

Gilberto-Levy Commercial Mortgage Performance Index (G-L 1)

Monitor Second Quarter 2024



GILBERTO-LEVY
COMMERCIAL REAL ESTATE DEBT INDEXES

Giliberto-Levy Commercial Mortgage Performance Index

Second Quarter 2024 Summary

Total Return: (in %)		Spreads: (as of 6/30/2024)		Index Statistics: (as of 6/30/2024)	
Office	0.65	Office	238	Principal (\$ billion)	301.91
Multi-family	1.13	Multi-family	187	Capitalization (\$ billion)	273.03
Retail	1.25	Retail	209	Duration (years)	4.23
Industrial	1.17	Industrial	184	Coupon (%)	4.18
Total (all sectors)	1.10			Maturity (years)	5.83
				Book LTV (%)	54.89

Spreads are averages for new ten-year loans at 60%-65% loan-to-value ratio.
Source: Giliberto-Levy

The Giliberto-Levy Commercial Mortgage Performance Index (G-L 1) posted 1.10% total return for 2Q 2024. ¹ The index registered a 4.60% trailing four-quarter total return.

Treasury yields rose again during 2Q, but by less than in 1Q (see Charts 1 and 2). Yields on issues with two to ten years to maturity increased 12 to 16 basis points (bp). The benchmark ten-year yield went from 4.20% at the end of 1Q to 4.36% on the last trading day in June. The five-year yield – most recent new lending has been five-year deals – experienced a 12-bp increase.

Chart 1

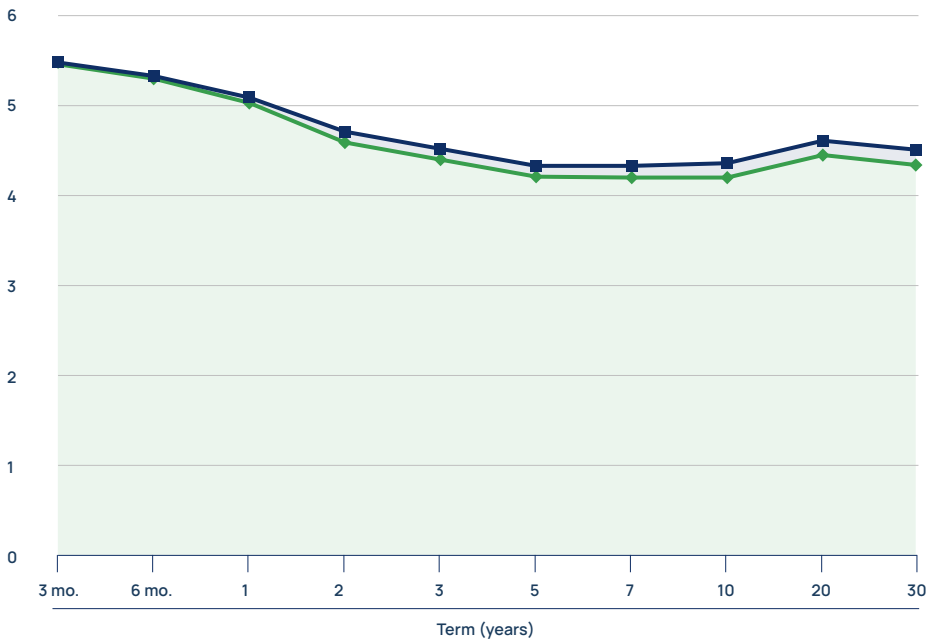
US Treasury Yields

In %

Source: U.S. Treasury; Giliberto-Levy

◆ March 31, 2024

■ June 30, 2024



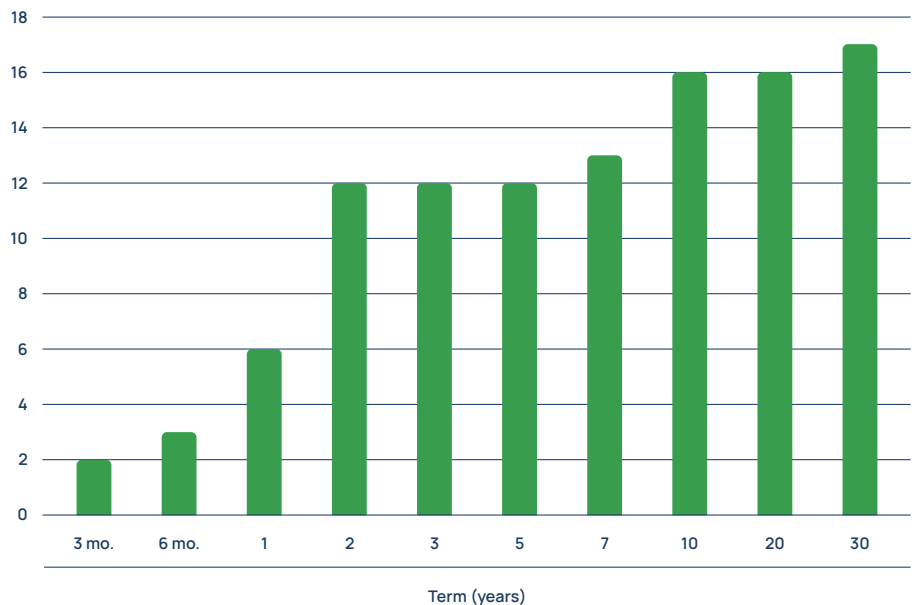
¹ The Index's components are fixed-rate commercial mortgage loans held on balance sheets of institutions such as life insurance companies and pension funds. Index returns are a market-value-weighted blend of office, apartment, retail, industrial, lodging, mixed-use and other miscellaneous property types. Index performance tracks senior loans only; it does not include construction loans, mezzanine and other subordinate instruments and bridge loans made by such institutions.

Chart 2

Changes in US Treasury Yields March 31, 2024 to June 30, 2024

In basis points

Source: U.S. Treasury; Giliberto-Levy



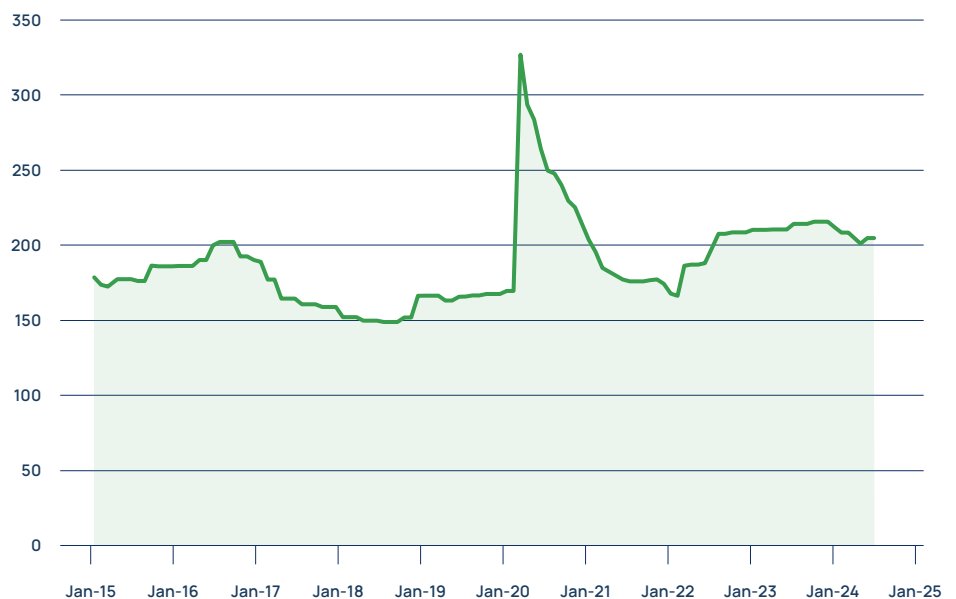
Echoing results from the first quarter, credit spreads moved down. The decline was about 10 bp in April, when Treasury yields shot up. As yields declined in May and June, spreads ticked up 5 bp, ending the quarter about 5 bp lower than where they finished in the first quarter (see Chart 3). Office, to no one's surprise, did not participate in the spread narrowing. (As a result, the equally weighted average spread across major sectors declined 4 bp rather than 5 bp.)

Chart 3

Spreads over Treasuries for Ten-year Commercial Mortgages

In basis points, reflecting 30/360 day count convention

Source: Giliberto-Levy. Chart data are equally weighted averages of office, apartment, retail and industrial property loans at 60% to 65% LTV.



