

CURRENT RATES



**Basis
Investment
Group**

Tuesday, February 17, 2026

Basis Investment Group, a direct and full-service lender, originates diversified CRE loans and investments across the capital stack of stabilized, transitional and development assets nationwide.

Freddie Mac Conventional¹

NATIONAL

Pricing Update as of 02/17/2026

| Term | 1.25x / 65% | | 1.30x / 60% | | 1.35x / 55% | |
|-------------------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Spread | Rate | Spread | Rate | Spread | Rate |
| 5 - Year | 140 - 155 | 5.01% - 5.16% | 135 - 150 | 4.96% - 5.11% | 125 - 140 | 4.86% - 5.01% |
| 7 - Year | 133 - 148 | 5.14% - 5.29% | 128 - 143 | 5.09% - 5.24% | 118 - 133 | 4.99% - 5.14% |
| 10 - Year | 115 - 130 | 5.32% - 5.34% | 110 - 125 | 5.14% - 5.29% | 100 - 115 | 5.04% - 5.19% |
| 12 - Year | 125 - 140 | 5.29% - 5.44% | 120 - 135 | 5.24% - 5.39% | 110 - 125 | 5.14% - 5.29% |
| 15 - Year | 130 - 145 | 5.34% - 5.49% | 125 - 140 | 5.29% - 5.44% | 115 - 130 | 5.19% - 5.34% |
| 7 - Year Floater | 190 - 200 | 5.56% - 5.66% | 185 - 195 | 5.51% - 5.61% | 180 - 190 | 5.46% - 5.56% |
| 10 - Year Floater | 200 - 210 | 5.66% - 5.76% | 195 - 205 | 5.61% - 5.71% | 190 - 200 | 5.56% - 5.66% |

¹ Assumes Loan Amount of \$20MM, Standard Defeasance prepayment penalty and no IO

Top end of the grid assumes no units qualify as Mission Driven

* 75% LTV / 1.25x DSCR is available for ≥5-Year and < 7-Year Term; 80% LTV / 1.25x DSCR is available for ≥ 7-Year Term

Fannie Mae Conventional²

NATIONAL

Pricing Update as of 02/17/2026

| Term | 1.25x / 70% | | 1.35x / 65% | | 1.55x / 55% | |
|--------------------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Spread | Rate | Spread | Rate | Spread | Rate |
| 5 - Year | 138 - 178 | 4.99% - 5.39% | 103 - 143 | 4.64% - 5.04% | 93 - 123 | 4.54% - 4.84% |
| 7 - Year | 122 - 162 | 5.03% - 5.43% | 97 - 137 | 4.78% - 5.18% | 87 - 117 | 4.68% - 4.98% |
| 10 - Year | 109 - 149 | 5.13% - 5.53% | 89 - 129 | 4.93% - 5.33% | 79 - 109 | 4.83% - 5.13% |
| 12+ Year | 122 - 162 | 5.43% - 5.83% | 102 - 142 | 5.06% - 5.46% | 92 - 122 | 4.96% - 5.26% |
| 7 - Year Floater* | 182 - 192 | 5.48% - 5.58% | 167 - 177 | 5.33% - 5.43% | 152 - 162 | 5.18% - 5.28% |
| 10 - Year Floater* | 178 - 188 | 5.44% - 5.54% | 163 - 173 | 5.29% - 5.39% | 148 - 158 | 5.14% - 5.24% |

² Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.

Assumes Standard Yield Maintenance Prepayment Penalty

Top end of the grid assumes no units qualify as Mission Driven

* For SARM or Floater Loans, Other requirements may apply

Freddie Mac Small Balance Loans

NATIONAL

Pricing Update as of 02/17/2026

| Product | | Term (yrs) | Top Markets | Standard Markets |
|---------|---------|--------------------|---------------|------------------|
| Hybrid | 5 year | 5 fixed, 5 float | 6.32% - 6.91% | 6.66% - 7.05% |
| | 7 year | 7 fixed, 3 float | 6.32% - 7.05% | 6.45% - 6.90% |
| | 10 year | 10 fixed, 10 float | 6.33% - 6.99% | 6.52% - 6.98% |
| | | | | |
| Fixed | 5 year | 5 fixed | 6.22% - 6.81% | 6.56% - 6.95% |
| | 7 year | 7 fixed | 6.17% - 6.95% | 6.30% - 6.80% |
| | 10 year | 10 fixed | 6.13% - 6.79% | 6.22% - 6.68% |

Parameters by Market

SBL Program Highlights

| | | | |
|---|--|---|---|
| Min DSCR | | Max LTV | • Non-recourse • Partial and full-term interest only available • Multiple step-down prepayment structures • Loans between \$1 - \$7.5 million nationwide • Discounts for affordable housing |
| Top Mark | | 1.20x | |
| Standard | | 1.25x | |
| For Small* and Very Small* Markets, call your regional expert | | | |
| *75% for acquisitions; 70% for refinance | | | |
| Rate Assumptions: | | Bottom end of range: Yield Maintenance Prepayment, max DCR, 55% LTV Top end of range: Standard Prepayment, standard interest only, min DCR, 80% LTV Pricing does not reflect transaction-specific affordability discounts | |

Fannie Mae Multifamily Affordable³

NATIONAL

Pricing Update as of 02/17/2026

| Term | 1.15x / 90% | | 1.25x / 75% | | 1.45x / 65% | |
|-----------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Spread | Rate | Spread | Rate | Spread | Rate |
| 5 - Year | 126 - 156 | 4.87% - 5.17% | 116 - 146 | 4.77% - 5.07% | 108 - 138 | 4.69% - 4.99% |
| 7 - Year | 110 - 140 | 4.91% - 5.21% | 100 - 130 | 4.81% - 5.11% | 92 - 122 | 4.73% - 5.03% |
| 10 - Year | 97 - 127 | 5.01% - 5.31% | 87 - 117 | 4.91% - 5.21% | 79 - 109 | 4.83% - 5.13% |
| 12+ Year | 110 - 140 | 5.14% - 5.44% | 100 - 130 | 5.04% - 5.34% | 92 - 122 | 4.96% - 5.26% |

³ Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.

Assumes Standard Yield Maintenance Prepayment Penalty

| Current Index Rates | 2/17/2026 |
|---------------------|-----------|
| 5-Year Treasury | 3.605% |
| 7-Year Treasury | 3.805% |
| 10-Year Treasury | 4.044% |
| 30-day SOFR Avg | 3.658% |

Think **BIG** FOR YOUR NEXT
CRE FINANCING