

DFX INTELLIGENCE

CUSTOM INTELLIGENCE REPORT · COMMERCIAL REAL ESTATE DEBT · SAMPLE EDITION

Real Estate Capital Map

Every New York City multifamily loan maturing inside 24 months, with the lender who wrote it and the sponsor behind it.

Read from the SEC servicer tape and HUD records on 2026-09-29: 38 properties, 54 notes, \$1.3B outstanding, 12 under stress, 22 named sponsors, and the 15 lenders originating this paper in New York now.

PREPARED

September 29,
2026

CLIENT

Sample Broker

MARKET

New York City
multifamily, 24
months

CLASSIFICATION

Sample, shareable

SECTION 01 · EXECUTIVE SUMMARY

\$1.3B of New York City multifamily debt matures inside 24 months

DFX read every multifamily loan it holds in New York maturing before Sep 2028 from the monthly servicer reports filed with the SEC and HUD's insured loan records. **38 properties in New York City** carry **54 notes** and **\$1.3B** outstanding between them. 8 mature inside twelve months, 4 show severe stress on the latest reading and 8 are on watch. Each property is ranked on how soon it matures, how much is outstanding, how far its coupon sits below today's refinancing cost and how it is performing, with the lender who wrote it and the sponsor the prospectus names.

\$1.3B

OUTSTANDING,
MATURING INSIDE 24
MONTHS

38

NEW YORK CITY
PROPERTIES WITH A
MATURING LOAN

12

UNDER STRESS ON
THE LATEST SERVICER
READING

22

SPONSORS NAMED IN
THE ANNEXES

WHAT CHANGES

A lender or broker working New York City multifamily can stop guessing which owners face a refinancing and start with the 10 properties at the top of Section 10: each has a filed maturity inside the window, a balance and a coupon on the record, and a named originator. 26 were written below 5 percent and face the largest step up; 3 sponsors are behind more than one maturing property, so one conversation can cover several loans.

SECTION 02 · THE QUESTION, AND HOW DFX READ IT

The brief, as given

Map multifamily debt in New York City: every loan maturing inside 24 months, the lenders of record, the sponsors behind the borrowing entities, and how each loan is performing on the latest servicer report.

Interpreted as

CRITERION	READING	APPLIED ON THE RECORD AS
Market	New York City	the five boroughs as the servicer types them: New York, Brooklyn, Bronx, Staten Island and the Queens neighbourhoods
Property type	multifamily	the property type on the servicer report; a portfolio loan counts once, under the type the servicer filed
Every loan maturing	inside 24 months	maturity between 2026-09-29 and 2028-09-28, as filed by the servicer or recorded by HUD, never inferred from a term
Lenders of record	who wrote the loan and who holds it	the originator the servicer report names, and the securitisation trusts that hold each note
Owners behind the entities	the sponsor	the sponsor column of the prospectus annex: a name as printed, not a resolved owner; absent on some loans
Funds that own them	a fund manager behind a sponsor	exact-name check of organisation sponsors against Form ADV real estate fund managers: 0 of 3 matched
Performance	the loan's health now	payment status, special servicing and DSCR on the latest monthly servicer report

SECTION 03 · METHODOLOGY AND DATA ESTATE

Where every number comes from

Every row was read on the day of generation from two public records. Conduit loans come from the loan-level data that CMBS trusts file with the SEC every month (Form ABS-EE): balance, coupon, maturity, payment status, special servicing and DSCR as the servicer reports them, with the sponsor as the prospectus annex printed it at securitisation. FHA-insured multifamily loans come from HUD's insured loan records. A loan split into notes across several trusts is grouped back into the one property it finances. The lender section reads the same filings from the other side: who originated this kind of loan in the state over

five years. No number in this document was written by a model; bank balance-sheet, agency, life company and debt fund loans are not on these records and are not claimed.

9 reads were made for this document, across these datasets:

DATASET	WHAT IT CONTRIBUTED
CMBS loans on the record	state, property type, maturity window
Loans maturing by window, from the real estate debt tape	statewide population and FHA loans
Real estate lenders by observed loan	read for every ranked target
Real estate fund managers and their vehicles	sponsor name check
The contact plane, as counts of verified routes	originators

The ranking framework

FACTOR	WEIGHT	WHAT IT MEASURES
Proximity	30%	months to the filed maturity: full weight now, zero at the end of the window
Balance	25%	balance outstanding across the property's notes on the latest servicer reading, log-scaled
Coupon gap	20%	the filed coupon against a 7 percent scoring rate: full weight at 3.5 percent or below
Stress	25%	special servicing, a payment 90 days late or DSCR under 1.0 (full weight); a late payment or DSCR under 1.25 (0.6)

A stated mandate, a website, a conference deck: none of these outrank observed behaviour. Each target's card prints the observations behind its score.

SECTION 04 · SEARCH UNIVERSE

50 candidates screened, 12 refused, 38 ranked

- 66 multifamily notes on the SEC servicer tape in New York mature inside 24 months (the whole matching tape), of 553 conduit notes of every property type maturing in the state
- The maturity schedule holds 286 loans of every type maturing in New York in the window; 0 of those read are FHA-insured, 0 of them multifamily in New York City
- 12 notes are outside New York City (Middletown 2, Massena 1, Tuckahoe 1, Poughkeepsie 1, East Fishkill 1) and are listed as refused
- 54 notes in New York City group into 38 properties; 38 ranked

SECTION 05 · TOP FINDINGS

What the record says

1. The nearest wall is **2027 Q2**: 3 properties and \$354M outstanding.
2. The largest single refinancing is **Yorkshire Towers**, \$318M across 6 notes, maturing Jun 2027.
3. **4 properties** show severe stress now (special servicing, 90 days late or DSCR under 1.0), carrying \$546M.
4. **26 properties** were written below a 5 percent coupon; at refinancing their debt service rises even if the balance does not.
5. **Minoo Shaoul** is the sponsor behind 4 maturing properties and \$28M.
6. **Citi** wrote the most of the maturing balance: notes on 10 properties.

WHERE THE REFINANCING IS ALREADY IN TROUBLE

Yorkshire Towers (special servicing, \$318M, matures Jun 2027); **Park West Village** (DSCR 0.88, \$188M, matures Aug 2027); **334 Bowery** (DSCR 0.88, \$9.0M, matures Oct 2027); **26 Prince** (special servicing, \$32M, matures Jun 2028). A loan in this state is more likely to be extended, modified or resolved by the special servicer than refinanced at par.