Market Trends: 2Q 2024

Table 1

Key Rates (in %)

	3/31/2024	6/30/2024	change
10-year Treasury Yield	4.20	4.36	0.16
10-year Mortgage Spread	2.08	2.04	-0.04
10-year Mortgage Yield	6.28	6.40	0.12
7-year Treasury Yield	4.20	4.33	0.13
7-year Mortgage Spread	2.08	2.04	-0.04
7-year Mortgage Yield	6.28	6.37	0.09
5-year Treasury Yield	4.21	4.33	0.12
5-year Mortgage Spread	2.08	2.04	-0.04
5-year Mortgage Yield	6.29	6.37	0.08

Sources: U.S. Treasury; Giliberto-Levy

- **Quarter-end yields and coupon rates moved up roughly 10 bp from March 31, 2024 levels.** Table 1 shows how increases in Treasury rates and decreases in spreads interacted. G-L spreads were calculated from loan transactions during the quarter. Reminder: rates are for 60% to 65% LTV loans; loans with LTVs in the 50% to 60% range were 10 to 15 bp lower.
- We continued to see premiums for loans under \$10 million. On average, a 10-bp premium was levied. Small apartment loans remained an exception, with a 35-bp average small-loan premium. Not all small loans had premiums, but average premiums reported were statistically significant.
- We updated cumulative property value reductions since prices peaked in 2022. For this calculation we used a subset of the NCREIF Property Index (NPI): assets that are held in open-end funds that make up the ODCE Fund Index, which is also published by NCREIF. Assets in these funds are marked to market quarterly, which is not the case for all assets in the broader NPI. Value reductions in 2Q were smaller than they have been, possibly signaling appraised values are near the bottom.
 - Industrial has been written down 11%.
 - Apartments are down about 17%.
 - Office has registered a 36% reduction.
 - Retail is off almost 19%. However, retail prices peaked in 4Q 2018, while the other major sectors' peaks were in 2022. Since March 2022, retail is down 12%. **Last quarter we noted that retail appraised values stopped declining in 1Q 2024. In 2Q, they registered a slight increase.**

Credit Tracker

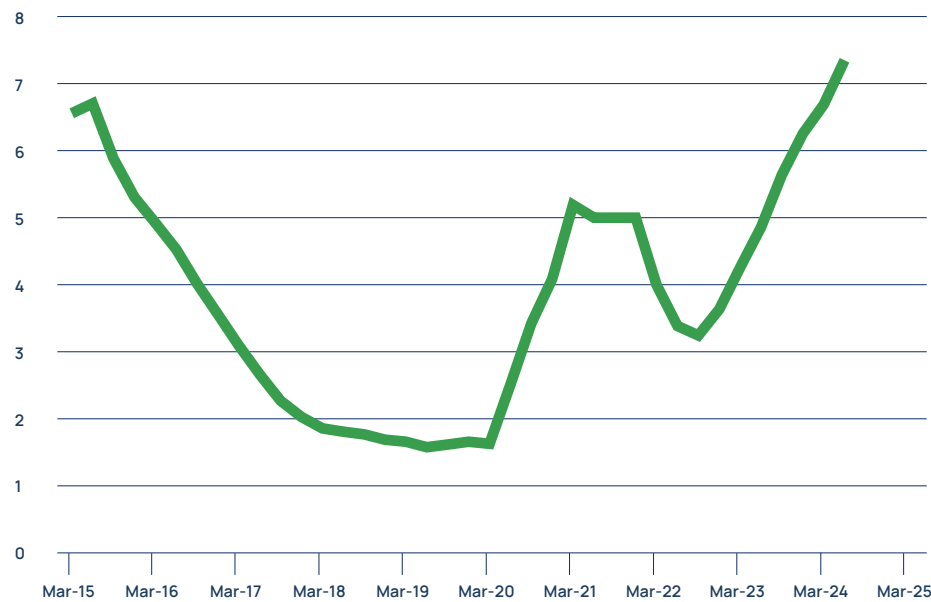
Trailing four-quarter credit effects continued to increase (see Chart 4). The annualized pace moved from 6 bp to 9 bp, a large relative move. Of course, this is still quite low in a historical context.

Chart 4

Commercial Mortgage Credit Effects

Rolling four-quarter effect as a percentage of book value, in basis points

Source: Giliberto-Levy



G-L 1 loans with elevated risk reached nearly 15% of total principal outstanding (see Table 2 and Chart 5). (The “elevated risk” is the share of loans that are in the amber and red risk zones in Table 2, which is our credit tracker heat map.)

Table 2

Credit Quality Distribution: All G-L 1 Loans

As a percentage of June 30, 2024 balances of these loans

DSC	LTV						Total
	0% to 50%	50% to 60%	60% to 65%	65% to 70%	70% to 75%	above 75%	
1.0 and less	0.11%	0.40%	0.17%	0.12%	0.10%	0.34%	1.25%
1.01 to 1.15	0.25%	0.53%	0.25%	0.42%	0.34%	0.39%	2.18%
1.15 to 1.5	0.97%	2.40%	2.19%	2.32%	1.65%	1.83%	11.36%
1.5 to 1.75	2.02%	3.94%	4.07%	2.95%	1.62%	1.72%	16.32%
above 1.75	28.00%	17.87%	8.07%	5.93%	4.05%	3.86%	67.79%
Unknown	0.40%	0.32%	0.15%	0.06%	0.03%	0.14%	1.10%
Total	31.77%	25.46%	14.90%	11.80%	7.79%	8.28%	100.00%

LTV and DSC are updated from the original underwriting to reflect seasoning and market movements.

Source: Giliberto-Levy

Zone	Red	Amber	Green	Unknown
Total	3.8%	11.0%	84.1%	1.1%

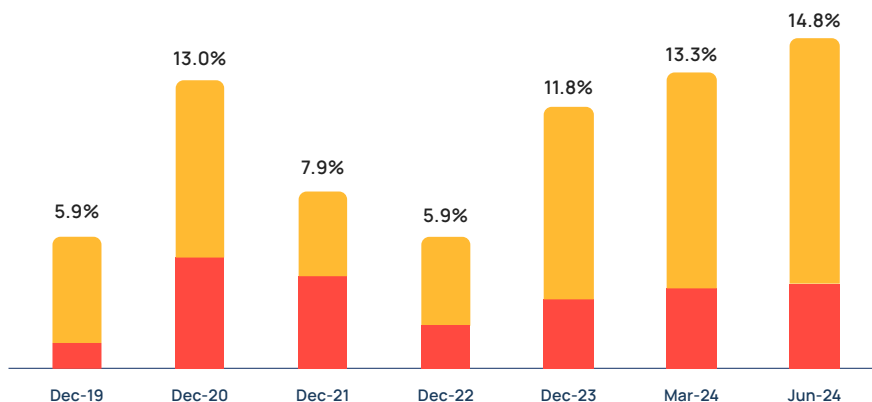
Chart 5

Potential At-Risk Loans

As a percentage of loan balances at month end

Source: Giliberto-Levy

Red zone
Amber zone



Relative Performance

G-L 1 quarterly total return generally outpaced its investment-grade fixed-income counterparts.

(see Table 3). Investment-grade CMBS returned 0.74% in 2Q 2024, according to Bloomberg Index Services. G-L 1 produces about 25 bp higher income return than CMBS. That accounts for a large part of G-L 1's relative outperformance in 2Q. The remaining 11 bp reflects differences in duration and index composition, such as property type mix.

