SWL (%)	SS (%)	Index (%)
2010	-	-	-	-	-	-	-	100.00	-	100.00
2011	-	-	-	20.47	-	29.62	50.09	66.66	32.85	99.98
2012	-	-	-	7.61	6.91	7.38	21.90	34.16	60.56	100.00
2013	-	-	-	18.34	14.15	7.27	39.76	38.40	53.38	98.12
2014	-	-	4.99	24.05	5.39	21.95	56.37	19.70	71.00	96.78
2015	0.21	0.18	3.35	31.18	18.64	7.71	61.28	13.59	78.42	95.56
2016	0.55	0.06	1.59	6.16	3.31	2.45	14.12	43.43	20.96	50.32
2017	1.00	0.08	1.17	0.25	2.64	1.30	6.45	24.90	12.07	35.77
2018	1.25	0.04	1.57	0.48	3.61	1.70	8.64	26.87	10.58	28.09
2019	0.28	0.18	1.43	0.85	1.63	0.87	5.24	26.72	6.70	24.24
2020	0.22	0.11	1.34	0.49	2.11	0.52	4.80	21.03	7.20	18.44
2021	0.02	0.17	0.21	0.50	1.24	0.13	2.27	20.51	3.52	10.77
2022	0.38	0.16	0.41	-	0.97	0.38	2.30	21.88	3.83	13.78
2023	0.40	0.49	1.32	-	1.90	0.11	4.22	25.53	5.64	15.23
2024	0.66	0.26	0.60	-	0.19	0.03	1.74	20.72	1.61	4.98
2025	0.27	0.08	-	-	0.17	-	0.51	8.57	0.47	1.12
CMBS	**0.49**	**0.15**	**1.14**	**2.70**	**2.62**	**1.75**	**8.85**	**24.33**	**12.16**	**27.00**

Sources: KBRA Credit Profile (KCP), Trepp

Figure 14: CMBX Delinquencies as of January 2026

	Delinquent (%)									
Series	30	60	90	MNP	FCL	REO	Total	SWL (%)	SS (%)	Index (%)
CMBX 6	-	-	-	7.96	7.23	7.30	22.49	31.53	62.94	100.00
CMBX 7	-	-	-	23.43	19.80	5.34	48.57	27.98	63.50	98.63
CMBX 8	-	-	7.82	22.89	4.61	24.39	59.71	18.78	73.99	96.41
CMBX 9	-	-	0.39	38.47	21.80	7.31	67.96	12.30	82.61	94.68
CMBX 10	0.95	-	0.63	0.87	3.36	2.59	8.40	43.14	13.41	48.05
CMBX 11	1.37	0.17	0.83	0.09	1.78	1.26	5.50	27.40	9.29	32.17
CMBX 12	0.99	0.03	1.65	0.49	3.00	0.70	6.85	26.89	8.31	27.25
CMBX 13	0.56	-	1.10	0.93	0.83	0.54	3.96	25.71	5.48	22.42
CMBX 14	0.33	0.09	1.84	0.24	0.99	0.32	3.82	22.59	6.08	17.00
CMBX 15	0.26	0.11	0.58	0.07	1.29	0.24	2.56	20.62	3.33	11.91
CMBX 16	0.23	0.17	0.34	-	1.68	0.47	2.88	19.86	4.30	13.86
CMBX 17	0.05	0.60	0.66	-	2.01	0.53	3.86	26.63	6.01	14.98
CMBX 18	1.17	0.08	1.07	-	0.22	0.04	2.59	22.47	2.17	6.44
CMBX	**0.58**	**0.12**	**1.04**	**1.97**	**2.29**	**1.44**	**7.43**	**24.19**	**10.20**	**24.03**

Sources: KBRA Credit Profile (KCP), Trepp

About the Index and Our Methodology

The K-LOC designation serves as KBRA's primary metric used to identify loans that are in default or at heightened risk of default based on KBRA Credit Profile's (KCP) proprietary research and analysis. KCP is a division of KBRA Analytics.

For any given cohort, the index is the quotient of its aggregate K-LOC balance and the cohort's defeasance-adjusted UPB. As it includes loans at risk of default, it is a useful, forward-looking credit barometer. The K-LOC designation is determined by our team of analysts, who perform in-depth monthly analysis on individual transactions and the underlying loan collateral. For the purposes of this report, we focus exclusively on conduit CMBS and exclude legacy transactions issued in 2008 and earlier.

All our calculations, figures, and graphics present defeasance-adjusted data that excludes fully and partially defeased loans. In our figures, empty fields "-" contain values equal to zero.

Want more? In-depth research and analysis at the transaction level, including collateral valuations and loss projections, are available within our KCP reports, which are published monthly for every deal in our coverage universe and are available at kcp.kbra.com.

The KCP platform is a subscription-based surveillance service that covers about 1,400 commercial real estate (CRE) securitizations with an aggregate balance of nearly $900 billion. For each deal, monthly reports are posted to our website that contain color and commentary for CMBS transactions and their underlying loan collateral. Unlike other sources of valuation and loss data, which primarily rely on models, the service is supported by a dedicated team of analysts, who can more readily appreciate the non-homogeneous nature of CRE, loan, and transaction structures, as well as imperfect servicer information.

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