SECTION 06 · THE MATURITY WALL

\$1.3B falls due across 38 properties, quarter by quarter

Each property is counted once, in the quarter its earliest note matures. The balance is the sum of its notes on the latest servicer reading. Stress means special servicing, a missed payment or DSCR under 1.25.

QUARTER	PROPERTIES	NOTES	BALANCE MATURING	UNDER STRESS
2027 Q2	3	8	\$354M	2
2027 Q3	5	13	\$353M	3
2027 Q4	5	5	\$52M	1
2028 Q1	4	5	\$100M	1
2028 Q2	7	8	\$225M	2
2028 Q3	14	15	\$265M	3

SECTION 07 · PERFORMANCE ON THE LATEST SERVICER READING

How the maturing paper is performing now

Read from the monthly servicer reports filed with the SEC. Where a property's loan is split into notes in several trusts, the worst reading among them is the one counted.

READING	PROPERTIES
Current, DSCR 1.25 or better (or not reported)	26
Watch: DSCR 1.0 to 1.25	6
Severe: special servicing	2
Severe: DSCR under 1.0	2
Watch: late payment but under 30 days	2

SECTION 08 · LENDERS OF RECORD ON THE MATURING LOANS

Who wrote the paper that is coming due

The originator the servicer report names for each note. A conduit loan is sold into a securitisation trust after it closes, so the originator is the relationship and the trust is the holder; a property whose notes were written by several banks counts once for each. Balances are the whole property's, not the lender's share.

ORIGINATOR	PROPERTIES	BALANCE ON THOSE PROPERTIES
Citi	10	\$663M
BMO	4	\$615M
Starwood Mortgage Capital	4	\$552M
Cantor Commercial Real Estate	8	\$187M
Natixis	3	\$102M
Morgan Stanley	2	\$58M
Deutsche Bank	2	\$45M
Ladder Capital	4	\$44M
Argentia Real Estate Finance	3	\$36M
JPMorgan Chase	1	\$30M
Jefferies LoanCore	1	\$28M

SECTION 09 · WHO WRITES THIS PAPER IN THE MARKET NOW

Lenders originating multifamily loans in New York since 2021

The refinancing has to go somewhere. These are the conduit lenders ranked on the loans they originated in the state over five years, from the loan-level filings. Contact routes are counted, never printed.

LENDER	KIND	LOANS IN NY	IN NEW YORK	LATEST ORIGINATION	VERIFIED ROUTE	PEOPLE REACHABLE
Citi	bank	69	18	2026-07-07	no	0
Starwood Mortgage Capital	non bank lender	52	4	2026-08-07	no	0
Morgan Stanley	bank	36	8	2026-08-07	no	0
BMO	bank	33	13	2026-07-24	no	0
Societe Generale	bank	20	6	2026-08-28	no	0
Deutsche Bank	bank	22	7	2026-05-15	no	0
Barclays	bank	12	5	2026-09-04	no	0
LMF Commercial	non bank lender	26	2	2026-03-02	no	0
Bank of America	bank	8	3	2026-07-31	no	0
Argentia Real Estate Finance	non bank lender	12	1	2026-05-20	no	0
KeyBank	bank	9	4	2026-05-18	no	0
Goldman Sachs	bank	15	1	2026-09-02	no	0
Greystone	non bank lender	8	2	2026-08-07	no	0
Wells Fargo	bank	4	1	2026-05-05	no	0
UBS	bank	6	1	2026-03-18	no	0

SECTION 10 · RANKED TARGETS

The 38, in one table

#	PROPERTY	FIT	MATURES	OUTSTANDING	COUPON	DSCR	WRITTEN BY
1	Yorkshire Towers	89.7	2027-06-06	\$318M	3.04%	2.96	Citi
2	Park West Village	80.0	2027-08-06	\$188M	4.65%	0.88	Citi

#	PROPERTY	FIT	MATURES	OUTSTANDING	COUPON	DSCR	WRITTEN BY
3	334 Bowery	77.3	2027-10-01	\$9.0M	4.04%	0.88	Morgan Stanley
4	Park Slope Court	67.4	2027-04-06	\$28M	5.56%	1.18	Jefferies LoanCore
5	416 West 23rd Street	66.9	2027-09-06	\$60M	4.71%	1.03	Cantor Commercial Real Estate
6	Chelsea Multifamily Portfolio	65.1	2027-09-06	\$15M	4.71%	1.02	Cantor Commercial Real Estate
7	50 Murray Street	63.1	2028-03-06	\$30M	3.92%	2.28	Deutsche Bank
8	26 Prince	62.2	2028-06-01	\$32M	5.20%	n/a	Cantor Commercial Real Estate
9	308 West 49th Street	59.8	2028-06-06	\$42M	3.90%	1.10	Cantor Commercial Real Estate
10	The Churchill	58.8	2027-09-01	\$49M	3.29%	1.76	Morgan Stanley
11	327-331 East Houston Street	54.9	2027-08-06	\$42M	4.32%	1.87	Citi
12	7 Rivington	54.2	2027-05-06	\$8.1M	4.75%	1.83	Argentica Real Estate Finance
13	237 East 34th Street	48.9	2028-01-06	\$56M	4.34%	2.50	BMO
14	Queens Multifamily Portfolio	48.1	2027-11-06	\$21M	4.70%	2.30	Cantor Commercial Real Estate
15	332 East 6th Street	48.0	2027-11-05	\$6.3M	4.45%	1.66	Natixis
16	407 E 160th Street	48.0	2028-07-06	\$11M	5.45%	1.21	Ladder Capital
17	Springville Heights Condominium	46.9	2027-11-06	\$14M	4.82%	1.94	Argentica Real Estate Finance
18	618 Bushwick	46.5	2028-04-01	\$30M	4.00%	2.03	JPMorgan Chase
19	26-49 96th Street	45.9	2028-09-06	\$16M	5.45%	1.23	Ladder Capital
20	1685 Monroe Avenue	45.2	2028-09-06	\$9.7M	5.46%	1.20	Ladder Capital
21	Marc Brooklyn Multifamily	44.1	2027-10-06	\$2.4M	5.15%	1.67	Cantor Commercial Real Estate
22	2410-2418 Broadway	43.5	2028-06-06	\$54M	4.19%	2.71	BMO
23	462 Myrtle Avenue	42.4	2028-01-06	\$7.0M	5.02%	1.64	Ladder Capital
24	311-313 East 60th Street	41.5	2028-05-06	\$10M	4.38%	2.69	Citi
25	1875 Atlantic Avenue	40.6	2028-05-06	\$42M	4.87%	1.60	Starwood Mortgage Capital
26	The Greystone	40.5	2028-08-05	\$42M	4.23%	1.84	Natixis
27	2 North 6th Place	39.1	2028-08-05	\$54M	4.53%	2.45	Natixis

