Presale Report
Arbor Realty Commercial Real Estate Notes 2022-FL1, Ltd.

DBRS Morningstar
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DBRS Morningstar Viewpoint
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DBRS Morningstar Viewpoint is an interactive, data-driven, loan and property level platform that provides users with access to DBRS Morningstar presale reports, surveillance updates, transaction information, and contextual comparable data in a user-friendly manner. Complimentary registration and access to the transaction is available.

Capital Structure

Description	Rating Action	Balance ($)	Subordination (%)	DBRS Morningstar Rating	Trend
Class A	New Rating - Provisional	1,142,875,000	44.250	AAA (sf)	Stable
Class A-S	New Rating - Provisional	82,000,000	40.250	AAA (sf)	Stable
Class B	New Rating - Provisional	92,250,000	35.750	AA (low) (sf)	Stable
Class C	New Rating - Provisional	112,750,000	30.250	A (low) (sf)	Stable
Class D	New Rating - Provisional	148,625,000	23.000	BBB (sf)	Stable
Class E	New Rating - Provisional	74,312,000	19.375	BBB (low) (sf)	Stable
Class F	New Rating - Provisional	138,375,000	12.625	BB (low) (sf)	Stable
Class G	New Rating - Provisional	71,750,000	9.125	B (low) (sf)	Stable
Preferred Shares	NR	187,063,000	0.000	NR	n/a

Notes:
1. NR = not rated.
2. The Class F, Class G, and the Preferred Shares will be retained by ARMS 2022-1 Equity Holdings LLC.
3. The Class F and Class G notes allow for deferred interest.

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Transaction Summary

Pool Characteristics			
Trust Amount[6] ($)	1,606,226,975	**Target Pool Balance**	2,050,000,000
Number of Loans	44	**Ramp-Up Collateral[7] ($) / %**	443,773,025 / 27.6%
Number of Properties	59	**Top Ten Loan Concentration (%)**	44.6
Managed / Static	Managed	**Non-Interest Accruing Reserve Amount ($)**	96,506,240
Delayed Close Loans	N	**Replenishment Allowed / RAC $ Amount**	N / $500,000
Par Value Test Ratio (%)	123.03	**Reinvestment Period[5]**	30
Initial Par Value Ratio (%)	124.03	**Interest Coverage Test Ratio (x)**	1.20
WA Current Funded As-Is Appraised Issuance LTV (%)	78.5	**WA DBRS Morningstar As-Is Issuance LTV (%)**	85.1
WA Current Funded Stabilized Appraised LTV (%)	69.9	**WA DBRS Morningstar Stabilized Balloon LTV (%)**	73.4
WA Interest Rate Margin (%)	3.57253	**DBRS Morningstar WA Interest Rate[4] (%)**	5.14
WA Remaining Term[1]	31.4	**WA Remaining Term - Fully Extended**	54.6
WA DBRS Morningstar As-Is DSCR[2]	0.84	**WA Issuer As-Is DSCR (x)[4]**	1.34
WA DBRS Morningstar Stabilized DSCR[3]	1.12	**WA Issuer Stabilized DSCR (x)[4]**	1.39
Avg. DBRS Morningstar As-Is NCF Variance[2] (%)	-9.1	**Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)**	-15.7

Note: All DBRS Morningstar DSCR and LTV calculations in this table and throughout the report are based on the DBRS Morningstar Stressed Interest Rate and the fully funded and extended mortgage loan commitment. The WA metrics presented in the table and the report exclude DBRS Morningstar Ramp loan assumptions, if applicable.
1. Assumes that the initial term to maturity of each loan is not extended.
2. Based on DBRS Morningstar As-Is NCF.
3. Based on DBRS Morningstar Stabilized NCF.
4. Interest rate assumes 0.10% one-month LIBOR stress based on the LIBOR strike rate of the interest rate cap, which is lower than the stressed rate from the DBRS Morningstar Interest Rate Stresses for U.S. Structured Finance Transactions methodology. All DBRS Morningstar DSCR figures are based on this stressed rate.
5. Reinvestment Period begins on the Closing Date and ending on and including the earliest of (i) the Payment Date in August 2024; (ii) the end of the Due Period related to the Payment Date on which all of the Notes are redeemed and (iii) the date of which the Notes are accelerated following the occurrence and continuation of an Event of Default.
6. Trust Balance does not include the $96,506,240 of non-interest accruing reserves.
7. The Ramp-Up Collateral amount would be $347,266,785 if the $96,506,240 of Non-Interest Accruing Reserves is brought into the trust.

Participants	
Issuer	Arbor Realty Commercial Real Estate Notes 2022-FL1, Ltd.
Co-Issuer	Arbor Realty Commercial Real Estate Notes 2022-FL1, LLC
Mortgage Loan Seller	Arbor Realty SR, Inc.
Collateral Manager	Arbor Realty Collateral Management, LLC
Trustee	U.S. Bank Trust Company, National Association
Custodian	U.S. Bank National Association
Servicer	Arbor Multifamily Lending, LLC
Special Servicer	Arbor Multifamily Lending, LLC
Placement Agents	J.P. Morgan Securities LLC
	Credit Suisse Securities (USA) LLC
Structuring Agent	J.P.Morgan Securities LLC
Advancing Agent	Arbor Realty SR, Inc.

Coronavirus Overview

With regard to the Coronavirus Disease (COVID-19) pandemic, the magnitude and extent of performance stress posed to global structured finance transactions remain highly uncertain. This considers the fiscal and monetary policy measures and statutory law changes that have already been implemented or will be implemented to soften the impact of the crisis on global economies. Some regions, jurisdictions, and asset classes are, however, feeling more immediate effects. Accordingly, DBRS Morningstar may apply additional short-term stresses to its rating analysis. For example, DBRS Morningstar may front-load default expectations and/or assess the liquidity position of a structured finance transaction with more stressful operational risk and/or cash flow timing considerations.

For more information regarding structured finance rating methodologies and Coronavirus Disease (COVID-19), please see the following DBRS Morningstar press release: https://www.dbrsmorningstar.com/research/384482.

Rating Considerations

The initial collateral consists of 44 floating-rate mortgage loans and senior participations secured by 59 mostly transitional properties, with an initial cut-off date balance totaling approximately $1.61 billion. In addition, there are $96.5 million of non-interest accruing reserves associated with 28 collateral interests contributed to the trust, bringing the total reference date portfolio balance to $1.70 billion. Each collateral interest is secured by a mortgage on a multifamily property or a portfolio of multifamily properties. The transaction is a managed vehicle, which includes a 180-day ramp-up acquisition period and 30-month reinvestment period. The ramp-up acquisition period will be used to increase the trust balance to a total target collateral principal balance of $2.05 billion. DBRS Morningstar assessed the ramp component using a conservative pool construct although the ramp loans have expected losses that are generally in line with the pool's WA expected loss. During the reinvestment period, so long as the note protection tests are satisfied and no event of default (EOD) has occurred and is continuing, the collateral manager may direct the reinvestment of principal proceeds to acquire reinvestment collateral interest, including funded companion participations, meeting the eligibility criteria. The eligibility criteria, among other things, has minimum DSCR, LTV, and loan size limitations. In addition, mortgages exclusively secured by multifamily properties and student housing properties (up to 5.0% of the total pool balance) are allowed as reinvestment collateral interests. Lastly, the eligibility criteria stipulates a rating agency confirmation (RAC) on ramp loans, reinvestment loans, and pari passu participation acquisitions above $500,000 if a portion of the underlying loan is already included in the pool, thereby allowing DBRS Morningstar the ability to review the new collateral interest and any potential impacts to the overall ratings. The transaction will have a sequential-pay structure.

For the floating-rate loans, DBRS Morningstar used the one-month Libor index, which is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term. When the cut-off balances were measured against the DBRS Morningstar As-Is NCF, 33 loans, representing 71.0% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.00x or below, a threshold indicative of elevated default risk. The properties are often transitional with potential upside in cash flow; however, DBRS Morningstar does not typically give full credit to the stabilization if there are no holdbacks, reserves or future funding, or if other loan structural features in place are insufficient to support such treatment. Furthermore, even with the structure provided, DBRS Morningstar generally does not assume the assets will stabilize to above-market levels.