Table 3

Total Return as of June 30, 2024

Index	Total Return (%)			Duration as of 6/30/2024
	2Q24	YTD	Last 4 Q	
Commercial Mortgages*	1.10	1.39	4.60	4.23
Duration-adjusted Baa Bond	0.68	0.92	6.15	4.23
CMBS: Investment Grade	0.74	1.75	6.00	4.20
CMBS 2.0	0.86	3.10	7.92	3.78
TSY Int. Term	0.58	0.21	3.37	3.65
TSY 5-7 yr. Term	0.31	-0.56	2.59	5.46
Credit Int. Term	0.73	0.93	5.60	4.01
A Int. Term	0.71	0.89	5.37	4.06
Baa Int. Term	0.76	1.10	6.44	4.19
High-yield Int. Term	1.17	2.65	10.45	3.03
Ba Int. Term	1.36	2.46	9.48	3.21

* GL-1 Total Index, includes office, retail, apartment, industrial and other

Sources: Bloomberg Index Services; Giliberto-Levy

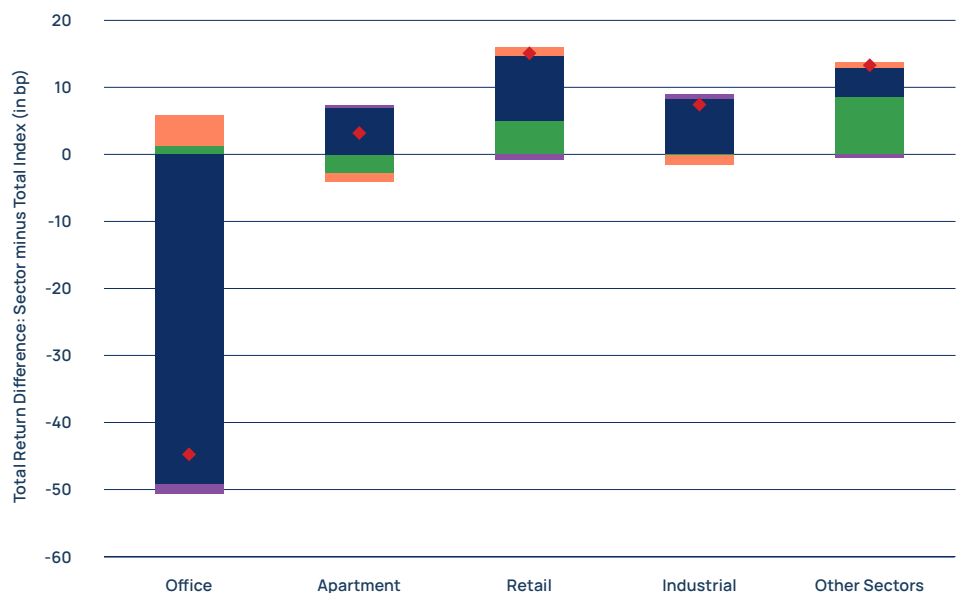
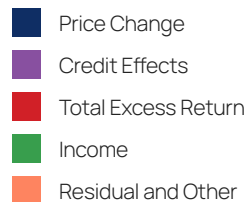
Return attribution within G-L 1 shows how several factors affected performance differences across sectors. In a repeat of 1Q 2024, all sectors except office did better than the overall index (see Chart 6). The same explanation as 1Q remained in place: (1) higher credit effects in office and (2) office credit spreads did not come down.

Chart 6

Sector Performance Attribution 2Q 2024

Sector performance minus Total index performance, in basis points

Source: Giliberto-Levy



Lending Activity

Observations are based on data received at the time we prepared this report. These statistics are subject to change as we receive more information about lending activity. *Please note that any such revisions do not alter published G-L 1 returns.*

Table 4

G-L 1 Lending Activity Summary

	Most Recent Period 2Q 2024 P	Prior Period 1Q 2024	Year Ago Comp. Period 2Q 2023
Loan Volume (\$ billions)	5.3	4.7	6.6
Weighted Average:			
LTV	63.2%	59.4%	61.0%
DSCR	1.44	1.52	1.62
Coupon Rate	6.07%	5.98%	5.75%
Spread (basis points)	170	174	195
Term to Maturity (years)	7.4	6.9	7.7
Loan Size (\$ millions)	32.3	30.5	37.8

Spread is reported with respect to comparable maturity U.S. Treasury yield.
P Preliminary and subject to revision

Source: Giliberto-Levy

- > **Lending volume improved** (see Chart 7). It appears to be less than for the comparable quarter in 2023, but we suspect the gap will narrow, and possibly be erased, when additional 2Q 2024 loans are reported. Underpinning this view: 1Q 2024 volume was revised up by more than 20% due to data received in 2Q about loans previously made.

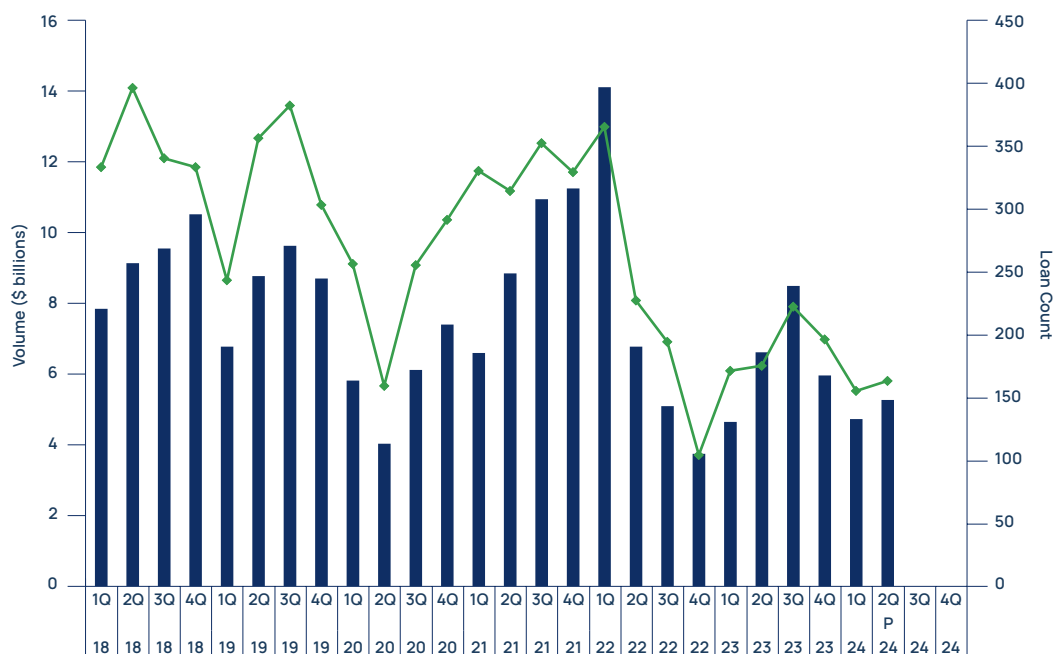
Chart 7

Index-eligible Loan Production

P Preliminary and subject to revision

Source: Giliberto-Levy

◆ # of Loans
— Volume



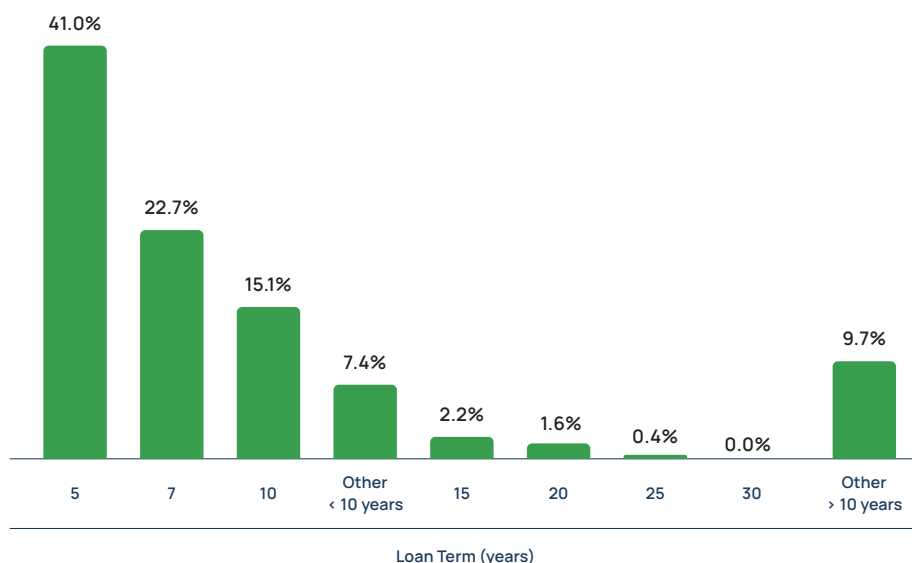
- Five years continues to be the “loan term of choice” (see Chart 8). This has been consistent for several quarters. Floating-rate loans are not included in the index, but we have seen an increase in floating-rate loans with terms of three years and under. We assume this is due, at least in part, to extensions of maturing fixed-rate loans that were unable to refinance as fixed-rate deals.