#	PROPERTY	FIT	MATURES	OUTSTANDING	COUPON	DSCR	WRITTEN BY
28	Bushwick Multifamily Portfolio	38.7	2028-03-06	\$6.8M	5.22%	1.40	Cantor Commercial Real Estate
29	The Delmar	38.1	2028-08-06	\$74M	4.77%	1.99	Citi
30	253 Elizabeth	35.2	2028-08-06	\$8.2M	4.78%	1.60	Citi
31	236 West 16th	35.1	2028-08-06	\$7.7M	4.78%	1.75	Citi
32	161 Ludlow	34.9	2028-08-06	\$6.4M	4.78%	2.22	Citi
33	173 Ludlow	34.8	2028-08-06	\$6.1M	4.78%	1.86	Citi
34	2523-2525 Olinville Avenue	34.1	2028-08-06	\$4.8M	4.86%	1.44	Starwood Mortgage Capital
35	1503 Jefferson Avenue & 406 Cornelia Street	33.6	2028-07-06	\$8.0M	5.27%	1.45	Cantor Commercial Real Estate
36	583-593 West 215th Street	33.3	2028-07-06	\$14M	5.46%	1.39	Argentica Real Estate Finance
37	150-152 Tompkins Avenue	31.0	2028-04-06	\$15M	6.52%	1.55	Deutsche Bank
38	400 Suydam	22.4	2028-07-06	\$2.9M	7.20%	1.40	Citi

SECTION 11 · INDIVIDUAL TARGET PROFILES

Why each fits, with the evidence behind it

RANK 01 · FIT 90

MATURES JUN 2027

SPECIAL SERVICING

Yorkshire Towers

Multifamily · New York, NY · 6 notes in 6 trusts · LTV 10% as filed

WHY THIS ASSET

- \$318M outstanding across 6 notes (of \$318M originated May 2022) matures Jun 2027, 8 months out, at a 3.04% coupon
- Written by Citi, Starwood Mortgage Capital, BMO; held in 6 securitisation trusts
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.96; occupancy 99%
- Was in special servicing from 2024-11-22, returned 2026-06-03 (resolved)
- Sponsor as the prospectus annex prints it: Meyer Chetrit and The Gluck Family Trust U/A/D July 16, 2009

SERVICER FILINGS AND THE ANNEX

- 2026-09-01: servicer report, BMO 2022-C2 Mortgage Trust, \$70M note [filing](#)
- 2026-09-28: servicer report, Benchmark 2022-B36 Mortgage Trust, \$66M note [filing](#)
- 2026-08-27: servicer report, BBCMS Mortgage Trust 2022-C16, \$65M note [filing](#)
- 3 further notes on the same property, in the CSV appendix
- 2022-07-12: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 02 · FIT 80

MATURES AUG 2027

DSCR 0.88

Park West Village

Multifamily · New York, NY · 8 notes in 6 trusts · LTV 11% as filed

WHY THIS ASSET

- \$188M outstanding across 8 notes (of \$188M originated Aug 2022) matures Aug 2027, 10 months out, at a 4.65% coupon
- Written by Citi, Starwood Mortgage Capital, BMO; held in 6 securitisation trusts
- Latest servicer reading (Sep 2026): payment status current; DSCR 0.88 against 2.60 at securitisation
- Sponsor as the prospectus annex prints it: Meyer Chetrit and Amended and Restated 2013 LG Revocable Trust
- At a 7 percent scoring rate the coupon steps up 2.3 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2022-B37 Mortgage Trust, \$62M note [filing](#)
- 2026-09-01: servicer report, BMO 2022-C3 Mortgage Trust, \$38M note [filing](#)
- 2026-09-01: servicer report, BMO 2023-C4 Mortgage Trust, \$26M note [filing](#)
- 5 further notes on the same property, in the CSV appendix
- 2022-11-03: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 03 · FIT 77

MATURES OCT 2027

DSCR 0.88

334 Bowery

Multifamily · New York, NY · one note · LTV 51% as filed

WHY THIS ASSET

- \$9.0M outstanding across 1 note (of \$9.0M originated Sep 2017) matures Oct 2027, 12 months out, at a 4.04% coupon
- Written by Morgan Stanley; held in the Morgan Stanley Bank of America Merrill Lynch Trust 2017-C34 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 0.88 against 1.97 at securitisation; occupancy 93%
- Sponsor as the prospectus annex prints it: Blackbear Asset Management; Heng Sang Realty Corp
- At a 7 percent scoring rate the coupon steps up 3.0 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-26: servicer report, Morgan Stanley Bank of America Merrill Lynch Trust 2017-C34, \$9.0M note [filing](#)
- 2017-10-19: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 04 · FIT 67

MATURES APR 2027

LATE PAYMENT BUT UNDER 30 DAYS

Park Slope Court

Multifamily · Brooklyn, NY · one note · LTV 83% as filed

WHY THIS ASSET

- \$28M outstanding across 1 note (of \$28M originated Mar 2017) matures Apr 2027, 6 months out, at a 5.56% coupon
- Written by Jefferies LoanCore; held in the COMM 2017-COR2 Mortgage trust
- Latest servicer reading (Sep 2026): payment status late payment but under 30 days; DSCR 1.18 against 1.28 at securitisation; occupancy 100%
- Was in special servicing from 2021-01-08, returned 2023-07-06 (resolved)
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order

SERVICER FILINGS AND THE ANNEX

- 2026-09-25: servicer report, COMM 2017-COR2 Mortgage Trust, \$28M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 05 · FIT 67