Strengths

- **Deal Sponsor** – The sponsor for the transaction, Arbor Realty SR, Inc., is a majority-owned subsidiary of Arbor Realty Trust, Inc. (Arbor; NYSE: ABR) and an experienced commercial real estate (CRE) collateralized loan obligation (CLO) issuer and collateral manager. The ARCREN 2022-FL1 transaction will be Arbor's 18th post-crisis CRE CLO securitization, and the firm has seven outstanding transactions representing approximately $5 billion in investment-grade proceeds. In total, Arbor has been an issuer and manager of 17 CRE CLO securitizations totaling roughly $10.6 billion. Additionally, Arbor will purchase and retain 100.0% of the Class F Notes, the Class G Notes, and the Preferred Shares, which total $397,188,000, or 19.4% of the transaction total.
- **100.0% Multifamily Pool** – The transaction's initial collateral composition consists entirely of multifamily properties, which benefit from staggered lease rollover and generally low expense ratios compared with other property types. While revenue is quick to decline in a downturn because of the short-term nature of the leases, it is also quick to respond when the market improves. The subject pool includes garden-style communities and mid-/high-rise buildings. After closing, as part of the ramp-up and reinvestment period, the collateral manager may acquire loans secured by multifamily properties and student housing properties as long as student housing properties represent less than 5.0% of the total pool. The prior ARCREN 2021-FL4 transaction allowed the collateral manager to also acquire only multifamily properties, but the eligibility criteria for this transaction is similar to that of the ARCREN 2021-FL3 transaction.
- **Primarily Acquisition Financing** – Forty loans, representing 89.2% of the pool balance, represent acquisition financing. Acquisition financing generally requires the respective sponsor(s) to contribute material cash equity as a source of funding in conjunction with the mortgage loan, which results in a higher sponsor cost basis in the underlying collateral and aligns the financial interests between the sponsor and lender.
- **High Diversity** – The initial collateral pool is diversified across 20 states and has a loan Herfindahl score of approximately 29.9. While the loan Herfindahl score is lower than the ARCREN 2021-FL4 transaction, it is higher than the average Herfindahl score of the average Arbor CRE CLO transactions issued in 2021. Seven of the loans, representing 18.6% of the initial pool balance, are portfolio loans that benefit from multiple property pooling. Mortgages backed by cross-collateralized cash flow streams from multiple properties typically exhibit lower cash flow volatility.
- **Business Plan Score** – The DBRS Morningstar Business Plan Score (BPS) for loans DBRS Morningstar analyzed was between 1.40 and 3.13, with an average of 2.08. A higher DBRS Morningstar BPS indicates more execution risk in the sponsor's business plan. DBRS Morningstar considers the anticipated lift at the property from current performance, planned property improvements, sponsor experience, projected time horizon, and overall complexity of the business plan. Compared with past

Arbor transactions, the subject has a low average DBRS Morningstar BPS, which is indicative of lower risk.

- **Physical Condition** – The loan collateral was generally found to be in good physical condition as evidenced by the one loan, 30 Morningside Drive (Prospectus ID#22; 2.2% of the trust balance) secured by a property that DBRS Morningstar deemed to be Excellent in quality. An additional two loans, representing 7.5% of the trust balance, are secured by properties with Above Average quality and four loans, representing 9.4% of the trust balance, are secured by properties with Average + quality. Furthermore, only one loan is backed by a property that DBRS Morningstar considered to be Average – quality, representing just 4.4% of the trust balance, and no collateral was classified as Below Average or Poor quality.

Challenges & Considerations

- **Low Market Ranks:** Only one loan, representing 2.2% of the current portfolio balance, is secured by a property in an area characterized as having a DBRS Morningstar Market Rank of 7 or 8, which are considered to be more densely populated and urban in nature. Loans secured by properties located in such areas have historically benefited from increased liquidity and consistently strong investor demand, even during times of economic distress. Consequently, loans in these dense, urban locations often exhibit lower expected losses and the lack of collateral in these areas can be a negative credit characteristic. Conversely, 35 loans, representing 83.0% of the current portfolio balance, are secured by properties in markets characterized as having a DBRS Morningstar Market Rank of 3 or 4, which are considered to be more suburban in nature. Loans secured by properties located in such areas have historically exhibited elevated PODs and often have higher ELs in the DBRS Morningstar approach. The DBRS Morningstar WA Market Rank of 3.5 for this pool is generally indicative of a higher concentration of properties being located in less densely populated suburban areas. This WA market rank is lower than all three ARCREN deals rated in 2021.
    - *Mitigant:* DBRS Morningstar concluded higher PODs and LGDs in this transaction than in similar pools with more exposure to urban markets.
- **Loan Sponsor Strength:** DBRS Morningstar analyzed five loans, representing 15.3% of the current portfolio balance, with Weak sponsorship strengths. These loans include The Caden at East Mil (Prospectus ID#1; 5.9% of initial pool), Shore House (Prospectus ID #7; 4.3% of the initial pool), Boat House (Prospectus ID #11; 3.4% of the initial pool), Autumn Chase (Prospectus ID #31; 0.9% of the initial pool), and The Pines (Prospectus ID #32; 0.8% of the initial pool).
    - *Mitigant:* DBRS Morningstar applied a POD penalty to loans analyzed with Weak sponsorship strength.
- **High Leverage** – Three loans, representing 9.5% of the trust balance, have DBRS Morningstar Balloon LTVs equal to or greater than 80.0%, which significantly increases refinance risk at maturity. One of these loans, Chez Elan, is a the top 10 largest loans in the pool.
    - *Mitigant:* All four loans were originated in late 2021 and have sufficient time to reach stabilization. Additionally, 40 of the loans (89.2% of the allocated loan balance) are acquisition financing, with the sponsor contributing a considerable amount of cash equity at closing.

- **Managed Transaction** – The transaction is managed and includes both a ramp-up and reinvestment period, which could result in negative credit migration and/or an increased concentration profile over the life of the transaction.
    - *Mitigant:* The deal's initial collateral composition is 100.0% multifamily. During the ramp-up period, only loans secured by multifamily properties can be added. Future loans cannot be secured by office, hospitality, industrial, retail, or healthcare facilities, such as assisted living and memory care.
    - *Mitigant:* The risk of negative credit migration is also partially offset by eligibility criteria that outline DSCR, LTV, property type, and loan size limitations for ramp and reinvestment assets.
    - *Mitigant:* Before ramp loans, reinvestment loans, and companion participations above $500,000 can be acquired by the Collateral Manager, a No Downgrade Confirmation is required from DBRS Morningstar.
    - *Mitigant:* DBRS Morningstar accounted for the uncertainty introduced by the 180-day ramp-up period by running a ramp scenario that simulates the potential negative credit migration in the transaction based on the eligibility criteria.
- **Transitional Properties** – DBRS Morningstar has analyzed the loans to a stabilized cash flow that is, in some instances, above the in-place cash flow. It is possible that the sponsors will not successfully execute their business plans and that the higher stabilized cash flow will not materialize during the loan term, particularly with the ongoing coronavirus pandemic and its impact on the overall economy. A sponsor's failure to execute the business plan could result in a term default or the inability to refinance the fully funded loan balance.
    - *Mitigant:* DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plan to be rational and the loan structure to be sufficient to execute such plans. In addition, DBRS Morningstar analyzes LGD based on its As-Is LTV, assuming the loan is fully funded.
- **Full-Term IO** – All loans in the pool have floating interest rates and are IO during the initial loan term, as well as during all extension terms, creating interest rate risk and lack of principal amortization.
    - *Mitigant:* DBRS Morningstar stresses interest rates based on the loan terms and applicable floors or caps. The DBRS Morningstar adjusted DSCR is a model input and drives loan level PODs and LGDs.
    - *Mitigant:* All loans have extension options, and to qualify for these options, the loans must meet minimum DSCR and LTV requirements.