Chart 8

Distribution of Lending Activity

by Term to Maturity, 2Q 2024

Source: Giliberto-Levy



- Full-term interest-only loans (58% of total volume) outpaced partially amortizing loans (36% of volume) for market share. Average loan size for interest-only deals continued to exceed those of loans with partial amortization. More fully amortizing loans were made than in prior quarters, and the average balance for these loans was about \$30 million, quite a bit higher than usual. A batch of multifamily loans drove this result.
- Loan sizes ranged from \$2 million to about \$180 million. Loans below \$10 million made up roughly six percent of dollar volume. Loans ranging from \$10 million to \$100 million accounted for 75% of total activity.

We added nearly \$6 billion of new loans to the Index (see Table 5 for details). This reflects index-eligible lending in March, April and May 2024. June 2024 loans, which are included in the production number cited above and depicted in Chart 7 will be added to the Index for 3Q 2024.

Table 5

Additions to G-L I Index

	Amount (\$)	Number of Loans	Weighted-Average				
			Coupon	Spread (bp)	DSCR	LTV (%)	Term Years
Office	47,243,954	5	7.28%	267	0.45	86.4	6.9
Apartment	3,164,575,760	97	6.00%	149	1.46	62.2	7.8
Retail	491,340,000	14	6.15%	174	1.57	62.0	7.3
Industrial	2,023,979,000	52	6.16%	168	1.49	62.2	7.1
Other	171,754,675	9	6.19%	186	1.20	61.0	5.5
Total	5,898,893,389	177	6.08%	160	1.46	62.3	7.4

Source: Giliberto-Levy

Please note that spreads reported in Table 5 are weighted (by loan amount) averages of loans made during periods prior to June 2024. Spread averages shown are not quarter-end pricing parameters. Pricing spreads as reported in the summary table at the top of this report are for standardized ten-year loans at 60% to 65% LTVs. The average standardized spread also appears in Table 1. Standardized spreads are generated from new loan originations and form the baseline for marking to market all loans in the Index. ("Standardization" adjusts for spread variability due to factors such as differing amortization patterns, LTVs, DSCRs, prepayment penalties, loan sizes and so forth. Spreads in Table 5 are differences between coupon rates and Treasury yields without any consideration of these factors.)

Commercial Mortgage Perspective: Looking (Relatively) Good

Based on NCREIF data (cited above), the cyclical peak for commercial property values occurred in 2Q 2022. Eight quarters have elapsed, and the pace of value decline appears to have slowed. Perhaps we are near the bottom, perhaps not. We have pointed out before that the period in which values hit their lows is not the time at which distress, as measured by default rates and credit losses, peaks. Those measures are lagging indicators.

Each cycle has similarities with prior cycles, but also contains unique circumstances. We revisited conditions and outcomes from the global financial crisis (GFC) and compared them with today. Bottom line: **we think that, compared with the GFC, distress levels and resultant credit events in core institutional debt portfolios will be muted as the current cycle plays out.**

These factors led to our (somewhat) optimistic outlook:

- Generally smaller value declines – at least to date – than at a comparable point in the GFC (Chart 9).
- As a result, smaller percentages of the index carry high marked-to-market loan-to-value (LTV) ratios, which are leading indicators of default (Chart 10).
- Sector composition of the index is considerably different (Chart 11).
- U.S. economy has expanded during this property cycle; it contracted in the GFC (Chart 12).

We compared statistics for the above factors using eight quarters after the property value peak in the GFC cycle, which occurred in 1Q 2008, to parallel the eight quarters since the 2Q 2022 peak for this cycle. Consequently, the time periods used for Charts 9 and 12 below are 2Q 2008 through 1Q 2010 (GFC) and 3Q 2022 through 2Q 2024 (current cycle). Charts 10 and 11 are “snapshots” as of 1Q 2010 and 2Q 2024 for the GFC and current cycle, respectively.

Chart 9

Cumulative Value Change From Peak

Source: NCREIF; Giliberto-Levy

■ GFC
■ Current Cycle

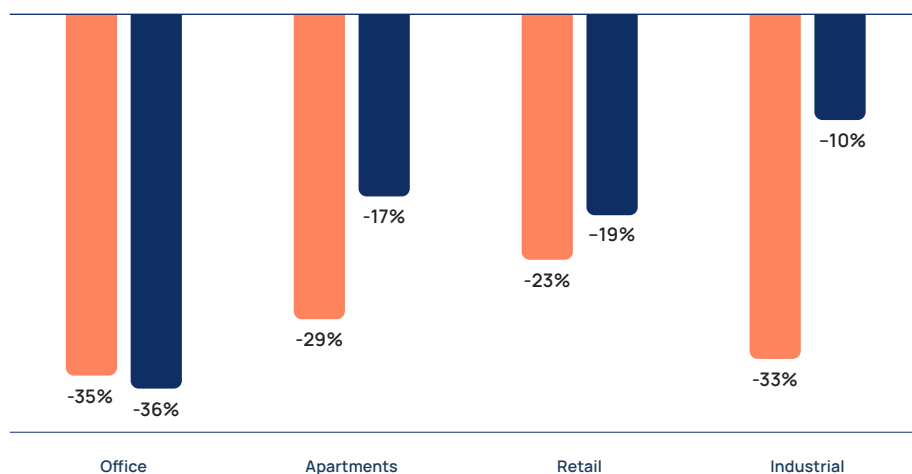
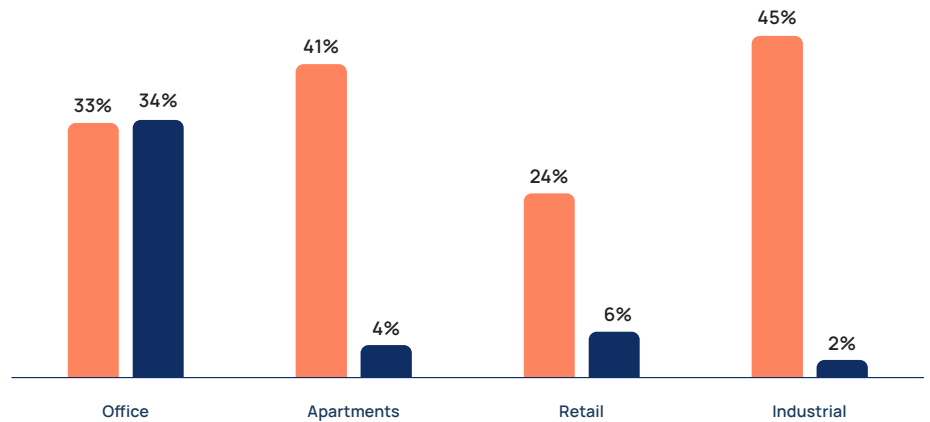


Chart 10

Percentage of Loans With LTV > 75%

Source: Giliberto-Levy

■ GFC
■ Current Cycle



Obviously, the office sector's value decline and LTV statistics this cycle are almost identical to those at a comparable point in the GFC. Consequently, our sanguine outlook does not apply to offices. Indeed, given secular trends such as increased work-from-home, **we think it likely that office will fare worse this cycle than after the GFC.**

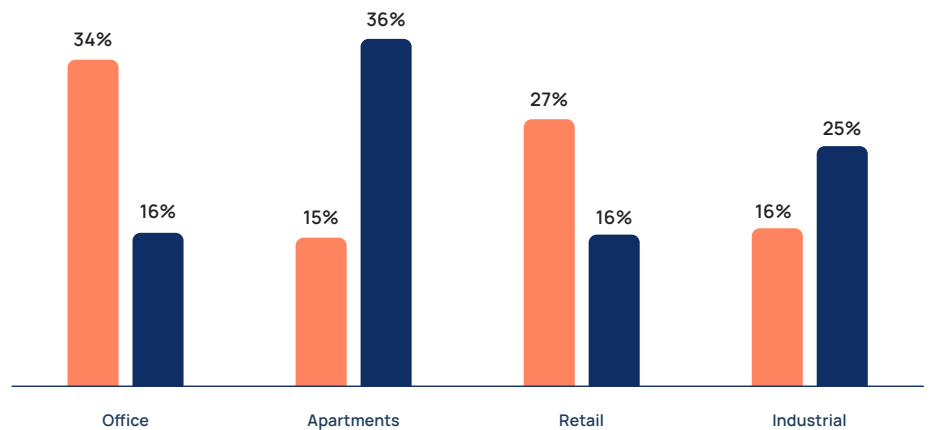
Chart 11

Share of G-L 1 Index By Sector

Source: Giliberto-Levy

■ GFC
■ Current Cycle

Note: Non-major sector shares are not shown; as a result, shares in the chart do not sum to 100%.