MATURES SEP 2027

DSCR 1.03

416 West 23rd Street

Multifamily · New York, NY · 2 notes in 2 trusts · LTV 27% as filed

WHY THIS ASSET

- \$60M outstanding across 2 notes (of \$60M originated Aug 2017) matures Sep 2027, 11 months out, at a 4.71% coupon
- Written by Cantor Commercial Real Estate; held in 2 securitisation trusts
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.03
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 2.3 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, CCUBS Commercial Mortgage Trust 2017-C1, \$35M note [filing](#)
- 2026-09-25: servicer report, CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-C4, \$25M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 06 · FIT 65

MATURES SEP 2027

DSCR 1.02

Chelsea Multifamily Portfolio

Multifamily · New York, NY · one note · LTV 12% as filed

WHY THIS ASSET

- \$15M outstanding across 1 note (of \$15M originated Aug 2017) matures Sep 2027, 11 months out, at a 4.71% coupon
- Written by Cantor Commercial Real Estate; held in the UBS Commercial Mortgage Trust 2017-C6 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.02 against 1.30 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Joshua Gotlib
- At a 7 percent scoring rate the coupon steps up 2.3 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, UBS Commercial Mortgage Trust 2017-C6, \$15M note [filing](#)
- 2017-12-13: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 07 · FIT 63

MATURES MAR 2028

LATE PAYMENT BUT UNDER 30 DAYS

50 Murray Street

Multifamily · New York, NY · one note · LTV 5% as filed

WHY THIS ASSET

- \$30M outstanding across 1 note (of \$30M originated Feb 2018) matures Mar 2028, 17 months out, at a 3.92% coupon
- Written by Deutsche Bank; held in the BENCHMARK 2018-B6 MORTGAGE trust
- Latest servicer reading (Sep 2026): payment status late payment but under 30 days; DSCR 2.28
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 3.1 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-25: servicer report, BENCHMARK 2018-B6 MORTGAGE TRUST, \$30M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 08 · FIT 62

MATURES JUN 2028

SPECIAL SERVICING

26 Prince*Multifamily · New York, NY · one note · LTV 86% as filed***WHY THIS ASSET**

- \$32M outstanding across 1 note (of \$32M originated May 2018) matures Jun 2028, 20 months out, at a 5.20% coupon
- Written by Cantor Commercial Real Estate; held in the CD 2018-CD7 Mortgage trust
- Latest servicer reading (Aug 2026): payment status 90 or more days delinquent
- In special servicing since 2021-04-20; workout strategy foreclosure
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order

SERVICER FILINGS AND THE ANNEX

- 2026-08-31: servicer report, CD 2018-CD7 Mortgage Trust, \$32M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 09 · FIT 60

MATURES JUN 2028

DSCR 1.10

308 West 49th Street*Multifamily · New York, NY · one note · LTV 26% as filed***WHY THIS ASSET**

- \$42M outstanding across 1 note (of \$42M originated Jun 2018) matures Jun 2028, 20 months out, at a 3.90% coupon
- Written by Cantor Commercial Real Estate; held in the CD 2018-CD7 Mortgage trust
- Latest servicer reading (Aug 2026): DSCR 1.10
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 3.1 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-31: servicer report, CD 2018-CD7 Mortgage Trust, \$42M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 10 · FIT 59

MATURES SEP 2027

3.3% COUPON

The Churchill*Multifamily · New York, NY · one note · LTV 10% as filed***WHY THIS ASSET**

- \$49M outstanding across 1 note (of \$49M originated Aug 2017) matures Sep 2027, 11 months out, at a 3.29% coupon
- Written by Morgan Stanley; held in the BANK 2017-BNK7 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.76 against 6.29 at securitisation; occupancy 33%
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 3.7 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-27: servicer report, BANK 2017-BNK7, \$49M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 11 · FIT 55

MATURES AUG 2027

4.3% COUPON

327-331 East Houston Street*Multifamily · New York, NY · one note · LTV 67% as filed***WHY THIS ASSET**

- \$42M outstanding across 1 note (of \$42M originated Jul 2017) matures Aug 2027, 10 months out, at a 4.32% coupon
- Written by Citi; held in the CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-B1 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.87 against 1.44 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Gili Haberberg and Baruch Bezner
- At a 7 percent scoring rate the coupon steps up 2.7 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-28: servicer report, CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-B1, \$42M note [filing](#)
- 2017-08-29: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 12 · FIT 54

MATURES MAY 2027

4.8% COUPON

7 Rivington

Multifamily · New York, NY · one note · LTV 67% as filed

WHY THIS ASSET

- \$8.1M outstanding across 1 note (of \$9.7M originated May 2017) matures May 2027, 7 months out, at a 4.75% coupon
- Written by Argentic Real Estate Finance; held in the Morgan Stanley Capital I Trust 2017-H1 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.83 against 1.35 at securitisation; occupancy 100%
- Was in special servicing from 2020-08-06, returned 2021-08-06 (resolved)
- Sponsor as the prospectus annex prints it: Edmond Li

SERVICER FILINGS AND THE ANNEX

- 2026-08-31: servicer report, Morgan Stanley Capital I Trust 2017-H1, \$8.1M note [filing](#)
- 2017-06-08: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 13 · FIT 49

MATURES JAN 2028

4.3% COUPON

237 East 34th Street

Multifamily · New York, NY · 2 notes in 2 trusts · LTV 20% as filed

WHY THIS ASSET

- \$56M outstanding across 2 notes (of \$56M originated Dec 2022) matures Jan 2028, 15 months out, at a 4.34% coupon
- Written by BMO; held in 2 securitisation trusts
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.50
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 2.7 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-01: servicer report, BMO 2023-C4 Mortgage Trust, \$28M note [filing](#)
- 2026-09-25: servicer report, FIVE 2023-V1 Mortgage Trust, \$28M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 14 · FIT 48

MATURES NOV 2027

4.7% COUPON

Queens Multifamily Portfolio

Multifamily · Various, NY · one note · LTV 57% as filed

WHY THIS ASSET

- \$21M outstanding across 1 note (of \$21M originated Nov 2017) matures Nov 2027, 13 months out, at a 4.70% coupon
- Written by Cantor Commercial Real Estate; held in the CCUBS Commercial Mortgage Trust 2017-C1 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.30 against 1.72 at securitisation
- Sponsor as the prospectus annex prints it: Joshua Gotlib
- At a 7 percent scoring rate the coupon steps up 2.3 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, CCUBS Commercial Mortgage Trust 2017-C1, \$21M note [filing](#)
- 2017-11-30: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 15 · FIT 48

