



2019 Year in Review

\$10.26 Billion Transaction Volume

679 Transactions

\$15,120,223 Average Loan Size

\$72.3 Billion Servicing Portfolio*

12,181 Loans Serviced

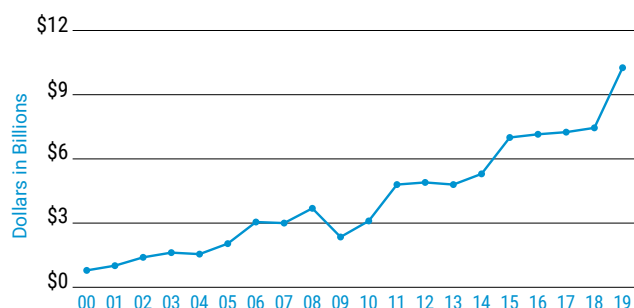
Connecting Ideas, Capital and Clients

Comprehensive capital solutions for commercial and multifamily real estate

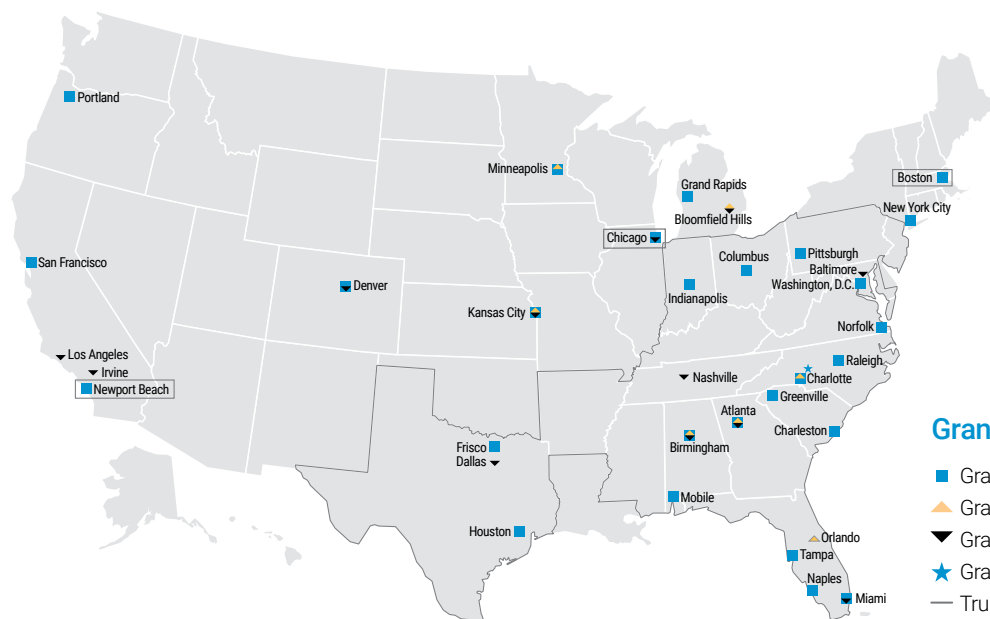
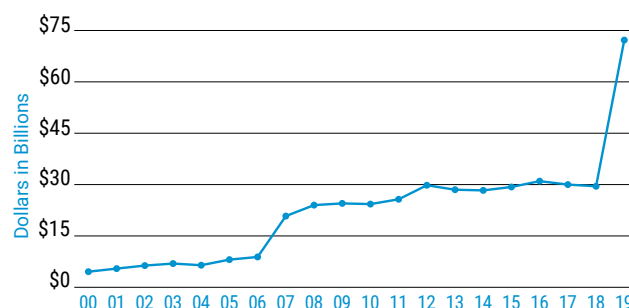
As one of the nation's largest full-service commercial and multifamily investment banking firms, Grandbridge offers local market expertise, an excellent understanding of all property types and in-depth information on the national commercial real estate environment.

We service a growing multibillion dollar loan portfolio and provide financing as well as consulting and advisory services for all types of commercial and multifamily real estate.