It is striking how dramatically the G-L 1's sector composition has changed. Within the major sectors, G-L 1 at the time of the GFC was about two-thirds in office and retail and one-third in apartments and industrial. These shares literally reversed over the intervening years.² We found the combination of this sector share reversal and smaller value declines posted for apartments and industrial, which kept a lid on increases in high-LTV loans, a compelling rationale for anticipating less stress this time around. (Importantly, our analysis and outlook apply only to core debt held by life insurance companies and similar institutional lenders. We are not opining on bank-held mortgages or CMBS. Our perspective on high-yield CRE debt, which is tracked by the G-L 2 index, appears in publications for that index.)

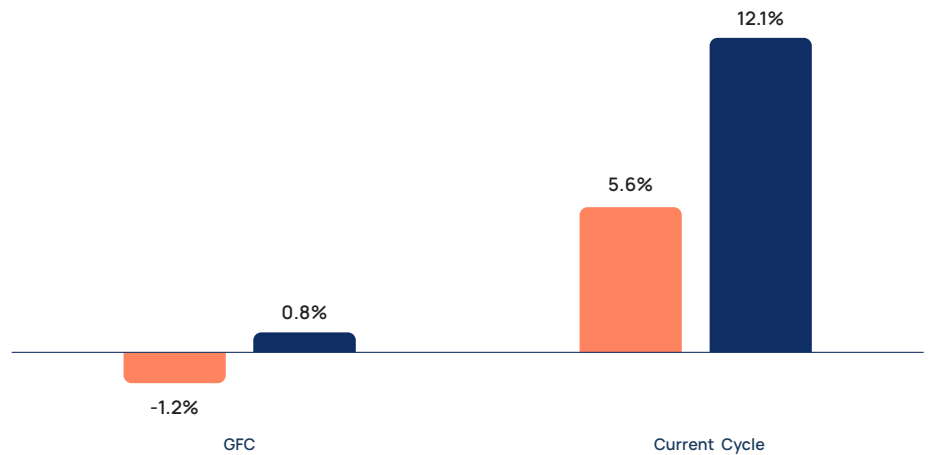
² Index-eligible GSE apartment loans have been in G-L 1 since 2013. For comparability across time periods, we excluded GSE loans from data used for Chart 11. Current G-L 1 property sector composition inclusive of GSE loans is shown in the exhibits that accompany the *Monitor*.

Chart 12

U.S. Gross Domestic Product

Source: St. Louis Fed (FRED Database);
Giliberto-Levy

Real GDP
Nominal GDP



Also keep in mind that economic growth has been quite different this cycle. Following a sharp contraction due to the COVID pandemic, real gross domestic product (GDP) regained its pre-COVID level in 1Q 2021. Even after the Fed started applying the monetary brakes in 1Q 2022, real GDP continued to grow. (So did nominal GDP. The roughly six-percent gap between nominal and real GDP reflects inflation.) In contrast, the GFC caused a recession and prompted Fed stimulus.

A growing real economy, combined with a manageable supply of new buildings, supports a better credit outlook than an economy that is contracting. And, yes, we are mindful that a recession rather than a soft landing is still a possibility. In our view, a recession would bring higher credit losses, but we think the favorable factors we cited would still lead to better outcomes than what happened because of the GFC, apart from office.

As always, we welcome your comments and questions.

August 2024

Chart 13

Commercial Mortgage Performance

Rolling four-quarter total return for Total Index

Source: Giliberto-Levy

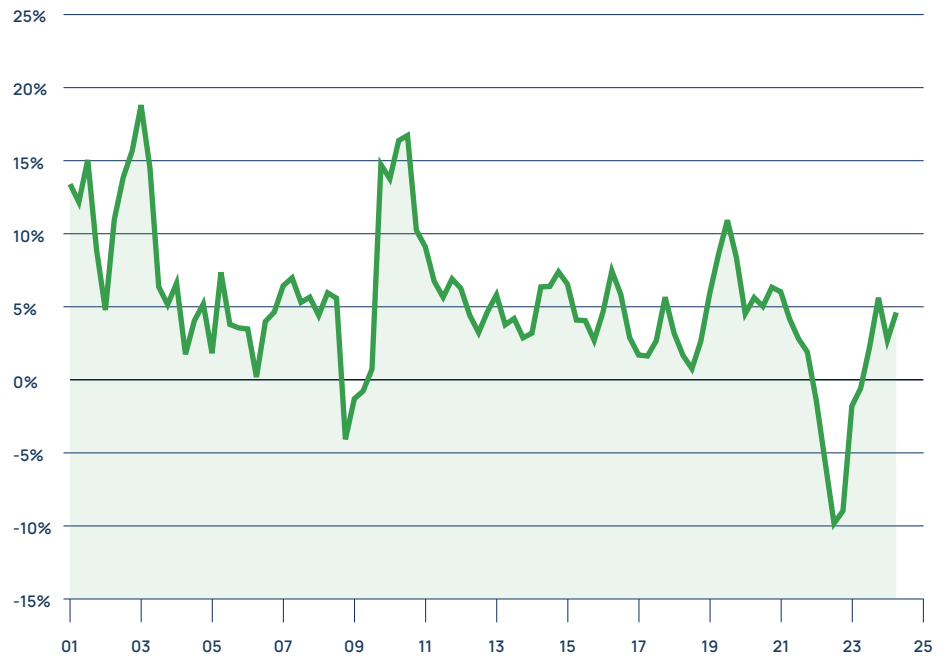


Chart 14

Commercial Mortgage Credit Effects

Rolling four-quarter effects as a percentage of book value, in basis points

Source: Giliberto-Levy

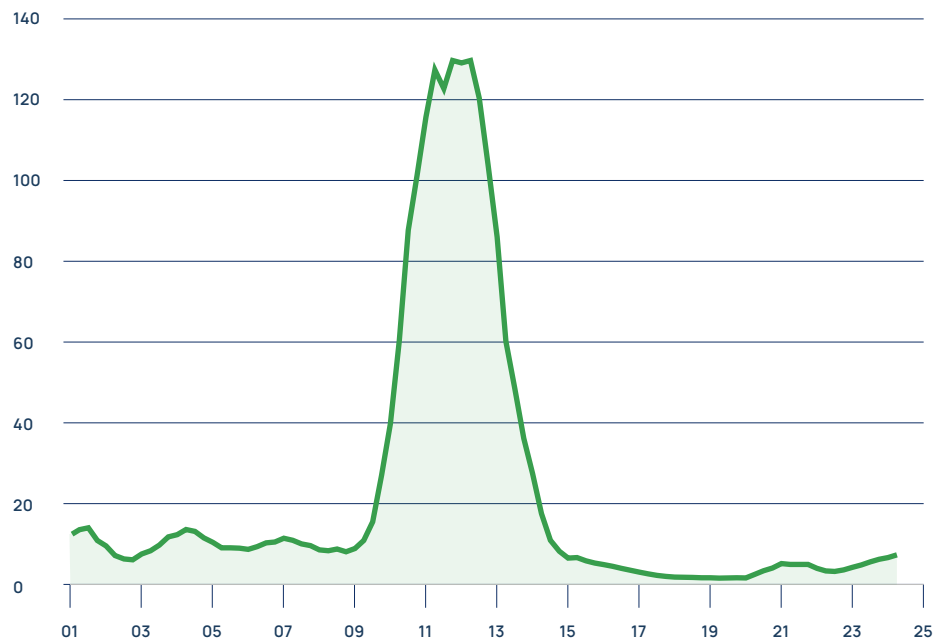


Table A

Giliberto-Levy Commercial Mortgage Index (G-L I) Performance by Property Sector

For the quarter ended June 30, 2024

Sector	Returns (%)						Index Level	Credit Effects (book value; bp)		
	Last 3 months				YTD Total	Last 12 Months		Last 3 Months	YTD	Last 12 Months
	Income	Price	Other	Total						
Office	1.16	-0.60	0.10	0.65	0.43	2.87	2369.28	6	10	17
Apartment	1.12	-0.03	0.04	1.13	1.47	4.63	3085.62	1	2	5
Retail	1.20	-0.01	0.06	1.25	1.80	5.54	2904.72	3	6	11
Industrial	1.14	-0.01	0.04	1.17	1.54	5.00	2787.45	1	2	3
Others	1.23	-0.06	0.06	1.23	1.48	4.89	N/A	3	7	10
Total	1.15	-0.10	0.05	1.10	1.39	4.60	2609.87	2	4	7
Aggregate	1.14	-0.10	0.05	1.08	1.38	4.58	4218.14	2	4	7