Legal and Structural Considerations

- **Libor Replacement:** The underlying mortgages for the transaction will pay the floating rate, which presents potential benchmark transition risks as the deadline approaches for the elimination of Libor. The transaction documents provide for the transition to an alternative benchmark rate, which is primarily contemplated to be either Term Secured Overnight Financing Rate (SOFR) plus the applicable Alternative Rate Spread Adjustment or Compounded SOFR plus the Alternative Rate Spread Adjustment. The Benchmark Agent (and it certain circumstances the Collateral Manager) has sole discretion without the consent of any noteholder to select an alternate rate to replace the then-current benchmark, giving due consideration to any industry-accepted rate of interest as a replacement based upon then-current U.S. dollar-denominated securitizations at such time.

- **Administrative and Criteria Based Modifications:** In this transaction, Administrative Modifications and Criteria Based Modifications may be directed by the sponsor-affiliated Collateral Manager subject to the Collateral Management Standard. The Collateral Manager is limited in the number of Criteria Based Modifications that can be made in any calendar year, such that they may not exceed 10% of the Target Collateral Principal Balance.

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	4.5
0.50x-0.75x	21.9
0.75x-1.00x	44.7
1.00x-1.25x	26.2
1.25x-1.50x	2.7
1.50x-1.75x	0.0
>1.75x	0.0
WA (x)	0.87

DBRS Morningstar As-Is Issuance LTV

LTV	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	0.4
60.0%-70.0%	0.0
70.0%-80.0%	20.8
80.0%-90.0%	52.2
90.0%-100.0%	21.4
100.0%-110.0%	5.1
110.0%-125.0%	0.0
>125.0%	0.0
WA (%)	85.2

DBRS Morningstar Stabillized DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	0.0
0.50x-0.75x	2.8
0.75x-1.00x	27.9
1.00x-1.25x	42.4
1.25x-1.50x	21.4
1.50x-1.75x	5.5
>1.75x	0.0
WA (x)	1.12

DBRS Morningstar Stabilized Balloon LTV

LTV	% of the Pool (Senior Note Balance[1,2])
0.0%-50.0%	0.4
50.0%-60.0%	0.6
60.0%-70.0%	16.5
70.0%-80.0%	73.0
80.0%-90.0%	6.4
90.0%-100.0%	3.1
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
WA (%)	73.2

1. Includes pari passu debt, but excludes subordinate debt.
2. The senior note balloon balance assumes the DBRS Morningstar Stressed Interest Rate and the fully-extended loan term.

Largest Loan Summary

Loan Detail

Loan Name	Trust Balance ($)	% of Pool	DBRS Morningstar Shadow Rating	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized Morningstar LTV (%)
The Caden at East Mil	95,025,645	5.9	n/a	0.94	0.99	82.4	74.9
Lantana Apartments	89,346,500	5.6	n/a	0.68	1.00	90.5	77.4
Cantera Residences	85,000,000	5.3	n/a	0.55	1.13	71.8	71.8
Texas 4 Portfolio	74,623,951	4.6	n/a	0.76	1.08	83.6	70.2
Retreat at Farmington Hills	71,224,950	4.4	n/a	0.98	1.27	89.2	70.4
North Central Trio	70,700,000	4.4	n/a	1.04	1.34	94.3	74.6
Shore House	68,600,195	4.3	n/a	0.80	0.96	82.8	73.7
Commons at White Marsh	66,140,000	4.1	n/a	1.03	1.29	86.2	64.5
The Redford	64,480,000	4.0	n/a	1.23	1.27	82.8	72.1
Chez Elan	57,030,571	3.6	n/a	1.19	1.41	80.3	80.1

Property Detail

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	Units	Fully Funded Mortgage Loan per SF/Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
The Caden at East Mil	Multifamily	Orlando	FL	1973	768	128,792	128,792
Lantana Apartments	Multifamily	Las Vegas	NV	1980	508	195,866	195,866
Cantera Residences	Multifamily	Warrenville	IL	2020	364	233,516	233,516
Texas 4 Portfolio	Multifamily	Various	TX	1983	813	102,460	102,460
Retreat at Farmington Hills	Multifamily	Farmington Hills	MI	1975	424	181,722	181,722
North Central Trio	Multifamily	San Antonio	TX	1975	772	102,591	102,591
Shore House	Multifamily	Jacksonville	FL	1973	616	116,071	116,071
Commons at White Marsh	Multifamily	Middle River	MD	1970	1,212	137,079	137,079
The Redford	Multifamily	Houston	TX	1980	856	80,374	80,374
Chez Elan	Multifamily	Fort Walton Beach	FL	2004	267	227,007	227,007

DBRS Morningstar Sample

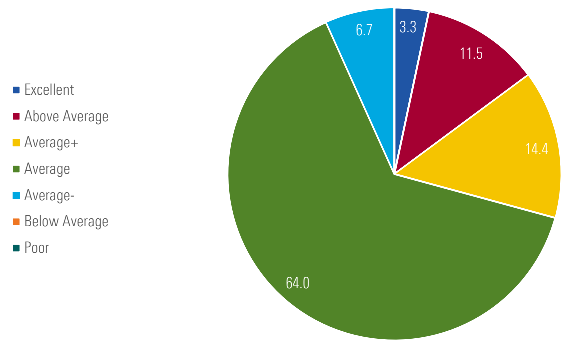
DBRS Morningstar Sample Results

Prospectus ID	Loan Name	% of Pool	DBRS Morningstar Stabilized NCF ($)	DBRS Morningstar Stabilized NCF Variance (%)	DBRS Morningstar Major Variance Drivers	DBRS Morningstar Property Quality
1	The Caden at East Mil	5.9	4,864,192	-24.1%	GPR, Operating Expenses	Average
2	Lantana Apartments	5.6	5,264,856	-9.0%	GPR, Operating Expenses, Other Income	Average
3	Cantera Residences	5.3	5,431,880	-8.2%	Operating Expenses, Real Estate Taxes	Above Average
4	Texas 4 Portfolio	4.6	4,455,370	-11.8%	Reimbursements, Loss to Lease	Average
5	Retreat at Farmington Hills	4.4	4,930,501	-10.8%	Operating Expenses, Management Fee, Vacancy	Average
6	North Central Trio	4.4	4,769,185	-7.9%	Operating Expenses, Management Fee, Vacancy	Average-
7	Shore House	4.3	3,586,692	-24.2%	GPR	Average
8	Commons at White Marsh	4.1	10,930,021	-17.5%	GPR; Operating Expenses	Average
9	The Redford	4.0	4,631,253	-9.9%	Vacancy, Operating Expenses	Average
10	Chez Elan	3.6	3,301,666	-12.7%	GPR	Average+
11	Boat House	3.4	2,268,836	-38.2%	GPR, Operating Expenses	Average
12	Fifty02 Westover Apartments	3.1	2,249,141	-18.8%	GPR	Average+
14	Foxfire	2.8	2,756,839	-8.8%	Operating Expenses	Average
16	Georgia Portfolio 2	2.8	5,710,202	-34.4%	GPR, Vacancy	Average
17	Sun Valley Lake	2.7	5,196,937	-24.0%	GPR, Operating Expenses	Average+
21	Preston Hollow II	2.2	7,824,822	-15.0%	GPR	Above Average
22	30 Morningside Drive	2.2	9,758,733	-9.4%	Real Estate Taxes	Excellent

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 26 of the 44 loans in the pool, representing 71.5% of the pool by allocated cut-off date loan balance. DBRS Morningstar did not conduct site inspections of the properties because of the health and safety constraints associated with the ongoing coronavirus pandemic. The resulting DBRS Morningstar property quality scores are highlighted in the chart below and were derived based on photos and assessments from the Issuer and third parties.

DBRS Morningstar Sampled Property Quality



Source: DBRS Morningstar.