Transaction Volume History *through year-end*



Loan Servicing History *through year-end**



Grandbridge National Market Coverage

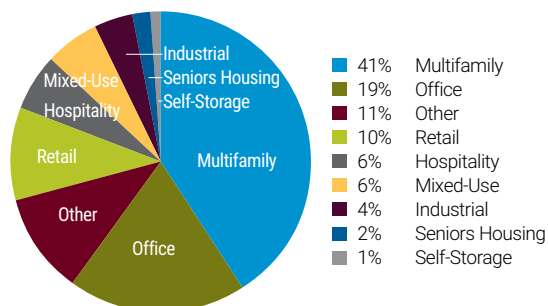
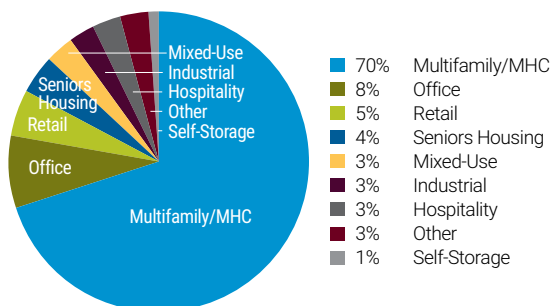
- Grandbridge Production Offices
- ▲ Grandbridge/Cohen Servicing/Asset Management*
- ▼ Grandbridge Agency Lending/Underwriting
- ★ Grandbridge Corporate Headquarters
- Truist Network/Corporate

*In December 2019, when BB&T and SunTrust joined forces to become Truist, we welcomed Cohen Financial into the Grandbridge family. Cohen Financial provides value add, third-party loan administration, including a special servicing platform, for more than 50 institutional clients on ADC, bridge, senior and mezzanine loans as well as structured debt instruments and equity positions.

2019 Year in Review

We provide permanent, interim and construction loans, using a broad capital provider base that includes scores of correspondent life insurance companies, CMBS investors, pension fund advisors, commercial banks and capital markets investors. We are a Fannie Mae DUS® (Delegated Underwriting and Servicing) lender, a Freddie Mac Optigo™ Conventional Multifamily, Seniors Housing and Targeted Affordable Housing lender, and an active participant in FHA-insured MAP and LEAN loan products. As an S&P STRONG rated servicer, we service loan portfolios, and provide asset and portfolio management nationwide for all capital providers.

Visit our **Rates and Indices** page at **Grandbridge.com** to view the latest industry rates and news.

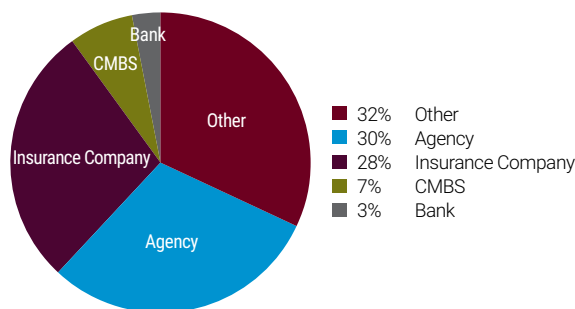
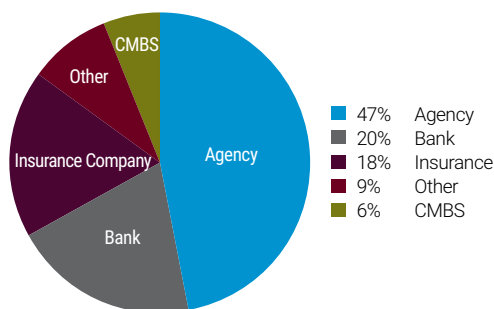


2019 Transaction Volume by Property Type

Count	Property Type	Loan Amount
397	Multifamily/MHC	\$7,212,401,249
70	Office	807,589,941
79	Retail	511,832,410
15	Seniors Housing	372,388,410
16	Mixed-Use	354,595,135
47	Industrial	344,340,077
27	Hospitality	333,559,875
18	Other	292,749,694
10	Self-Storage	37,175,000
679		\$10,266,631,791

2019 Loan Servicing by Property Type*

Count	Property Type	Loan Amount
2,964	Multifamily	\$29,638,252,036
852	Office	13,890,957,013
5,610	Other	8,324,638,553
1,214	Retail	6,895,786,747
193	Hospitality	4,378,107,846
651	Mixed-Use	4,016,752,463
453	Industrial	2,811,324,811
154	Seniors Housing	1,751,039,602
90	Self-Storage	591,091,845
12,181		\$72,297,950,916



2019 Transaction Volume by Investor Type

Count	Property Type	Loan Amount
268	Agency	\$4,832,916,567
139	Bank	2,090,488,925
188	Insurance	1,788,010,980
32	Other	957,933,353
52	Conduit	597,281,966
679	Total	\$10,266,631,791

2019 Loan Servicing by Investor Type*

Count	Property Type	Loan Amount
6,129	Other	\$22,832,638,012
1,929	Agency	21,786,403,895
2,354	Insurance Company	20,150,942,359
1,558	CMBS	5,464,183,160
211	Bank	2,063,783,490
12,181		\$72,297,950,916