Aggregate excludes Other Sectors (hotel/motel, mixed-use and miscellaneous)

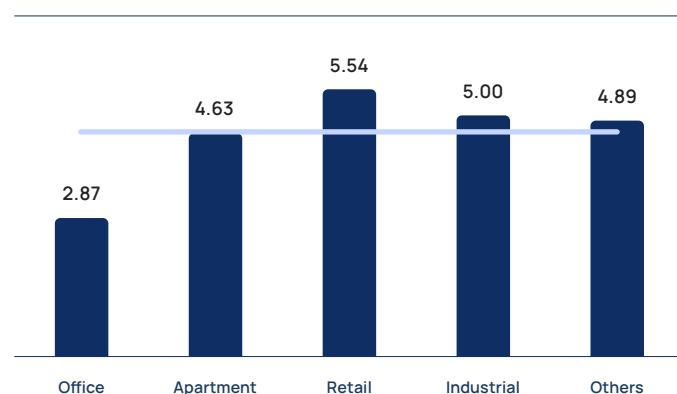
Other Return is paydown return and compounding

Index bases: Aggregate Dec. 1971 = 100; Total and major sectors Dec. 1977 = 100

bp basis points

Total Return by Sector

Last 12 months; in percent



Credit Effect by Sector

Last 12 months

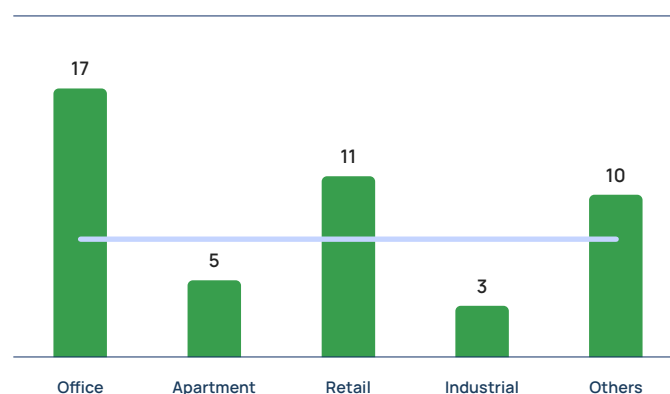


Table B

Giliberto-Levy Commercial Mortgage Index (G-L I)

Performance by Property Sector

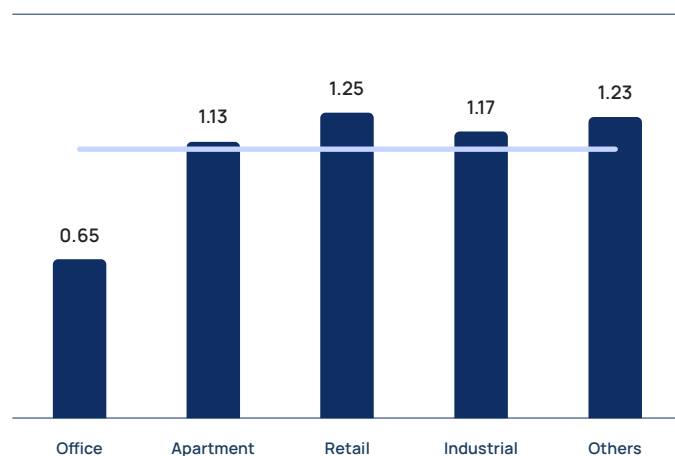
For the quarter ended June 30, 2024

Sector	Returns (%)				Statistics						
	Income	Price	Other	Total	Mod. Duration	Coupon	Maturity	Price	Yield	Pct. of Portfolio	Num. of Cohorts
Office	1.16	-0.60	0.10	0.65	3.71	4.20	5.35	88.2	7.36	12.8%	1781
Apartment	1.12	-0.03	0.04	1.13	4.48	4.04	6.09	90.0	6.37	46.1%	6210
Retail	1.20	-0.01	0.06	1.25	3.83	4.39	5.41	91.7	6.67	13.2%	3050
Industrial	1.14	-0.01	0.04	1.17	4.17	4.26	5.53	92.3	6.20	21.0%	2930
Others	1.23	-0.06	0.06	1.23	4.44	4.48	6.72	90.1	6.80	6.9%	1037
Total	1.15	-0.10	0.05	1.10	4.23	4.18	5.83	90.4	6.53	100.0%	15008
Aggregate	1.14	-0.10	0.05	1.08	4.21	4.16	5.77	90.5	6.51	93.1%	13971

Aggregate excludes Other Sectors (hotel/motel, mixed-use and miscellaneous)

Total Return by Sector

Last 12 months; in percent



Portfolio Composition by Sector

in percent

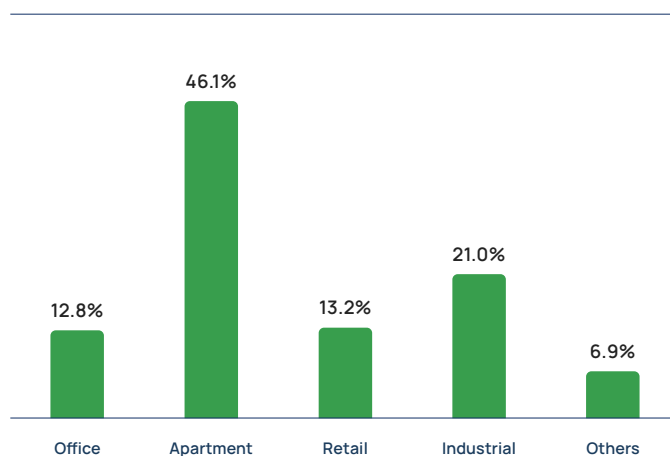


Table C

Giliberto-Levy Commercial Mortgage Index (G-L I)

Performance by Book LTV Classification

For the quarter ended June 30, 2024

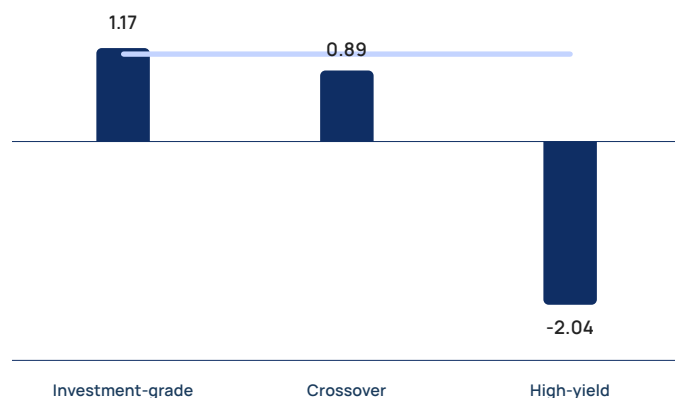
Credit quality using book value	Returns (%)				Statistics						
	Income	Price	Other	Total	Mod. Duration	Coupon	Maturity	Price	Yield	Pct. of Portfolio	Num. of Cohorts
Investment-grade	1.13	-0.01	0.05	1.17	4.17	4.15	5.78	91.0	6.41	85.1%	13488
Crossover	1.23	-0.38	0.04	0.89	4.53	4.41	6.05	88.8	6.95	13.5%	1344
High-yield	1.24	-3.56	0.28	-2.04	4.58	4.04	6.77	74.5	9.59	1.5%	176
Total	1.15	-0.10	0.05	1.10	4.23	4.18	5.83	90.4	6.53	100.0%	15008

Credit quality definition	Book LTV	
	Minimum	Maximum
Investment-grade	NA	70.0%
Crossover	70.1%	85.0%
High-yield	85.1%	NA

Please note that all G-L I loans are senior loans. "Crossover" loans are those with LTVs above 70% and below 85%. They are not subordinate positions that "attach" at 70% LTV and go up to 85% of the capital stack.