MATURES NOV 2027

4.5% COUPON

332 East 6th Street

Multifamily · New York, NY · one note · LTV 61% as filed

WHY THIS ASSET

- \$6.3M outstanding across 1 note (of \$6.3M originated Oct 2017) matures Nov 2027, 13 months out, at a 4.45% coupon
- Written by Natixis; held in the CSAIL 2017-CX10 Commercial Mortgage trust
- Latest servicer reading (Sep 2026): DSCR 1.66; occupancy 100%
- Sponsor as the prospectus annex prints it: Robert Kaliner; Harkishan Parekh; The Rafael Nassen Trust u/d/ a April 1, 1982
- At a 7 percent scoring rate the coupon steps up 2.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, CSAIL 2017-CX10 Commercial Mortgage Trust, \$6.3M note [filing](#)
- 2017-11-30: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 16 · FIT 48

MATURES JUL 2028

DSCR 1.21

407 E 160th Street*Multifamily · Bronx, NY · one note · LTV 68% as filed***WHY THIS ASSET**

- \$11M outstanding across 1 note (of \$11M originated Jun 2018) matures Jul 2028, 21 months out, at a 5.45% coupon
- Written by Ladder Capital; held in the UBS Commercial Mortgage Trust 2018-C12 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.21; occupancy 100%
- Sponsor as the prospectus annex prints it: Ayush Kapahi; Michael Froning
- At a 7 percent scoring rate the coupon steps up 1.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, UBS Commercial Mortgage Trust 2018-C12, \$11M note [filing](#)
- 2018-08-28: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 17 · FIT 47

MATURES NOV 2027

4.8% COUPON

Springville Heights Condominium*Multifamily · Staten Island, NY · one note · LTV 61% as filed***WHY THIS ASSET**

- \$14M outstanding across 1 note (of \$14M originated Oct 2017) matures Nov 2027, 13 months out, at a 4.82% coupon
- Written by Argentic Real Estate Finance; held in the Wells Fargo Commercial Mortgage Trust 2017-C41 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.94 against 1.62 at securitisation; occupancy 98%
- Sponsor as the prospectus annex prints it: Thomas Liebermann
- At a 7 percent scoring rate the coupon steps up 2.2 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-27: servicer report, Wells Fargo Commercial Mortgage Trust 2017-C41, \$14M note [filing](#)
- 2017-11-30: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 18 · FIT 46

MATURES APR 2028

4.0% COUPON

618 Bushwick*Multifamily · Brooklyn, NY · one note · LTV 58% as filed***WHY THIS ASSET**

- \$30M outstanding across 1 note (of \$30M originated Mar 2021) matures Apr 2028, 18 months out, at a 4.00% coupon
- Written by JPMorgan Chase; held in the Benchmark 2021-B25 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.03 against 1.84 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Cayuga Capital Management LLC and Wildenstein & Co
- At a 7 percent scoring rate the coupon steps up 3.0 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2021-B25 Mortgage Trust, \$30M note [filing](#)
- 2021-04-29: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 19 · FIT 46

MATURES SEP 2028

DSCR 1.23

26-49 96th Street*Multifamily · East Elmhurst, NY · one note · LTV 55% as filed***WHY THIS ASSET**

- \$16M outstanding across 1 note (of \$16M originated Aug 2018) matures Sep 2028, 23 months out, at a 5.45% coupon
- Written by Ladder Capital; held in the Wells Fargo Commercial Mortgage Trust 2018-C47 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.23 against 1.28 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Aaron Jungreis; Marc Blumenfrucht; Edward Lifshitz
- At a 7 percent scoring rate the coupon steps up 1.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-27: servicer report, Wells Fargo Commercial Mortgage Trust 2018-C47, \$16M note [filing](#)
- 2018-10-25: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 20 · FIT 45

MATURES SEP 2028

DSCR 1.20

1685 Monroe Avenue*Multifamily · Bronx, NY · one note · LTV 65% as filed***WHY THIS ASSET**

- \$9.7M outstanding across 1 note (of \$9.7M originated Aug 2018) matures Sep 2028, 23 months out, at a 5.46% coupon
- Written by Ladder Capital; held in the Wells Fargo Commercial Mortgage Trust 2018-C47 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.20 against 1.25 at securitisation; occupancy 98%
- Sponsor as the prospectus annex prints it: Ayush Kapahi; Michael Froning
- At a 7 percent scoring rate the coupon steps up 1.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-27: servicer report, Wells Fargo Commercial Mortgage Trust 2018-C47, \$9.7M note [filing](#)
- 2018-10-25: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 21 · FIT 44

MATURES OCT 2027

5.1% COUPON

Marc Brooklyn Multifamily*Multifamily · Brooklyn, NY · one note · LTV 57% as filed***WHY THIS ASSET**

- \$2.4M outstanding across 1 note (of \$2.4M originated Sep 2017) matures Oct 2027, 12 months out, at a 5.15% coupon
- Written by Cantor Commercial Real Estate; held in the CCUBS Commercial Mortgage Trust 2017-C1 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.67 against 1.53 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Jeffrey Schleider and Schleider Family Investments LLC
- At a 7 percent scoring rate the coupon steps up 1.9 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, CCUBS Commercial Mortgage Trust 2017-C1, \$2.4M note [filing](#)
- 2017-11-30: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 22 · FIT 44

MATURES JUN 2028

4.2% COUPON

2410-2418 Broadway*Multifamily · New York, NY · 2 notes in 2 trusts · LTV 9% as filed***WHY THIS ASSET**

- \$54M outstanding across 2 notes (of \$27M originated undated) matures Jun 2028, 20 months out, at a 4.19% coupon
- Written by BMO; held in 2 securitisation trusts
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.71
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 2.8 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-01: servicer report, BMO 2023-5C1 Mortgage Trust, \$41M note [filing](#)
- 2026-09-28: servicer report, Benchmark 2023-V4 Mortgage Trust, \$13M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 23 · FIT 42

