KBRA CREDIT PROFILE
A Division of KBRA Analytics

December 2025

KCP Payoff Report

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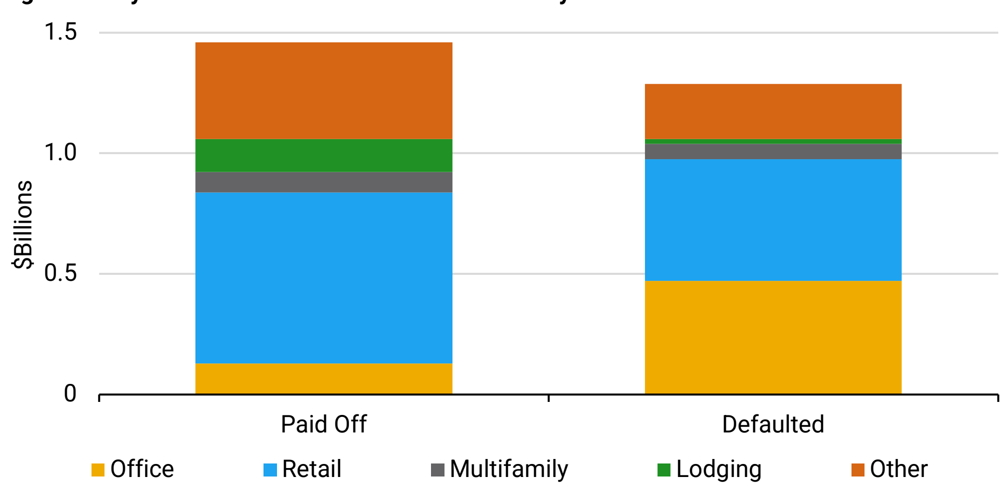
December 2025 Maturities			
Paid Off 53.15%	$1.46 Billion (119 Loans)	**Defaulted** 46.85%	$1.29 Billion (58 Loans)

Payoff and Default Rates

In December 2025, 177 non-defeased loans ($2.75 billion) matured, of which 46.85% (58 loans; $1.29 billion) by unpaid principal balance (UPB) defaulted at maturity. The default rate for loans collateralized by office was 78.5%, followed by multifamily (42.98%), retail (41.6%), and lodging (12.6%). The paid off cohort comprises 119 loans ($1.46 billion) with December maturities, including 55 ($680.8 million) that paid off ahead of schedule. We stratify payoffs and defaults by property type in Figure 1.

Total payoffs in December, irrespective of original maturity date and excluding liquidations, amounted to $1.81 billion, including 28 loans ($244.7 million) that were previously defeased. Another 47 loans ($627.7 million) paid off ahead of their future scheduled maturities. Meanwhile, 16 loans with an aggregate UPB of $155 million were paid off late, but within 90 days of their scheduled maturity (see Figure 2).

Figure 1: Payoffs and Defaults at Scheduled Maturity in December 2025



Source: KBRA Credit Profile (KCP)

Prolonged Vacancy at Raleigh Office Culminates in Maturity Default

Brier Creek Corporate Center I & II ($18.9 million; WFCM 2016-C33), a 180,955 sf suburban office complex 12 miles northwest of downtown Raleigh, North Carolina, lost two tenants in 2020 and 2021 that covered 75% of the gross leasable area (GLA). Collateral occupancy only marginally recovered to 37% as of June 2025, and the property continues to operate at a loss, with annualized revenue for the nine months ended September 2025 reflecting a 50% decline from the originator's underwritten expectations. KCP identified the loan as a K-LOC in early 2020 owing to tenant loss. The loan was frequently late in payment but less than 30 days delinquent prior to its default at maturity in December 2025. A post-maturity workout strategy has not yet been defined.

Figure 2: Other Payoffs and Liquidations December 2025

Type	Loan Count	UPB ($Millions)
Early or Previously Defeased Payoff		
Defeased	28	244.7
Prepayment	11	86.4
Open Period	36	541.3
Late Payoff or Liquidation		
Grace Period	16	155.0
Liquidation	23	381.8
Total	**114**	**1,409.3**

Source: KBRA Credit Profile (KCP)