Total Return by Credit Quality

For the quarter; in percent



Portfolio Composition by Credit Quality

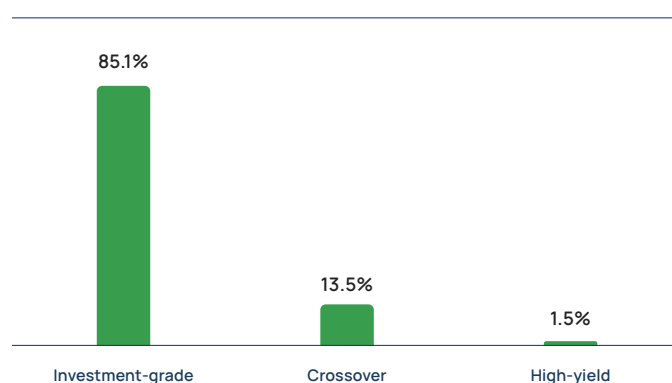


Table D

Giliberto-Levy Commercial Mortgage Index (G-L I)

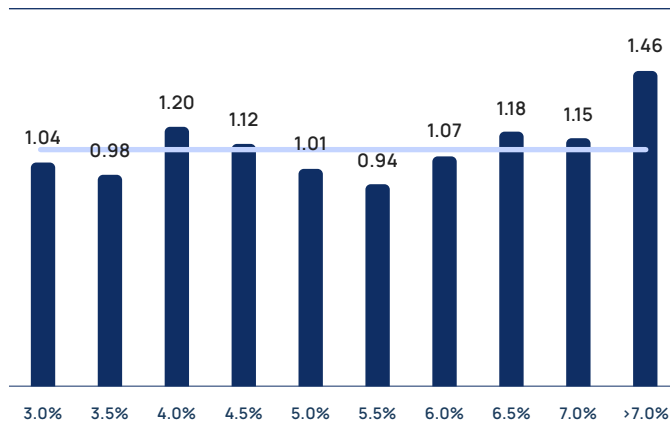
Performance by Coupon Rate

For the quarter ended June 30, 2024

Coupon Rate	Returns (%)				Statistics						
	Income	Price	Other	Total	Mod. Duration	Coupon	Maturity	Price	Yield	Pct. of Portfolio	Num. of Cohorts
0.0% to 3.0%	0.82	0.17	0.04	1.04	4.78	2.74	5.98	84.3	6.29	10.3%	1099
3.0% to 3.5%	0.97	-0.04	0.05	0.98	4.85	3.28	6.44	85.3	6.49	17.2%	2116
3.5% to 4.0%	1.04	0.10	0.06	1.20	3.42	3.78	4.65	90.8	6.63	23.2%	3347
4.0% to 4.5%	1.17	-0.10	0.06	1.12	3.99	4.25	5.89	91.3	6.58	21.6%	3162
4.5% to 5.0%	1.29	-0.34	0.05	1.01	4.38	4.73	6.43	91.8	6.62	9.2%	1508
5.0% to 5.5%	1.41	-0.50	0.03	0.94	5.01	5.27	7.21	94.0	6.52	4.3%	729
5.5% to 6.0%	1.49	-0.44	0.01	1.07	4.87	5.77	6.88	97.1	6.41	6.1%	1033
6.0% to 6.5%	1.58	-0.42	0.01	1.18	4.20	6.26	5.50	99.5	6.42	5.2%	875
6.5% to 7.0%	1.67	-0.52	0.01	1.15	4.30	6.73	5.66	101.0	6.52	2.0%	391
7.0% & above	1.85	-0.56	0.17	1.46	2.71	7.51	3.90	101.8	6.92	0.9%	748
Total	1.15	-0.10	0.05	1.10	4.23	4.18	5.83	90.4	6.53	100.0%	15008

Total Return by Coupon Rate

For the quarter; in percent



Portfolio Composition by Coupon Rate

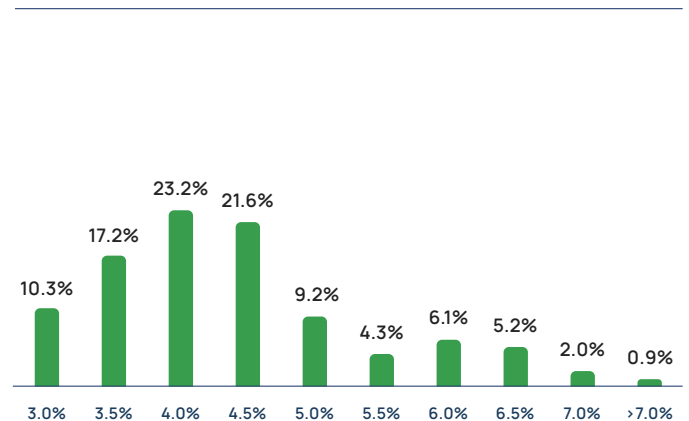


Table E

Giliberto-Levy Commercial Mortgage Index (G-L I)

Performance by Remaining Term to Maturity

For the quarter ended June 30, 2024

Maturity Cell	Returns (%)				Statistics						
	Income	Price	Other	Total	Mod. Duration	Coupon	Maturity	Price	Yield	Pct. of Portfolio	Num. of Cohorts
0 to 2 years	1.04	0.51	0.05	1.60	1.04	4.01	1.10	97.0	7.01	18.2%	3203
2 to 4 years	1.11	0.13	0.03	1.27	2.76	4.21	3.06	93.8	6.55	21.6%	2939
4 to 6 years	1.19	-0.09	0.03	1.13	4.16	4.40	4.86	91.7	6.38	22.2%	2616
6 to 8 years	1.09	-0.18	0.04	0.96	5.71	3.79	7.06	85.9	6.35	16.6%	2300
8 to 10 years	1.32	-0.60	0.05	0.76	6.53	4.80	8.95	89.9	6.35	9.0%	1314
10 to 12 years	1.17	-0.56	0.12	0.73	6.98	3.90	11.00	83.6	6.33	3.8%	846
12 to 14 years	1.22	-0.76	0.12	0.59	7.57	4.13	12.86	83.1	6.42	3.1%	607
14 to 16 years	1.26	-0.85	0.14	0.55	7.82	4.24	14.93	83.0	6.47	1.6%	371
16 to 18 years	1.17	-0.93	0.20	0.44	7.99	3.79	17.03	78.9	6.51	1.5%	337
18 to 20 years	1.38	-1.02	0.12	0.47	8.34	4.82	19.20	86.3	6.47	0.5%	155
20 years & more	1.35	-1.33	0.15	0.17	9.77	4.18	24.89	75.9	6.64	2.1%	320
Total	1.15	-0.10	0.05	1.10	4.23	4.18	5.83	90.4	6.53	100.0%	15008

Total Return by Maturity Cell

For the quarter; in percent



Portfolio Composition by Maturity Cell

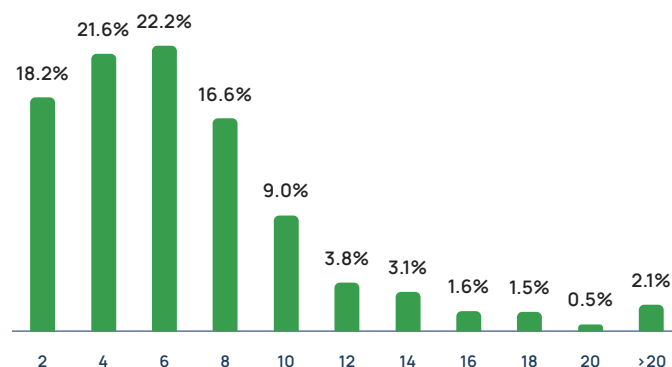


Table F

Giliberto-Levy Commercial Mortgage Index (G-L I)