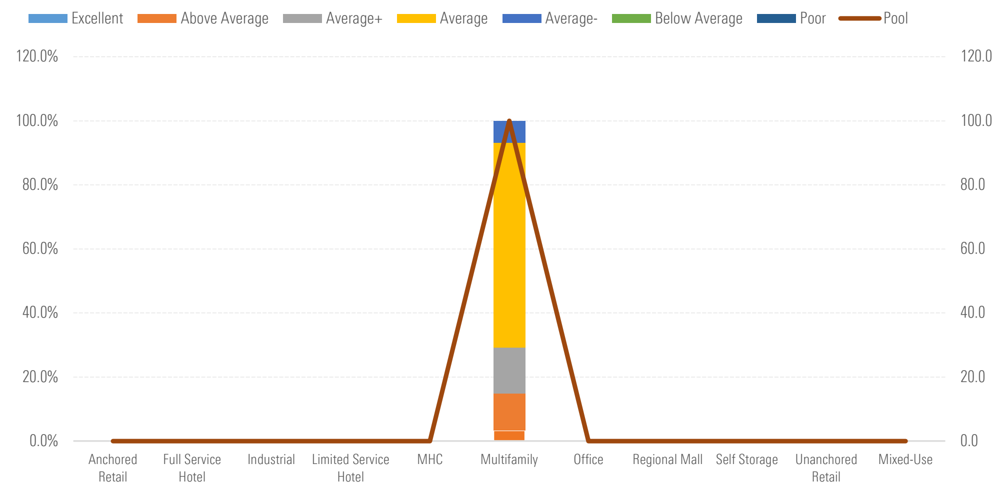
DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and a cash flow stability and structural review for 26 of the 44 loans, representing 71.5% of the pool by loan balance. For the loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -9.1% and -15.7% to the Issuer's As-Is and Stabilized NCFs, respectively, which reflect the average sampled NCF variances (excluding certain positive variances from the DBRS Morningstar As-Is NCF analysis and extreme variances from the DBRS Morningstar Stabilized NCF analysis).

As-Is NCF

DBRS Morningstar based its As-Is NCF on the current performance of the property, without giving any credit to future upside that may be realized upon the sponsors' completion of their business plans. The DBRS Morningstar As-Is NCF scenario also assumes that the loan is fully funded, with any allowable future funds increasing the overall leverage. In some cases, property cash flows may be insufficient to cover the fully loaded debt service. In these cases, modeled PODs and LGDs may be elevated. The DBRS Morningstar As-Is sample had an average in-place NCF variance of -9.8% from the Issuer's NCF and ranged from 1.1% to -66.8%, excluding three loans with positive variances: Retreat at Farmington Hills, Shore House, and The Redford. These loans resulted in outlier variances because DBRS Morningstar incorporated the most recent rent rolls and financial statements, which in some cases showed an improvement in performance and occupancy since origination. The DBRS Morningstar As-Is NCFs resulted in similar haircuts relative to most CRE CLO transactions.

DBRS Morningstar Sampled Property Type



Source: DBRS Morningstar.

Stabilized NCF

The DBRS Morningstar Stabilized NCF assumed the properties stabilized at market rents and/or recently executed leases and market expenses that DBRS Morningstar believed were reasonably achievable based on the sponsor's business plan and structural features of the respective loan. This often involved assuming higher-than-in-place rental rates for multifamily properties based on significant ongoing renovations, with rents already achieved on renovated units providing the best guidance on market rent upon renovation. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -15.7% from the Issuer's Stabilized NCF and ranged from -1.6% to -38.2%. The DBRS Morningstar Stabilized NCFs resulted in slightly lower haircuts relative to the ARCREN 2021-FL4 transaction.

Model Adjustments

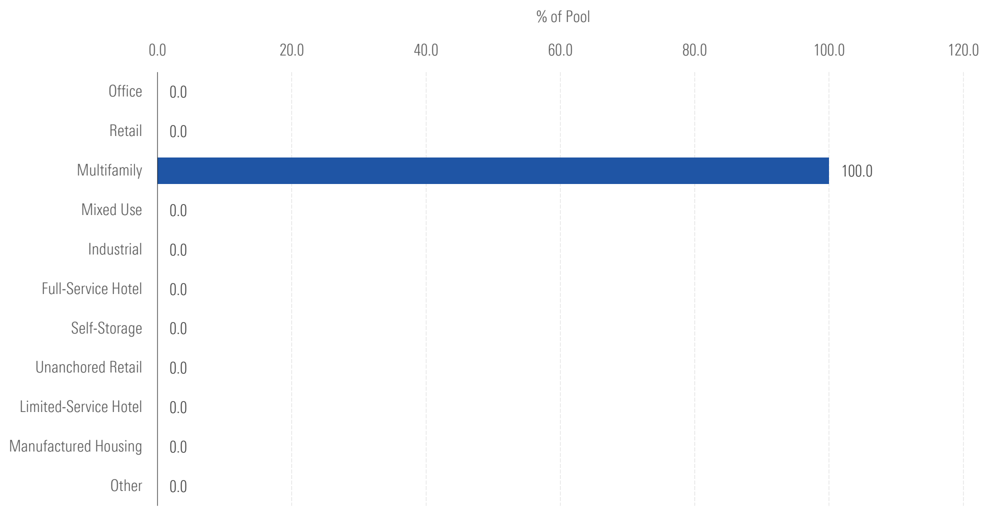
DBRS Morningstar increased the capitalization rates (cap rates) for six loans: Lantana Apartments, Cantera Residences, Chez Elan, Fifty02 Westover Apartments, Foxfire, and Preston Hollow II, representing 22.6% of the trust balance. DBRS Morningstar adjusted the cap rates for these seven loans to reflect its view of the respective markets and the inherent risk associated with the sponsors' business plans. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

DBRS Morningstar Model Adjustments

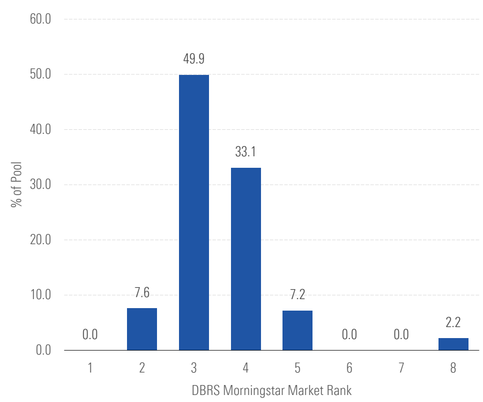
Prospectus ID	Loan	Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
2	Lantana Apartments	3.7	4.5	90.5	63.7	90.5	77.4
3	Cantera Residences	4.3	5.0	71.2	61.7	71.8	71.8
10	Chez Elan	4.3	5.0	80.3	69.3	80.3	80.1
12	Fifty02 Westover Apartments	3.8	5.0	79.8	69.9	91.2	91.2
14	Foxfire	4.2	5.0	91.7	68.9	91.7	82.4
21	Preston Hollow II	3.9	4.5	66.6	64.1	74.6	74.6

Transactional Concentrations

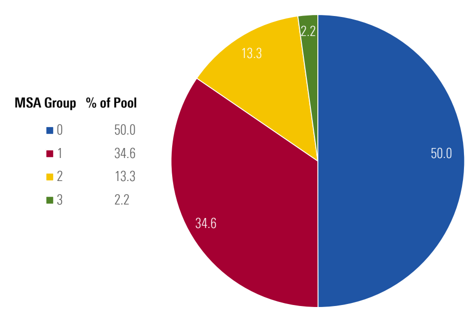
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

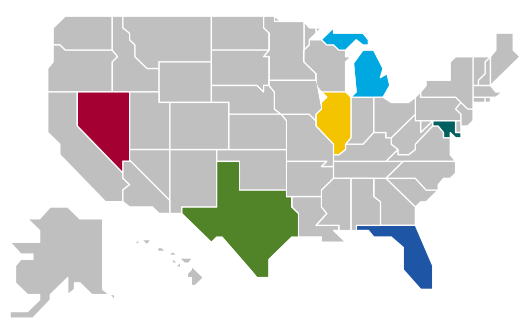


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
The Caden at East Mil	Orlando	FL
Lantana Apartments	Las Vegas	NV
Cantera Residences	Warrenville	IL
Texas 4 Portfolio	Various	TX
Retreat at Famington Hills	Farmington Hills	MI
North Central Trio	San Antonio	TX
Shore House	Jacksonville	FL
Commons at White Marsh	Middle River	MD
The Redford	Houston	TX
Chez Elan	Fort Walton Beach	FL



Source: DBRS Morningstar.