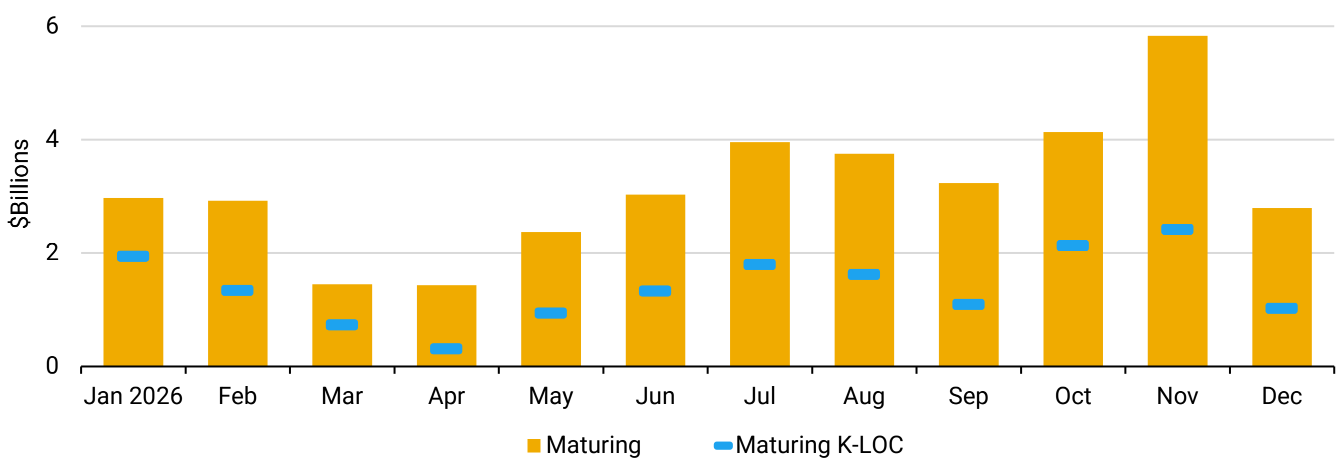
Sale Efforts Support St. Louis Retail Loan Payoff

The $25.7 million Phoenix Center loan (COMM 2016-CR28) was paid off at maturity following progress made toward a sale of the property concurrent with refinancing efforts. The 227,555 sf anchored retail center in Washington, Missouri, approximately 40 miles west of St. Louis, was 98% leased to tenants such as Dick's Sporting Goods, Ross Dress for Less, Marshalls, and PetSmart, with Target serving as a non-collateral shadow anchor. Despite strong collateral occupancy, financials for the year ended December 2024 reflected a continued decline in net cash flow (NCF), driven by operating expense growth, resulting in a debt service coverage ratio (DSCR) of 1.09. The DSCR was 0.98 in 2023, relatively in line with 1.04 in 2022.

Upcoming Maturities

Over the next 12 months, $37.86 billion (2,240 loans) is scheduled to mature. More than one-half of the maturing balance is composed of retail (30.13%) and office (26.99%) loans. Figure 3 shows the UPB of loans with scheduled maturities in each of the next 12 months.

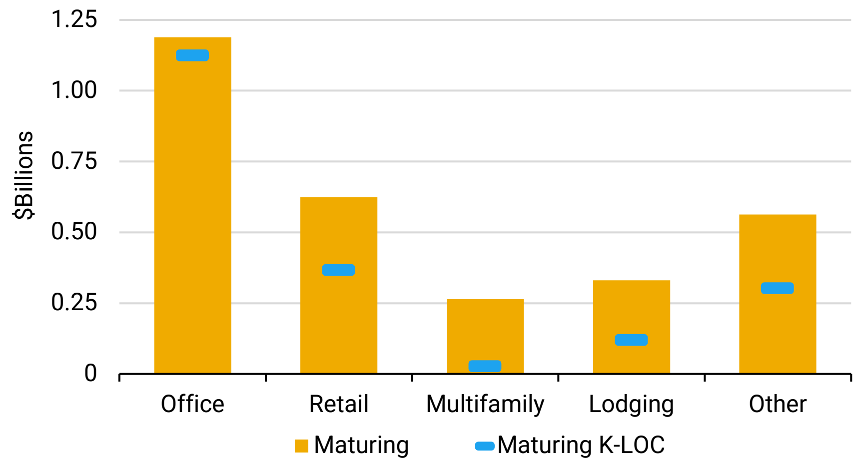
Figure 3: 12-Month Outlook by Maturing Loan Balance



Source: KBRA Credit Profile (KCP)

In January 2026, $2.97 billion is scheduled to mature, including $1.19 billion in office loans. Of the maturing office loans, we identified 94.67% by UPB as K-LOCs. This compares to a K-LOC rate of 65.43% for all loans maturing next month. Figure 4 stratifies loans maturing in January 2026 by property type and overlays each sector's K-LOC balance.

Figure 4: January 2026 Maturity Profile by Property Type and K-LOC Balance



Source: KBRA Credit Profile (KCP)

About Payoff Data and Our Methodology

Data in this report is conduit focused and excludes CMBS issued prior to 2010. The payoff and default rates are calculated based on the non-defeased UPB of loans scheduled to mature in the reporting month. Loans that are paid off prior to maturity—whether within an open period or as part of a prepayment—are incorporated in the rate calculations in the reporting month those maturities were scheduled. The payoff rate excludes real estate owned (REO) assets and loans that are paid off after maturity; these loans are captured in the default rate when their scheduled maturity occurred.

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