MATURES JAN 2028

5.0% COUPON

462 Myrtle Avenue*Multifamily · Brooklyn, NY · one note · LTV 62% as filed***WHY THIS ASSET**

- \$7.0M outstanding across 1 note (of \$7.0M originated Dec 2017) matures Jan 2028, 15 months out, at a 5.02% coupon
- Written by Ladder Capital; held in the UBS Commercial Mortgage Trust 2018-C8 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.64; occupancy 100%
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 2.0 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, UBS Commercial Mortgage Trust 2018-C8, \$7.0M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 24 · FIT 42

MATURES MAY 2028

4.4% COUPON

311-313 East 60th Street*Multifamily · New York, NY · one note · LTV 40% as filed***WHY THIS ASSET**

- \$10M outstanding across 1 note (of \$10M originated May 2018) matures May 2028, 19 months out, at a 4.38% coupon
- Written by Citi; held in the Benchmark 2018-B4 Mortgage trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 2.69 against 2.27 at securitisation; occupancy 82%
- Sponsor as the prospectus annex prints it: Steven M. Israel
- At a 7 percent scoring rate the coupon steps up 2.6 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-31: servicer report, Benchmark 2018-B4 Mortgage Trust, \$10M note [filing](#)
- 2018-07-13: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 25 · FIT 41

MATURES MAY 2028

4.9% COUPON

1875 Atlantic Avenue*Multifamily · Brooklyn, NY · one note · LTV 61% as filed***WHY THIS ASSET**

- \$42M outstanding across 1 note (of \$42M originated Apr 2018) matures May 2028, 19 months out, at a 4.87% coupon
- Written by Starwood Mortgage Capital; held in the JPMDB Commercial Mortgage Securities Trust 2018-C8 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.60 against 1.44 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Joseph Brunner, Abraham Mandel, Solomon Feder
- At a 7 percent scoring rate the coupon steps up 2.1 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, JPMDB Commercial Mortgage Securities Trust 2018-C8, \$42M note [filing](#)
- 2018-06-15: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 26 · FIT 40

MATURES AUG 2028

4.2% COUPON

The Greystone

Multifamily · New York, NY · one note · LTV 22% as filed

WHY THIS ASSET

- \$42M outstanding across 1 note (of \$42M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.23% coupon
- Written by Natixis; held in the CSAIL 2018-C14 Commercial Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.84 against 3.10 at securitisation; occupancy 95%
- Sponsor as the prospectus annex prints it: Mendel Mendlowits
- At a 7 percent scoring rate the coupon steps up 2.8 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, CSAIL 2018-C14 Commercial Mortgage Trust, \$42M note [filing](#)
- 2018-11-29: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 27 · FIT 39

MATURES AUG 2028

4.5% COUPON

2 North 6th Place

Multifamily · Brooklyn, NY · 2 notes in 2 trusts · LTV 6% as filed

WHY THIS ASSET

- \$54M outstanding across 2 notes (of \$54M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.53% coupon
- Written by Natixis; held in 2 securitisation trusts
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.45 against 2.69 at securitisation
- Sponsor as the prospectus annex prints it: Jeffrey Levine
- At a 7 percent scoring rate the coupon steps up 2.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, CSAIL 2019-C15 Commercial Mortgage Trust, \$34M note [filing](#)
- 2026-08-27: servicer report, BBCMS Mortgage Trust 2019-C4, \$20M note [filing](#)
- 2019-03-06: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 28 · FIT 39

MATURES MAR 2028

5.2% COUPON

Bushwick Multifamily Portfolio

Multifamily · Brooklyn, NY · one note · LTV 64% as filed

WHY THIS ASSET

- \$6.8M outstanding across 1 note (of \$6.8M originated Feb 2018) matures Mar 2028, 17 months out, at a 5.22% coupon
- Written by Cantor Commercial Real Estate; held in the UBS Commercial Mortgage Trust 2018-C9 trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.40 against 1.33 at securitisation
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 1.8 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, UBS Commercial Mortgage Trust 2018-C9, \$6.8M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 29 · FIT 38

MATURES AUG 2028

4.8% COUPON

The Delmar

Multifamily · Long Island City, NY · one note · LTV 62% as filed

WHY THIS ASSET

- \$74M outstanding across 1 note (of \$74M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.77% coupon
- Written by Citi; held in the BENCHMARK 2018-B6 MORTGAGE trust
- Latest servicer reading (Sep 2026): DSCR 1.99; occupancy 99%
- Sponsor as the prospectus annex prints it: Joel Gluck and Yoel Goldman
- At a 7 percent scoring rate the coupon steps up 2.2 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-25: servicer report, BENCHMARK 2018-B6 MORTGAGE TRUST, \$74M note [filing](#)
- 2018-10-09: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 30 · FIT 35

MATURES AUG 2028

4.8% COUPON

253 Elizabeth*Multifamily · New York, NY · one note · LTV 69% as filed***WHY THIS ASSET**

- \$8.2M outstanding across 1 note (of \$8.2M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.78% coupon
- Written by Citi; held in the Benchmark 2018-B5 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.60 against 1.51 at securitisation; occupancy 90%
- Sponsor as the prospectus annex prints it: Minoo Shaoul
- At a 7 percent scoring rate the coupon steps up 2.2 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2018-B5 Mortgage Trust, \$8.2M note [filing](#)
- 2018-08-20: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 31 · FIT 35

MATURES AUG 2028

4.8% COUPON

236 West 16th*Multifamily · New York, NY · one note · LTV 53% as filed***WHY THIS ASSET**

- \$7.7M outstanding across 1 note (of \$7.7M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.78% coupon
- Written by Citi; held in the Benchmark 2018-B5 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.75 against 1.62 at securitisation; occupancy 90%
- Sponsor as the prospectus annex prints it: Minoo Shaoul
- At a 7 percent scoring rate the coupon steps up 2.2 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2018-B5 Mortgage Trust, \$7.7M note [filing](#)
- 2018-08-20: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 32 · FIT 35

MATURES AUG 2028

4.8% COUPON

161 Ludlow*Multifamily · New York, NY · one note · LTV 55% as filed***WHY THIS ASSET**

- \$6.4M outstanding across 1 note (of \$6.4M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.78% coupon
- Written by Citi; held in the Benchmark 2018-B5 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 2.22 against 1.62 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Minoo Shaoul
- At a 7 percent scoring rate the coupon steps up 2.2 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2018-B5 Mortgage Trust, \$6.4M note [filing](#)
- 2018-08-20: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 33 · FIT 35