Loan Structural Features

Loan Terms: All of the loans are IO during the fully extended loan term. Original loan terms for all loans range from 17 months to 37 months. All loans have one to three extension options, with each option ranging from 11 months to 12 months in duration.

Interest Rate: The loan interest rate is based on the greater of the floating rate referencing one-month U.S.-dollar Libor as the index plus the margin or the interest rate floor for all of the loans. Given the floating rate nature of the loans, DBRS Morningstar stresses the interest rate to estimate the DBRS Morningstar DSCR model.

Interest Rate Protection: Twenty-eight of the floating-rate loans, representing 75.7% of the initial pool, have purchased interest rate caps to protect against rising interest rates over the term of the loan. If the DBRS Morningstar stressed interest rate is less than the interest rate cap purchased by the borrower, DBRS Morningstar would default to the lower of the DBRS Morningstar stressed interest rate.

Additional Debt: Three loans, representing 14.5% of the pool, have additional debt or allow future additional debt. Two of the loans have or allow future mezzanine debt, while two loans (5.1% of the pool balance) have preferred equity. Both of the loans that either have mezzanine debt or permit for future mezzanine debt are in the top-10: Cantera Residences (Prospectus ID#3; 5.3% of the initial pool balance) and Commons at White Marsh (Prospectus ID#8; 4.1% of the initial pool balance).

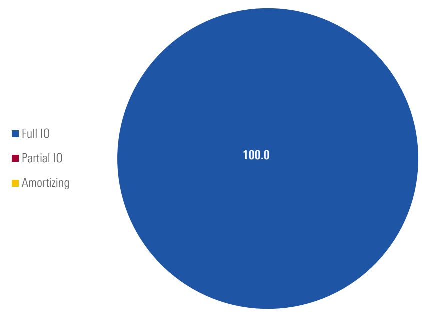
Future Funding: There are 28 loans, representing 68.9% of the initial pool balance, that have some form of holdback or non-interest accruing reserve component. The aggregate amount of future funding remaining is $96.5 million. The non-interest accruing reserve amounts per loan range from $540,015 to $10.2 million. The proceeds necessary to fulfill the renovation obligations will primarily be drawn from noninterest-accruing funds held inside the trust. The renovation reserve is generally for property renovations and leasing costs. Each property has a business plan to execute that is likely to increase NCF. DBRS Morningstar believes that the business plans were generally achievable, given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

Leasehold: All loans in the initial pool are secured by the borrower’s fee-simple interest.

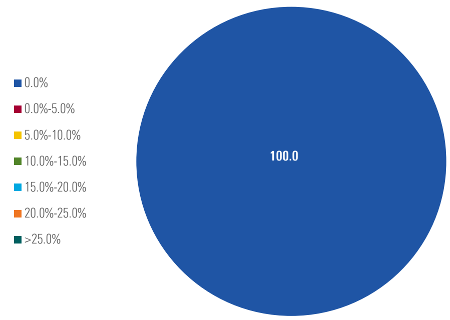
Property Release: Five loans, representing 15.5% of the initial pool balance, allow for the release of one or more properties or a portion of the mortgaged property, subject to release prices at or exceeding the allocated loan amounts of the respective properties and/or certain leverage tests prescribed in the individual loan agreement.

Property Substitution: There are no loans in the pool that allow for the substitution of properties.

Interest Only

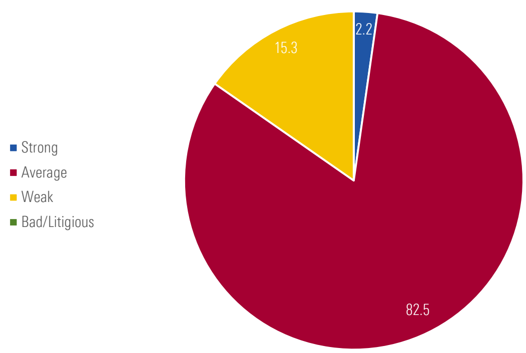


DBRS Morningstar Expected Amortization



Note: For certain ARD loans, expected amortization may include amortization expected to occur after the ARD but prior to single/major tenant expiry.

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

Subordinate Debt

Loan Name	Trust Balance ($)	Pari Passu Balance ($)	B-Note Balance ($)	Mezz/Unsecured Debt Balance ($)	Future Mezz/Unsecured Debt (Y/N)	Total Debt Balance ($)
Cantera Residences	85,000,000	0	0	3,500,000	Y	88,500,000
Commons at White Marsh	66,140,000	100,000,000	0	20,790,000	N	186,930,000

Comparable Transactions

	Subject Deal	Comp Avg				
Deal Name	**ARCREN 2022-FL1**		**ARCREN 2021-FL4**	**ARCREN 2021-FL3**	**ARCREN 2021-FL2**	**ARCREN 2021-FL1**
Pool Balance ($)	1,702,733,215	1,055,255,351	1,785,024,778	1,147,775,049	653,024,568	635,197,009
Target Pool Balance ($)	2,050,000,000	1,287,500,000	2,100,000,000	1,450,000,000	815,000,000	785,000,000
# of Loans	44	37	50	36	25	37
Average Loan Size ($)	36,505,159	27,367,490	34,298,849	31,882,640	26,120,983	17,167,487
Ramp-Up Amount ($)	347,266,785	244,688,411	314,975,222	352,000,000	161,975,432	149,802,991
Ramp % of Loans (%)	27.6	24.2	17.6	30.7	24.8	23.6
Largest Loan Concentration (%)	5.9	6.8	6.8	5.4	8.7	6.5
Top Ten Concentration (%)	46.2	50.7	41.9	44.1	61.2	55.4
Herf	29.9	27.1	34.2	30.1	19.6	24.5
Managed/Static	Managed	n/a	Managed	Managed	Managed	Managed
DBRS Morningstar WA E/L (%)	**8.9**	**7.0**	**7.6**	**6.7**	**6.8**	**7.1**
E/L 0% - 2%	2.2	9.3	5.9	10.9	17.1	3.1
E/L 2% - 4%	0.4	4.2	3.0	5.7	2.4	5.7
E/L 4% - 6%	2.0	14.5	17.8	9.4	10.5	20.2
E/L 6% - 8%	17.7	29.3	19.4	43.8	26.1	28.0
E/L 8% - 10%	46.0	34.1	32.6	19.8	44.0	40.0
E/L >10%	31.7	8.7	21.2	10.4	0.0	3.0
DBRS Morningstar As-Is WA LTV (%)	**85.2**	**82.6**	**83.4**	**84.4**	**83.0**	**79.4**
LTV >= 85.03%	45.0	41.3	44.6	42.2	41.0	37.4
LTV >=75.16%, <85.03%	44.9	36.0	34.4	47.6	33.3	28.8
LTV >=67.1%, <75.16%	9.7	15.7	13.5	10.2	17.0	22.2
LTV <67.1%	0.4	7.0	7.5	0.0	8.7	11.7
DBRS Morningstar Stabilized WA LTV (%)	**73.2**	**72.2**	**69.1**	**72.2**	**73.9**	**73.5**
LTV >= 85.03%	3.1	4.8	0.0	0.0	6.5	12.6
LTV >=75.16%, <85.03%	22.1	20.7	10.1	16.6	26.5	29.6
LTV >=67.1%, <75.16%	59.1	52.4	51.8	72.8	48.2	36.7
LTV <67.1%	14.9	22.2	38.1	10.6	18.8	21.1
DBRS Morningstar Sampled As-Is NCF Variance (%)	**-9.8**	**-12.7**	**-9.0**	**-11.1**	**-16.9**	**-13.6**
DBRS Morningstar As-Is WA DSCR (x)	**0.87**	**0.92**	**0.85**	**0.97**	**0.89**	**0.98**
DSCR < 0.50x	4.5	14.0	11.5	9.9	19.8	14.7
DSCR 0.50x - 0.75x	21.9	14.1	17.8	6.7	16.0	15.8
DSCR 0.75 - 1.00x	44.7	26.6	38.3	35.4	16.1	16.6
DSCR 1.00x - 1.25x	26.2	30.6	28.5	31.2	32.3	30.6
DSCR > 1.25x	2.7	14.7	3.9	16.9	15.8	22.3
DBRS Morningstar Sampled Stabilized NCF Variance (%)	**-15.7**	**-16.4**	**-19.7**	**-17.3**	**-13.3**	**-15.1**
DBRS Morningstar Stabilized WA DSCR (x)	**1.12**	**1.25**	**1.06**	**1.33**	**1.33**	**1.26**
DSCR < 0.90x	7.4	5.0	14.6	1.9	1.7	1.6
DSCR 0.90x - 1.00x	23.3	12.5	29.5	0.0	7.8	12.6
DSCR 1.00x - 1.25x	42.4	39.1	40.5	29.3	40.9	45.9
DSCR 1.25x - 1.50x	21.4	25.0	12.8	44.1	19.9	23.1
DSCR > 1.50x	5.5	18.5	2.7	24.7	29.7	16.8

