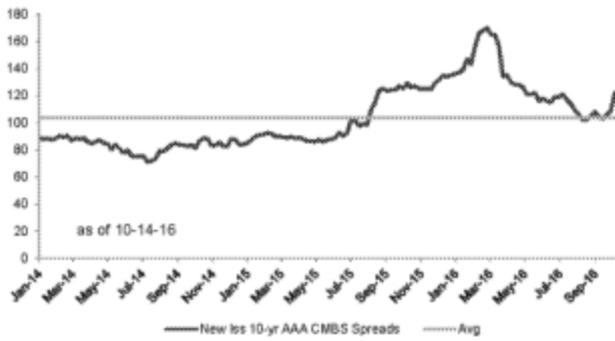




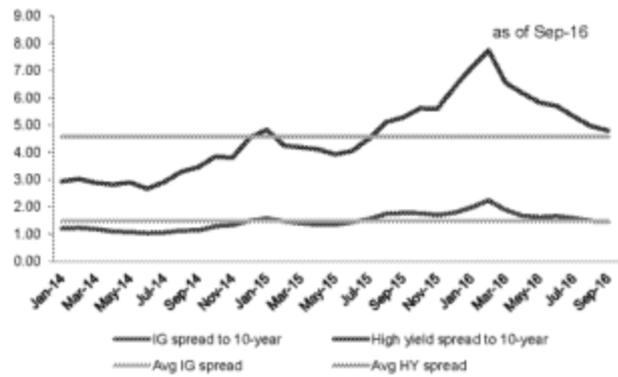
Figure 17: 10-year new issue AAA CMBS spreads



- After dropping back to the average level since 2014, spreads again blew out in early October
- Recent tick up in spreads appears to have been driven by portfolio quality

Source: Deutsche Bank, CMA

Figure 18: IG and HY spreads to 10Y Tsy



- IG spread of 147bps is down 77bps from the 224bps YTD peak in mid-February
- HY spread of 480bps is down 295bps from the 775bps YTD peak in mid-February

Source: Deutsche Bank, Haver

DB REIT coverage trading at a 7.1% discount to consensus NAV meaningfully below the 5.0% premium seen in July

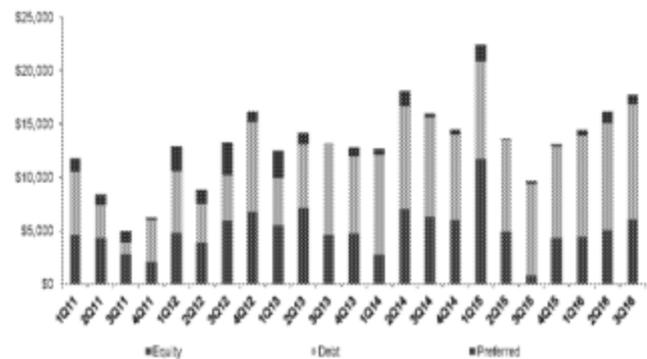
Figure 19: Historical premium/discount to NAV



- DB REIT coverage trading at a 7.1% discount to NAV vs a -1.4% discount historically

Source: Deutsche Bank, company data, as of 10/10/16

Figure 20: Quarterly REIT capital raising



Source: Deutsche Bank, S&P, company data