MATURES AUG 2028

4.8% COUPON

173 Ludlow*Multifamily · New York, NY · one note · LTV 51% as filed***WHY THIS ASSET**

- \$6.1M outstanding across 1 note (of \$6.1M originated Jul 2018) matures Aug 2028, 22 months out, at a 4.78% coupon
- Written by Citi; held in the Benchmark 2018-B5 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.86 against 1.51 at securitisation; occupancy 95%
- Sponsor as the prospectus annex prints it: Minoo Shaoul
- At a 7 percent scoring rate the coupon steps up 2.2 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2018-B5 Mortgage Trust, \$6.1M note [filing](#)
- 2018-08-20: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 34 · FIT 34

MATURES AUG 2028

4.9% COUPON

2523-2525 Olinville Avenue*Multifamily · Bronx, NY · one note · LTV 68% as filed***WHY THIS ASSET**

- \$4.8M outstanding across 1 note (of \$4.8M originated Jul 2023) matures Aug 2028, 22 months out, at a 4.86% coupon
- Written by Starwood Mortgage Capital; held in the BMO 2023-5C2 Mortgage trust
- Latest servicer reading (Aug 2026): DSCR 1.44; occupancy 100%
- Sponsor as the prospectus annex prints it: Yeruchem Israel
- At a 7 percent scoring rate the coupon steps up 2.1 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-01: servicer report, BMO 2023-5C2 Mortgage Trust, \$4.8M note [filing](#)
- 2023-10-24: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 35 · FIT 34

MATURES JUL 2028

5.3% COUPON

1503 Jefferson Avenue & 406 Cornelia Street*Multifamily · Brooklyn, NY · one note · LTV 75% as filed***WHY THIS ASSET**

- \$8.0M outstanding across 1 note (of \$8.0M originated Jun 2018) matures Jul 2028, 21 months out, at a 5.27% coupon
- Written by Cantor Commercial Real Estate; held in the CD 2018-CD7 Mortgage trust
- Latest servicer reading (Aug 2026): DSCR 1.45; occupancy 100%
- Sponsor as the prospectus annex prints it: Moshe Silberstein; Benjamin Silberstein
- At a 7 percent scoring rate the coupon steps up 1.7 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-31: servicer report, CD 2018-CD7 Mortgage Trust, \$8.0M note [filing](#)
- 2018-08-24: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 36 · FIT 33

MATURES JUL 2028

5.5% COUPON

583-593 West 215th Street*Multifamily · New York, NY · one note · LTV 60% as filed***WHY THIS ASSET**

- \$14M outstanding across 1 note (of \$14M originated Jun 2018) matures Jul 2028, 21 months out, at a 5.46% coupon
- Written by Argentec Real Estate Finance; held in the Wells Fargo Commercial Mortgage Trust 2018-C46 trust
- Latest servicer reading (Aug 2026): payment status current; DSCR 1.39 against 1.23 at securitisation; occupancy 97%
- Sponsor as the prospectus annex prints it: Howard Sorkin; Eli Tabak; Marc Mendelsohn
- At a 7 percent scoring rate the coupon steps up 1.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-08-27: servicer report, Wells Fargo Commercial Mortgage Trust 2018-C46, \$14M note [filing](#)
- 2018-08-28: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 37 · FIT 31

MATURES APR 2028

6.5% COUPON

150-152 Tompkins Avenue*Multifamily · Brooklyn, NY · one note · LTV 58% as filed***WHY THIS ASSET**

- \$15M outstanding across 1 note (of \$15M originated Mar 2023) matures Apr 2028, 18 months out, at a 6.52% coupon
- Written by Deutsche Bank; held in the Benchmark 2023-V2 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.55; occupancy 95%
- The prospectus annex names no sponsor for this loan; the borrower is resolved on a paid order
- At a 7 percent scoring rate the coupon steps up 0.5 points at refinancing (arithmetic, not a forecast)

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2023-V2 Mortgage Trust, \$15M note [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

RANK 38 · FIT 22

MATURES JUL 2028

7.2% COUPON

400 Suydam*Multifamily · Brooklyn, NY · one note · LTV 53% as filed***WHY THIS ASSET**

- \$2.9M outstanding across 1 note (of \$2.9M originated Jun 2023) matures Jul 2028, 21 months out, at a 7.20% coupon
- Written by Citi; held in the Benchmark 2023-V3 Mortgage trust
- Latest servicer reading (Sep 2026): payment status current; DSCR 1.40 against 1.52 at securitisation; occupancy 100%
- Sponsor as the prospectus annex prints it: Albert Dweck
- Loan to value 53% on the May 2023 appraisal as filed

SERVICER FILINGS AND THE ANNEX

- 2026-09-28: servicer report, Benchmark 2023-V3 Mortgage Trust, \$2.9M note [filing](#)
- 2023-08-03: prospectus annex naming the sponsor [filing](#)

CONTACT PATH On a paid order DFX resolves the sponsor's principal who will sign the refinancing from the firm's own site, its filings and permitted enrichment, and records the source, the confidence and the date verified. Nothing is guessed.

SECTION 12 · WHO SITS BEHIND THE PAPER**22 sponsors named in the prospectus annexes, by exposure**

SPONSOR (AS THE ANNEX PRINTS IT)	PROPERTIES	BALANCE MATURING	EARLIEST MATURITY	LENDERS
Minoo Shaoul	4	\$28M	2028-08-06	Citi
Joshua Gotlib	2	\$36M	2027-09-06	Cantor Commercial Real Estate
Ayush Kapahi; Michael Froning	2	\$21M	2028-07-06	Ladder Capital
Meyer Chetrit and The Gluck Family Trust U/A/D July 16, 2009	1	\$318M	2027-06-06	BMO, Citi, Starwood Mortgage Capital
Meyer Chetrit and Amended and Restated 2013 LG Revocable Trust	1	\$188M	2027-08-06	BMO, Citi, Starwood Mortgage Capital
Joel Gluck and Yoel Goldman	1	\$74M	2028-08-06	Citi
Jeffrey Levine	1	\$54M	2028-08-05	Natixis
Joseph Brunner, Abraham Mandel, Solomon Feder	1	\$42M	2028-05-06	Starwood Mortgage Capital
Mendel Mendlowits	1	\$42M	2028-08-05	Natixis
Gili Haberberg and Baruch Bezner	1	\$42M	2027-08-06	Citi
Cayuga Capital Management LLC and Wildenstein & Co	1	\$30M	2028-04-01	JPMorgan Chase