	Subject Deal	Comp Avg				
	ARCREN 2022-FL1		**ARCREN 2021-FL4**	**ARCREN 2021-FL3**	**ARCREN 2021-FL2**	**ARCREN 2021-FL1**
DBRSM WA Business Score	2.13	2.16	2.40	2.33	2.10	1.83
% Bus Rank 1-2	32.5	38.3	9.5	20.5	41.8	81.3
% Bus Rank 2.01-3	55.6	53.2	82.6	65.1	46.6	18.7
% Bus Rank 3.01-4	11.9	8.5	7.9	14.3	11.6	0.0
% Bus Rank 4.01-5	0.0	0.0	0.0	0.0	0.0	0.0
DBRS Morningstar Property Type						
Total Hotel % (includes Assisted Living)	0.0	0.0	0.0	0.0	0.0	0.0
Total Office %	0.0	0.0	0.0	0.0	0.0	0.0
Total Retail %	0.0	0.0	0.0	0.0	0.0	0.0
Total MF %	100.0	100.0	100.0	100.0	100.0	100.0
Total Industrial %	0.0	0.0	0.0	0.0	0.0	0.0
Total Self Storage %	0.0	0.0	0.0	0.0	0.0	0.0
Total MHC %	0.0	0.0	0.0	0.0	0.0	0.0
Total Mixed Use %	0.0	0.0	0.0	0.0	0.0	0.0
Total Other %	0.0	0.0	0.0	0.0	0.0	0.0
DBRSM WA Market Rank	3.5	4.0	4.1	4.0	4.0	3.7
% Mkt Rank 8	2.2	5.7	3.8	5.8	10.1	3.1
% Mkt Rank 7	0.0	1.5	5.8	0.0	0.0	0.0
% Mkt Rank 5-6	7.2	24.2	20.0	29.7	20.7	26.3
% Mkt Rank 3-4	83.0	59.8	66.0	47.1	66.7	59.2
% Mkt Rank 1-2	7.6	8.9	4.3	17.3	2.5	11.4
% Mkt Rank 0	0.0	0.0	0.0	0.0	0.0	0.0
DBRS Morningstar MSA Group						
% MSA Group 3	2.2	18.7	13.8	23.5	27.6	10.1
% MSA Group 2	13.3	18.2	28.0	19.0	15.8	10.1
% MSA Group 1	34.6	28.8	24.4	17.1	32.3	41.4
% MSA Group 0	50.0	34.2	33.9	40.4	24.3	38.4
Eligibility Criteria						
As-Stabilized LTV (%)	80.0	77.5	80.0	80.0	75.0	75.0
As-Stabilized DSCR (x)	1.15	1.20	1.15	1.15	1.25	1.25
Multi-Family (%)	100.0	100.0	100.0	100.0	100.0	100.0
Student Housing (%)	5.0	27.5	0.0	5.0	5.0	100.0
Manufactured Housing (%)	0.0	2.5	0.0	5.0	5.0	0.0
Office (%)	0.0	1.9	0.0	0.0	7.5	0.0
Industrial (%)	0.0	2.5	0.0	0.0	10.0	0.0
Self-Storage (%)	0.0	1.3	0.0	0.0	5.0	0.0
Mixed Use (%)	0.0	1.3	0.0	0.0	5.0	0.0
DBRS Morningstar Property Quality						
Excellent (%)	2.2	4.5	1.7	2.6	4.6	9.1
Above Average (%)	7.5	10.2	0.0	5.1	12.9	22.8
Average + (%)	9.4	2.7	0.0	11.0	0.0	0.0
Average (%)	76.5	77.6	90.0	74.7	82.5	63.5
Average - (%)	4.4	4.4	8.3	4.8	0.0	4.7
Below Average (%)	0.0	0.5	0.0	1.9	0.0	0.0
Poor (%)	0.0	0.0	0.0	0.0	0.0	0.0

	Subject Deal	Comp Avg				
Deal Name	**ARCREN 2022-FL1**		**ARCREN 2021-FL4**	**ARCREN 2021-FL3**	**ARCREN 2021-FL2**	**ARCREN 2021-FL1**
DBRS Morningstar Sponsor Strength						
Strong (%)	2.2	2.7	5.0	0.0	0.0	5.9
Average (%)	82.5	90.9	83.2	92.3	93.9	94.1
Weak (%)	15.3	6.4	11.8	7.7	6.1	0.0
Bad (Litigious) (%)	0.0	0.0	0.0	0.0	0.0	0.0

For managed transactions, deal stats exclude ramp loans.

Eligibility Criteria Concentration Parameters

Issuer Property Type	Issuance (%)	Limit (%)
Office	0.0	0.0
Industrial	0.0	0.0
Retail	0.0	0.0
Mixed-Use	0.0	0.0
Hospitality	0.0	0.0
Multifamily	100.0	100.0
Student Housing	0.0	5.0
Manufactured Housing	0.0	0.0

State Concentration	Issuance (%)	Limit (%)
Texas	26.1	40.0
Florida	20.4	40.0
All Other States	6.4	40.0

Future Funding Commitment

Loan Name	Total Future Funding ($)	Maximum Future Funding Allowed ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
The Caden at East Mil	3,886,355.00	3,886,355.00	100.0	Y
Lantana Apartments	10,153,500.00	10,153,500.00	100.0	Y
Texas 4 Portfolio	8,676,049.00	8,676,049.00	100.0	Y
Retreat at Farmington Hills	5,825,050.00	5,825,050.00	100.0	Y
North Central Trio	8,500,000.00	8,500,000.00	100.0	Y
Shore House	2,899,805.00	2,899,805.00	100.0	Y
The Redford	4,320,000.00	4,320,000.00	100.0	Y
Chez Elan	3,580,429.50	3,580,429.50	100.0	Y
Boat House	2,471,860.00	2,471,860.00	100.0	Y
The Quarry	1,340,089.00	1,340,089.00	100.0	Y
Foxfire	4,473,063.00	4,473,063.00	100.0	Y
Georgia Portfolio 2	5,549,183.85	5,549,183.85	100.0	Y
Sun Valley Lake	4,450,939.15	4,450,939.15	100.0	Y
Gainesville Portfolio	4,496,195.81	4,496,195.81	100.0	Y
100 York	3,126,051.33	3,126,051.33	100.0	Y
The Graham	4,078,639.15	4,078,639.15	100.0	Y
Highlander Pointe	720,000.00	720,000.00	100.0	Y
Riverwalk Vista	3,746,140.00	3,746,140.00	100.0	Y
Spinnaker Portfolio	690,550.00	690,550.00	100.0	Y
Redstone Vista Apartments	540,015.00	540,015.00	100.0	Y
The Pines	1,589,820.00	1,589,820.00	100.0	Y
Providence Place Apartments	1,331,401.50	1,331,401.50	100.0	Y
Victorian Apartments	956,250.00	956,250.00	100.0	Y
Black Hawk Apartments	2,900,496.00	2,900,496.00	100.0	Y
Sierra Gardens Apartments	787,837.50	787,837.50	100.0	Y
Stonehurst Apartments	2,285,623.00	2,285,623.00	100.0	Y
Bel-Aire Apartments	914,996.70	914,996.70	100.0	Y
The Birches Apartments	2,215,900.80	2,215,900.80	100.0	Y

Transaction Structural Features

Credit Risk Retention: Arbor Realty SR, Inc. (Arbor Parent), the securitization sponsor (in such capacity, the Retaining Sponsor), will be responsible for compliance with the U.S. Credit Risk Retention Rules and intends to satisfy such requirement through the purchase and retention by a majority-owned affiliate of the Arbor Parent of an eligible horizontal residual interest. As of the Closing Date, the eligible horizontal residual interest will be held by ARMS 2022-1 Equity Holdings LLC (ARMS Equity), a majority-owned affiliate of Arbor Parent. Additionally, as further described in the PPM, the Retention Holder and ARMS Equity will retain a material net economic interest in the transaction in the form specified in the EU and UK Securitization Regulations by retaining ownership in ARMS Equity, which will retain the Preferred Shares in an amount of not less than 5% of the aggregate outstanding Principal Balance of the Collateral Interests.

