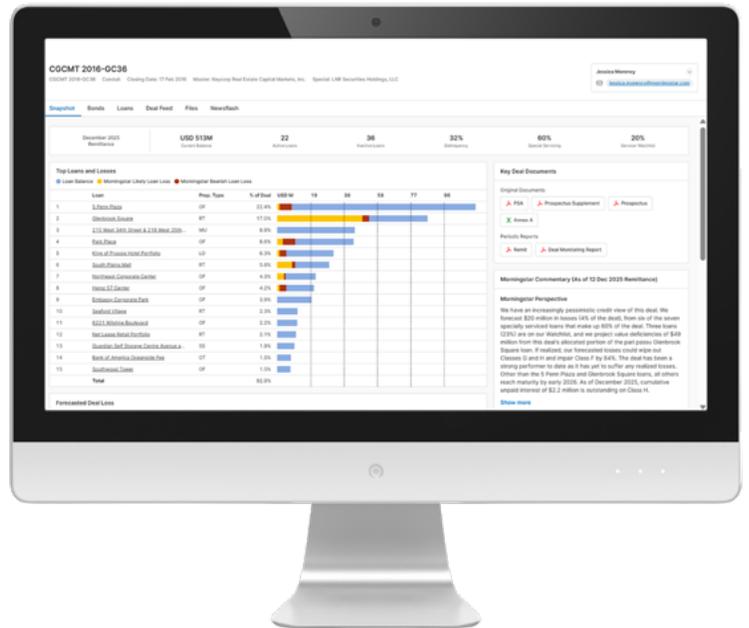


CMBS AND CRE ANALYTICS SOLUTIONS

Delivering Trusted Data, Research, and Analytics Across the Credit Lifecycle

Morningstar Credit Analytics delivers independent, rating-agency-grade data, analytics, and research to help market participants make confident credit decisions across commercial real estate and structured finance markets. Built on decades of credit expertise, our solutions combine timely data, transparent methodologies, and integrated delivery to support decision-making across the credit lifecycle.

Our platform brings together market intelligence, loan-level data, performance metrics, and credit models in a single environment designed for investors, issuers, lenders, and advisors.



CMBS Surveillance

Morningstar Credit Analytics for CMBS provides comprehensive visibility into the U.S. CMBS universe, from deal and bond structures down to individual loan and property performance.

- **Loan-Level and Deal-Level Data**
Detailed loan, property, and collateral data across conduit CMBS, CRE CLOs, Freddie Mac Multifamily, and SASB transactions.
- **Performance and Surveillance**
Ongoing monitoring of delinquencies, special servicing activity, modifications, appraisals, occupancy, and cash flow trends.
- **News, Research, and Remittance Insights**
Timely newsflashes and research integrated directly with deal and loan data to provide context around market events and credit deterioration.

CRE Analytics

Morningstar Credit Analytics for CRE delivers property and loan-level intelligence across major commercial property types to support underwriting, portfolio monitoring, and market analysis.

- **Property and Loan Analytics**
Net cash flow, DSCR, occupancy, valuation trends, and loan structure details across CRE assets.
- **Market and Submarket Context**
Tools to compare assets against peer properties, markets, vintages, and structural characteristics.
- **Bring Your Own Loans for Early Credit Analysis**
New features enable users to evaluate opportunities and exposures by inputting internal loan data and viewing it alongside comparable CMBS assets.

Complementary Solutions for Scalable Credit Workflows

Securitized CRE Data

Get validated, industry-standard CRE data delivered seamlessly into your workflow.

- CRE Securitized Data provides comprehensive coverage across conduit CMBS, Freddie Mac and Fannie Mae multifamily securities, CRE CLOs, and SASBs delivered via API directly into your applications.

Report Stream

Access all relevant deal documents in one place.

- Report Stream automates the collection and organization of deal documents, report notices, and data files from servicer and trustee websites.

The Morningstar Difference

Rating-Agency-Grade Quality

A disciplined, transparent credit framework trusted across market cycles and built on Morningstar DBRS methodologies.

Speed with Accountability

Timely surveillance, remittance insights, and valuation updates backed by dedicated analyst coverage.

Context to Drive Decisions

Integrated news, research, and surveillance commentary that connects data to real credit implications.



ABOUT MORNINGSTAR CREDIT

Built on ratings-agency quality data and models, Morningstar Credit empowers credit market decision-makers with advanced analytics across CMBS, commercial real estate, CLOs, corporate credit, and bank performance. With decades of historical performance data and flexible delivery designed for modern workflows, our platform brings speed, accuracy, and clarity to securitized and institutional markets. Morningstar Credit is trusted by leading global banks, asset managers, insurance investors, government entities, and capital markets firms. Visit credit.morningstar.com for more information.

Learn More



Scott McDonald

Senior Vice President

+ (1) 203 247 6944

scott.mcdonald@morningstar.com

credit.morningstar.com