SPONSOR (AS THE ANNEX PRINTS IT)	PROPERTIES	BALANCE MATURING	EARLIEST MATURITY	LENDERS
Aaron Jungreis; Marc Blumenfrucht; Edward Lifshitz	1	\$16M	2028-09-06	Ladder Capital
Howard Sorkin; Eli Tabak; Marc Mendelsohn	1	\$14M	2028-07-06	Argentic Real Estate Finance
Thomas Liebermann	1	\$14M	2027-11-06	Argentic Real Estate Finance
Steven M. Israel	1	\$10M	2028-05-06	Citi
Blackbear Asset Manangement; Heng Sang Realty Corp	1	\$9.0M	2027-10-01	Morgan Stanley
Edmond Li	1	\$8.1M	2027-05-06	Argentic Real Estate Finance
Moshe Silberstein; Benjamin Silberstein	1	\$8.0M	2028-07-06	Cantor Commercial Real Estate
Robert Kaliner; Harkishan Parekh; The Rafael Nassen Trust u/d/a April 1, 1982	1	\$6.3M	2027-11-05	Natixis
Yeruchem Israel	1	\$4.8M	2028-08-06	Starwood Mortgage Capital
Albert Dweck	1	\$2.9M	2028-07-06	Citi
Jeffrey Schleider and Schleider Family Investments LLC	1	\$2.4M	2027-10-06	Cantor Commercial Real Estate

The sponsor is the name printed in the sponsor column of the prospectus annex when the loan was securitised: a name, not a resolved owner, and often the principals who signed the guarantee. 11 of the 38 properties carry no sponsor in the annex. 3 of the sponsors are organisations; each was checked by exact name against the real estate fund managers that file Form ADV, and 0 matched, so no fund ownership is asserted here.

SECTION 13 · KILL TESTS AND REFUSED CANDIDATES

12 assets screened out, with reasons

CANDIDATE	REFUSED BECAUSE
Regency Apartments, Massena	outside New York City: the property is in Massena, NY
Quarry Place at Tuckahoe, Tuckahoe	outside New York City: the property is in Tuckahoe, NY
Village Crest Poughkeepsie Apartments, Poughkeepsie	outside New York City: the property is in Poughkeepsie, NY
Country Manor Apartments, Middletown	outside New York City: the property is in Middletown, NY
Stevens Manor Apartments, Middletown	outside New York City: the property is in Middletown, NY

CANDIDATE	REFUSED BECAUSE
Hopewell Garden Apartments, East Fishkill	outside New York City: the property is in East Fishkill, NY
Ivy Bridge Extension, Gates	outside New York City: the property is in Gates, NY
Rpi Student Housing Portfolio, Troy	outside New York City: the property is in Troy, NY
The Delta Luxury Apartments, Rome	outside New York City: the property is in Rome, NY
Villages Of Mission Hills - Phase II, Hamburg	outside New York City: the property is in Hamburg, NY
Schuyler Commons, Utica	outside New York City: the property is in Utica, NY
Marco MHC, Riverhead	outside New York City: the property is in Riverhead, NY

Kill tests applied to the ranked list

1. Matures inside the window: a maturity between 2026-09-29 and 2028-09-28 on the latest filing.
2. In the market: the property city on the servicer report is in New York City; every loan outside it is listed as refused with its city.
3. A balance outstanding on the latest servicer reading.
4. One property, one row: notes on the same building in several trusts are grouped, so a split loan is not counted as several refinancings.
5. Nothing modelled: a maturity, coupon or DSCR the servicer did not file is printed as not reported, never estimated.

SECTION 14 · WHO SHOULD CARE, AND THE DECISION THAT CHANGES

READER	DECISION THIS CHANGES
A debt broker or mortgage banker	which New York City owners to call this quarter, and with what maturity, balance and coupon in hand
A balance-sheet lender or debt fund	which maturing loans need a lender the conduit market may not provide, and which are already stressed
A rescue capital or preferred equity provider	where DSCR and coupon arithmetic leave an equity gap at refinancing
An owner or sponsor	how its own maturities compare with the rest of the market, and which lenders are writing this paper now
A special servicer or distressed buyer	which loans are already late or transferred, before they reach a sale

SECTION 15 · SOURCES AND LIMITATIONS

Sources

- SEC Form ABS-EE loan-level data filed monthly by each CMBS trust (payment status, balances, DSCR, special servicing), latest reading per note.
- Prospectus annexes (Form 424B2) filed at securitisation, for the sponsor column.
- HUD insured multifamily loan records, for FHA-insured loans.
- Form ADV Schedule D, for the fund manager name check.
- DFX's contact plane, as counts of verified routes per originator.

Limitations, stated

- Only loans on public records: private-label CMBS (SEC servicer tape) and FHA-insured loans (HUD). Bank balance-sheet, Fannie Mae and Freddie Mac, life company and debt fund loans are not here, so a building can carry debt this map does not show.
- The sponsor is the name the prospectus annex printed at securitisation. It is not a resolved owner; ownership can have changed since, and a sponsor listed as individuals is the guarantors, not necessarily the owner of record.
- Fund ownership is asserted only on an exact name match against Form ADV real estate fund managers; a fund that owns through a differently named entity is not detected.
- The coupon gap is arithmetic against a 7 percent scoring rate, not a quote; the rate a loan actually refinances at depends on the lender and the asset.
- Loans the servicer reports as defeased are withheld by the source records; a loan secured by several buildings is placed at the city the servicer filed.
- **Contacts in this document are counts.** How many verified routes and reachable people DFX holds at each target, never an address or a number. The named person and the route are released on a paid order, with the source and the date verified, under the resale rule that governs each source.
- **As of.** Read on 2026-09-29; each fact carries the date of the filing or observation it came from.

This is a sample edition, generated from the live graph for the brief above. A paid order is cut to the buyer's own brief and carries the named person at each target with provenance.

SECTION FINAL · DISCLOSURES

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