Retention Holder: ARMS Equity will purchase 100.0% of the Class F Notes, the Class G Notes, and the Preferred Shares issued on the Closing Date and therefore will be the initial Retention Holder.

Preferred Shares: The Preferred Shares are equity of the Issuer and will not be secured by any of the mortgage loans. The Preferred Shares are subordinate to all classes of notes in all respects and have no promised dividend or coupon.

Collateral Manager: Arbor Realty Collateral Management, LLC, a wholly owned subsidiary of the Arbor Parent, will serve as the collateral manager and provide certain advisory and administrative functions with respect to the collateral interests pursuant to the terms of the Collateral Management Agreement. The collateral manager is obligated to perform its duties according to the collateral management standard.

Ramp-Up Acquisition Period: The transaction includes a 180-day ramp-up period (Ramp Up Period) to achieve a target collateral principal balance of $2.05 billion. During this time, the Issuer may acquire multifamily mortgage loans, combined loans (mortgage loans together with the related mezzanine loan), or senior participations, including funded companion participations (collectively, Collateral Interests), subject to the eligibility criteria and acquisition and disposition conditions will be acquired with funds from the unused proceeds account. On the first payment date after the expiration of the Ramp-Up Period (Ramp-Up Completion Date), all amounts on deposit in the unused proceeds account (excluding (1) any such amounts that are designated by the Collateral Manager to be used within 30 days of the Ramp-Up Completion Date to acquire any Ramp-Up Collateral for which a binding commitment to purchase was entered on or before the Ramp-Up Completion Date and (2) at the election of the Collateral Manager, an amount up to $15,000,000 to be held for reinvestment in Reinvestment Collateral Interests) will be applied as principal proceeds in accordance with the priority of payments.

Reinvestment: During the Reinvestment Period, the Collateral Manager may direct the reinvestment of Principal Proceeds arising from the Collateral Interests (and any cash contributed by ARMS Equity to the Issuer) in Reinvestment Collateral Interests, including companion participations that have been funded, meeting the eligibility criteria, the acquisition criteria, and certain acquisition and disposition conditions.

The Reinvestment Period is 30 months and, assuming no Event of Default (EOD) has occurred, terminates on the payment date in August 2024.

Future Funding Companion Participations: With respect to each Future Funding Companion Participation, the holder thereof will have the sole obligation under the related Future Funding Participation Agreement to make future advances. Once funded, such Future Funding Companion Participation (or a portion thereof) may be transferred in accordance with the terms of the related Future Funding Participation Agreement and the Issuer may, but is not obligated to, acquire such funded Future Funding Companion Participation (or a portion thereof) as a Ramp-Up Collateral Interest or Reinvestment Collateral Interest. Pursuant to each Future Funding Participation Agreement, the holder of the related Future Funding Companion Participation (or a qualified transferee) and the Arbor Parent (or such qualified transferee) will be required to indemnify the Issuer, as the holder of the related mortgage asset, against any losses, claims, damages, costs, expenses, and liabilities in connection with, arising out of, or as a result of, the failure of the holder of such Future Funding Companion Participation to make future advances when required under the related Participated Loan.

No Downgrade Confirmations: Certain events within the transaction require the Issuer to obtain a No Downgrade Confirmation from DBRS Morningstar that a proposed action, or failure to act or other specified event, will not, in and of itself, result in the downgrade or withdrawal of the current ratings. Acquiring senior companion participations via the Eligibility Criteria (in an amount not to exceed $500,000 if the Issuer owns a senior participation in the same underlying participated loan) and Administrative Modifications (as defined) do not require the Issuer to obtain a No Downgrade Confirmation.

Administrative Modifications: The Collateral Manager is permitted to direct certain administrative modifications, waivers, or amendments (Administrative Modifications), which include (i) conforming changes in connection with a mismatch between the benchmark, index, or benchmark replacements on the Notes and those on the Collateral Interests, and (ii) with respect to Collateral Interests (Excluding any Credit Risk Collateral Interests, Specially Serviced Collateral Interests, or Defaulted Collateral Interests (all as defined in the Preliminary Offering Memorandum) certain changes to, among other things, (1) exit fees, extension fees, default interest, prepayment fees (including in connection with the defeasance and lockouts), or yield or spread maintenance provisions; (2) financial covenants (including in connection with extensions) relating to debt yield, debt service coverage, or LTV requirements; (3) reserve account purposes, minimum balance amounts, release conditions, or other reserve requirements (other than for taxes or insurance), including requirements to fund reserves in connection with extensions; and (4) conditions precedent to extending the term of the related commercial real estate loan notwithstanding that any such modification, waiver, or amendment referred to in this definition may have the effect of delaying or deferring principal payments that would otherwise occur on the related commercial real estate loan prior to its fully extended maturity date.

Criteria-Based Modification: With respect to certain Collateral Interests (other than a Credit Risk Collateral Interest, a Defaulted Collateral Interest, or a Collateral Interest relating to a Specially Serviced

Loan), a Criteria-Based Modification may include a modification, waiver, or amendment to the related commercial real estate loan that would result in a change (1) in the interest rate or margin, (2) of the earliest date permitted for any prepayment, (3) permitting indirect owners of the related borrower to incur additional funding in the form of a mezzanine loan or preferred equity issuance, or (4) of the maturity date or extended maturity date under the related commercial real estate loan. A Criteria-Based Modification will be permitted only during the Reinvestment Period and if no note protection test failure exists; the related collateral interest comply with eligibility criteria, including the requirement to obtain a No Downgrade Confirmation, as adjusted by the EC Modification Adjustments (as defined in the POM); the aggregate principal balance of the related Collateral Interests in any calendar year do not exceed 10% of the target Collateral Interest principal balance; and certain other criteria.

The effectuation of any Administrative Modification or Criteria-Based Modification by the CLO Servicer will not be subject to the Servicing Standard; however, the Collateral Manager's decision to direct any Administrative Modification or Criteria-Based Modification will be subject to the Collateral Management Standard (as defined in the Preliminary Offering Memorandum). In addition, any Administrative Modification or Criteria-Based Modification with respect to a Participated Loan will be subject to any consent rights of the holder of a non-acquired participation if so required under the terms of the related participation agreement.

Note Protection Tests: Like most CRE CLO transactions, the subject transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value or overcollateralization (OC) test. If the IC or OC tests are not satisfied on any measurement date, interest proceeds remaining after interest is paid to the Class E Notes will be diverted to deleverage and pay down Classes A through E in senior sequential order until the tests are brought back into compliance. If interest proceeds are not sufficient to rebalance the vehicle and satisfy both the IC and the OC tests or pay down the applicable classes, any principal proceeds will be diverted for the same purpose. The OC or Par Value Test will be satisfied if the Par Value Ratio is equal to or greater than 123.03%. The IC test will be satisfied if the IC ratio is equal to or great than 120.0%.