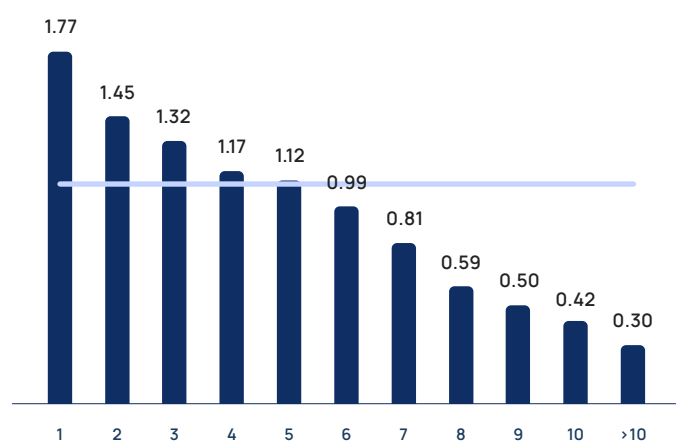
Performance by Duration

For the quarter ended June 30, 2024

Duration Cell	Returns (%)				Statistics						
	Income	Price	Other	Total	Mod. Duration	Coupon	Maturity	Price	Yield	Pct. of Portfolio	Num. of Cohorts
0 to 1 year	1.02	0.65	0.10	1.77	0.49	4.01	0.52	98.5	7.18	7.8%	1850
1 to 2 years	1.07	0.35	0.02	1.45	1.46	4.07	1.59	96.0	6.86	10.9%	1964
2 to 3 years	1.08	0.21	0.03	1.32	2.41	4.10	2.75	93.9	6.62	12.8%	1817
3 to 4 years	1.22	-0.08	0.03	1.17	3.50	4.61	4.13	93.7	6.43	17.4%	2230
4 to 5 years	1.17	-0.08	0.04	1.12	4.41	4.25	5.48	90.9	6.35	13.7%	1883
5 to 6 years	1.11	-0.18	0.07	0.99	5.44	3.91	7.32	87.2	6.36	11.9%	1844
6 to 7 years	1.18	-0.42	0.05	0.81	6.42	4.14	8.82	86.0	6.39	13.7%	1663
7 to 8 years	1.23	-0.73	0.09	0.59	7.37	4.23	11.64	84.8	6.36	5.8%	855
8 to 9 years	1.23	-0.84	0.11	0.50	8.37	4.03	15.69	81.0	6.41	3.3%	536
9 to 10 years	1.22	-0.88	0.08	0.42	9.39	3.81	17.14	77.5	6.37	1.7%	258
10 years & more	1.35	-1.10	0.04	0.30	11.81	4.10	23.81	74.2	6.37	1.0%	108
Total	1.15	-0.10	0.05	1.10	4.23	4.18	5.83	90.4	6.53	100.0%	15008

Total Return by Duration Cell

For the quarter; in percent



Portfolio Composition by Duration Cell

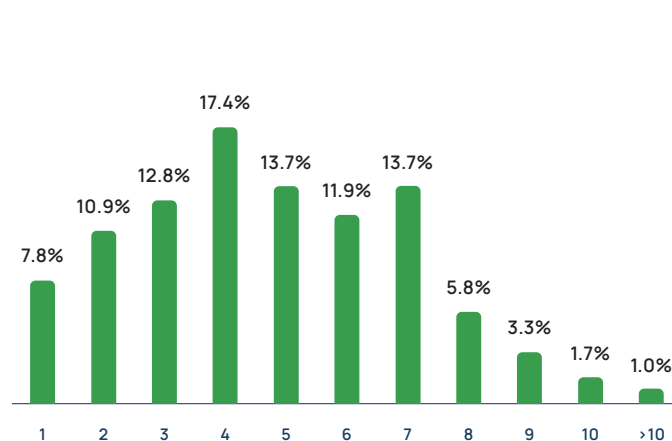


Table G

Giliberto-Levy Commercial Mortgage Index (G-L I)

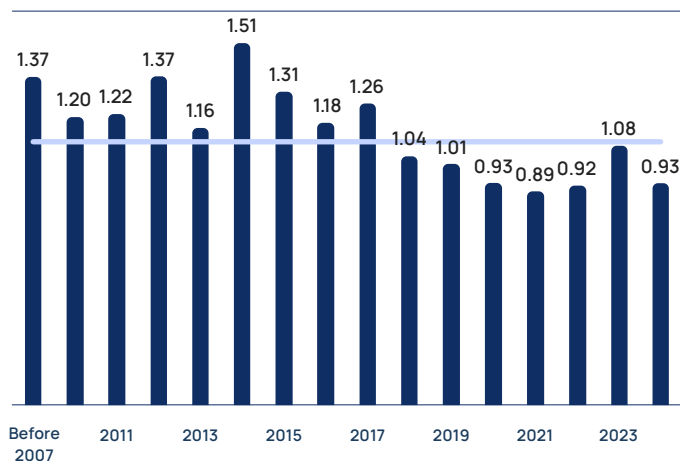
Performance by Vintage Year

For the quarter ended June 30, 2024

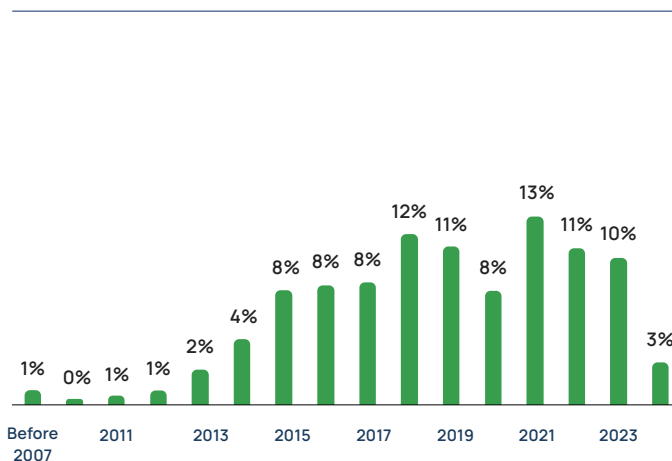
Vintage Year	Returns				Statistics						
	Income	Price	Other	Total	Mod. Duration	Coupon	Maturity	Price	Yield	Pct. of Portfolio	Num. of Cohorts
Before 2007	1.57	-0.22	0.02	1.37	2.23	6.29	4.21	100.1	6.50	1.0%	1745
2007 to 2010	1.56	-0.39	0.03	1.20	3.19	6.22	6.24	99.5	6.46	0.4%	272
2011	1.36	-0.21	0.06	1.22	2.90	5.30	4.78	96.9	6.47	0.6%	234
2012	1.21	0.05	0.11	1.37	2.87	4.61	4.85	95.1	6.54	1.0%	303
2013	1.21	-0.14	0.09	1.16	3.78	4.53	6.08	93.5	6.41	2.4%	528
2014	1.10	0.32	0.10	1.51	2.46	4.18	3.93	95.0	6.79	4.4%	720
2015	1.06	0.21	0.05	1.31	2.36	3.96	3.52	94.1	6.77	7.7%	1342
2016	1.04	0.07	0.07	1.18	3.10	3.81	4.50	91.7	6.69	8.1%	1196
2017	1.08	0.11	0.07	1.26	3.32	3.98	4.55	92.0	6.60	8.3%	1237
2018	1.19	-0.19	0.04	1.04	4.05	4.36	5.73	91.9	6.52	11.5%	1397
2019	1.07	-0.12	0.05	1.01	4.60	3.76	6.40	88.1	6.49	10.7%	1364
2020	0.93	-0.06	0.06	0.93	4.98	3.10	6.77	84.2	6.40	7.7%	1099
2021	0.92	-0.07	0.04	0.89	5.45	3.02	7.07	83.1	6.39	12.7%	1502
2022	1.26	-0.39	0.04	0.92	5.58	4.47	7.47	88.1	6.56	10.6%	979
2023	1.55	-0.48	0.01	1.08	4.64	6.06	5.93	98.1	6.43	9.9%	833
2024	1.54	-0.62	0.01	0.93	5.16	6.06	7.05	98.3	6.35	2.9%	257
Total	1.15	-0.10	0.05	1.10	4.23	4.18	5.83	90.4	6.53	100.0%	15008

Total Return by Vintage Cohort

For the quarter; in percent



Portfolio Composition by Vintage Cohort





GILIBERTO-LEVY
COMMERCIAL REAL ESTATE DEBT INDEXES

We've just prepared a new white paper on the G-L 2 Index (High-Yield CRE Debt Principal Loss Exposure) that examines how declines in property values might affect principal amounts in the G-L 2 index of high-yield commercial real estate (CRE) debt.

If you'd like a copy of the paper, please contact us at jgrant@jblevyco.com

The Gilberto-Levy Indexes

The G-L Commercial Mortgage Performance Index or G-L 1 tracks investment results for fixed-rate senior mortgages made by lenders such as life insurance companies, GSEs, pension funds and investment managers and held on their balance sheets. G-L 1 has been produced continuously since 1993, with a return inception date of January 1, 1972.

The G-L High-yield Real Estate Debt Index or G-L 2 measures performance for a variety of investments, such as mezzanine loans, leveraged whole loan and B-notes. G-L 2 production started in 2018. The return inception date is January 1, 2010.

To receive more information about the indexes, please contact Julia Grant (jgrant@jblevyco.com).

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