Advancing Agent and Backup Advancing Agent: Arbor Parent will serve as the Advancing Agent with respect to certain interest payments on the notes, subject to a recoverability analysis. If the Advancing Agent fails to make such payments, the Trustee (expected to be U.S. Bank Trust Co. but could be U.S. Bank N.A.), will serve as the Backup Advancing Agent and be required to advance certain delinquent scheduled interest payments, as applicable, to the extent that the Advancing Agent or Backup Advancing Agent, as applicable, deems such advances to be recoverable.

Controlling Class: The Class A Notes are the controlling class, so long as any Class A Notes are outstanding, then the Class A-S Notes, so long as any Class A-S Notes are outstanding, then the Class B Notes, so long as any Class B Notes are outstanding, then the Class C Notes, so long as any Class C Notes are outstanding, then the Class D Notes, so long as any Class D Notes are outstanding, then the Class E Notes, so long as any Class E Notes are outstanding, then the Class F Notes, so long as any Class F Notes are outstanding, then the Class G Notes, so long as any Class G Notes are outstanding, and then the Preferred Shares. If an EOD has occurred and is continuing, the holders of the Controlling Class will be entitled to determine the remedies to be exercised under the Indenture and in certain circumstances, without regard to whether there are sufficient proceeds to pay in full the amounts then due and unpaid on the Notes. Any remedies pursued by the holders of the Controlling Class upon an EOD could be adverse to the interests of the holders of more subordinated classes of notes.

Deferrable Floating-Rate Notes: Only the Class F and Class G Notes allow for deferred interest. To the extent that interest proceeds are not sufficient on a given payment date to pay accrued interest, interest will not be due and payable on the payment date and will instead be deferred. The deferred interest will be added to the principal amount of the respective note and bear interest at the same rate as the reference note. DBRS Morningstar's ratings contemplate the timely payments of distributable interest and, in the case of the deferrable interest, the ultimate recovery of deferred interest (including interest payable thereon at the applicable rate to the extent permitted by law). Deferred interest will be added to the principal balance of the deferrable notes and will be payable on the first payment date on which funds are permitted. Thus, DBRS Morningstar will assign its Interest in Arrears designation to the Deferred Interest Classes in months when classes are subject to deferred interest.

Optional Repricing: After the non-call period (through the Business Day immediately preceding the Payment Date in August 2024, the Issuer may, at the direction of the majority of the preferred shareholders, reduce the spread over the benchmark of any class of notes, subject to the satisfaction of conditions set forth in the indenture. The holders of each such Class will be provided notice of the Re-Pricing and the opportunity to consent thereto. The Co-Issuers may require the Holders of the Notes that do not consent to a Re-Pricing to sell their Notes to transferees designated by, or on behalf of, the Issuer, or the Co-Issuer may redeem such Notes.

Methodologies

The following are the methodologies DBRS Morningstar applied to assign ratings to this transaction. These methodologies can be found on www.dbrsmorningstar.com under the heading Methodologies & Criteria. Alternatively, please contact info@dbrsmorningstar.com or contact the primary analysts whose information is listed in this report.

- *North American CMBS Multi-borrower Rating Methodology*
- *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*
- *Interest Rate Stresses for U.S. Structured Finance Transactions*

Surveillance

DBRS Morningstar will perform surveillance subject to *North American CMBS Surveillance Methodology*.

Notes:
All figures are in U.S. dollars unless otherwise noted.

This report is based on information as of January 21, 2022. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

Glossary

ADR	average daily rate	**MTM**	month to month
ALA	allocated loan amount	**MSA**	metropolitan statistical area
ARA	appraisal-reduction amount	**n.a.**	not available
ASER	appraisal subordinate entitlement reduction	**n/a**	not applicable
BOV	broker's opinion of value	**NCF**	net cash flow
CAM	common area maintenance	**NNN**	triple net
capex	capital expenditures	**NOI**	net operating income
CBD	central business district	**NRA**	net rentable area
CBRE	CB Richard Ellis	**NRI**	net rental income
CMBS	commercial mortgage-backed securities	**NR – PIF**	not rated – paid in full
CRE	commercial real estate	**OSAR**	operating statement analysis report
CREFC	CRE Finance Council	**PCA**	property condition assessment
DPO	discounted payoff	**PCR**	property condition report
DSCR	debt service coverage ratio	**P&I**	principal and interest
DSR	debt service reserve	**POD**	probability of default
EGI	effective gross income	**PIP**	property improvement plan
EOD	event of default	**PILOT**	property in lieu of taxes
F&B	food & beverage	**PSA**	pooling and servicing agreement
FF&E	furniture, fixtures, and equipment	**psf**	per square foot
FS Hotel	full-service hotel	**R&M**	repairs and maintenance
G&A	general and administrative	**REIT**	real estate investment trust
GLA	gross leasable area	**REO**	real estate owned
GPR	gross potential rent	**RevPAR**	revenue per available room
HVAC	heating, ventilation, and air conditioning	**sf**	square foot/square feet
IO	interest only	**SPE**	special-purpose entity
LC	leasing commission	**TI**	tenant improvement
LGD	loss severity given default	**TIC**	tenants in common
LOC	letter of credit	**T-12**	trailing 12 months
LOI	letter of intent	**UW**	underwriting
LS Hotel	limited-service hotel	**WA**	weighted average
LTC	loan-to-cost ratio	**WAC**	weighted-average coupon
LTCT	long-term credit tenant	**x**	times
LTV	loan-to-value ratio	**YE**	year end
MHC	manufactured housing community	**YTD**	year to date

Definitions

Capital Expenditure (capex)
Costs incurred in the improvement of a property that will have a life of more than one year.

DBRS Morningstar Refi DSCR
A measure that divides the DBRS Morningstar Stabilized NCF by the product of the loan's maturity balance and a stressed refinance debt constant.

DBRS Morningstar Term DSCR
A measure that divides the DBRS Morningstar Stabilized NCF by the actual debt service payment.

Debt Service Coverage Ratio (DSCR)
A measure of a mortgaged property's ability to cover monthly debt service payments, defined as the ratio of net operating income or net cash flow to the debt service payments.

Effective Gross Income (EGI)
Rental revenue minus vacancies plus miscellaneous income.

Issuer UW
Issuer underwritten from Annex A or servicer reports.

Loan-to-Value Ratio (LTV)
The ratio between the principal amount of the mortgage balance, at origination or thereafter, and the most recent appraised value of the underlying real estate collateral, generally from origination.

Net Cash Flow (NCF)
The revenue earned by a property's ongoing operations less the expenses associated with such operations and the capital costs of tenant improvements, leasing commissions, and capex (or reserves). Moreover, NCF is net operating income less tenant improvements, leasing commissions, and capex.

NNN (Triple Net)
A lease that requires the tenant to pay operating expenses such as property taxes, insurance, and maintenance, in addition to the rent.

Net Operating Income (NOI)
The revenue earned by a property's ongoing operations less the expenses associated with such operations but before mortgage payments, tenant improvements, replacement reserves, and leasing commissions.

Net Rentable Area (NRA)
The area (sf) for which rent can be charged. NRA includes the tenant's premises plus an allocation of the common area directly benefiting the tenant, such as common corridors and restrooms.

Revenue Per Available Room (RevPAR)
A measure that divides revenue by the number of available rooms, not the number of occupied rooms. It is a measure of how well the hotel has been able to fill rooms in the off-season, when demand is low even if rates are also low, and how well it fills the rooms and maximizes the rate in the high season, when there is high demand for hotel rooms.

Tenant Improvements (TIs)
The expense to physically improve the property or space, such as new improvements or remodeling, paid by the borrower.

Weighted Average (WA)
Calculation is weighted by the size of each mortgage in the pool.

Weighted-Average Coupon (WAC)
The average coupon or interest payment on a set of mortgages, weighted by the size of each mortgage in the pool.

About DBRS Morningstar

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We rate more than 3,000 issuers and nearly 60,000 securities worldwide, providing independent credit ratings for financial institutions, corporate and sovereign entities, and structured finance products and instruments. Market innovators choose to work with us because of our agility, transparency, and tech-forward approach.

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