







CH2M GLOBAL HEADQUARTERS

Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	GSMC
Location (City/State)	Englewood, Colorado	Cut-off Date Principal Balance ⁽²⁾	\$60,000,000
Property Type	Office	Cut-off Date Principal Balance per SF ⁽¹⁾	\$215.93
Size (SF)	370,485	Percentage of Initial Pool Balance	6.3%
Total Occupancy as of 5/1/2017	100.0%	Number of Related Mortgage Loans	None
Owned Occupancy as of 5/1/2017	100.0%	Type of Security	Fee Simple
Year Built / Latest Renovation	2002 / 2010-2013, 2015-2017	Mortgage Rate	4.8460%
Appraised Value	\$122,200,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	360
		Original Interest Only Period (Months)	60
		Escrows	
Underwritten Revenues	\$7,517,376	Taxes	Upfront \$0 Monthly \$0
Underwritten Expenses	\$225,521	Insurance	\$0
Underwritten Net Operating Income (NOI)	\$7,291,855	Replacement Reserves	\$0
Underwritten Net Cash Flow (NCF)	\$6,865,797	Ti/LC	\$0
Cut-off Date LTV Ratio ⁽¹⁾	65.5%	Other ⁽³⁾	\$7,945,478
Maturity Date LTV Ratio ⁽¹⁾	60.2%		
DSCR Based on Underwritten NOI / NCF ⁽¹⁾	1.44x / 1.36x		
Debt Yield Based on Underwritten NOI / NCF ⁽¹⁾	9.1% / 8.6%		

Sources and Uses					
Sources	\$	%	Uses	\$	%
Whole Loan Amount	\$80,000,000	61.2%	Purchase Price ⁽⁴⁾	\$122,000,000	93.3%
Principal's New Cash Contribution	50,789,631	38.8	Reserves	7,945,478	6.1
			Closing Costs	844,153	0.6
Total Sources	\$130,789,631	100.0%	Total Uses	\$130,789,631	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the CH2M Global Headquarters Whole Loan. See "—The Mortgage Loan" below.

(2) The Cut-off Date Principal Balance represents the controlling note A-1 of the \$80,000,000 CH2M Global Headquarters Whole Loan. See "—The Mortgage Loan" below.

(3) Other reserve represents reserves for tenant improvements (\$6,695,091) and free rent (\$1,250,387) which covers a free rent period that commences in October 2017 and ends in November 2017. See "—Escrows" below.

(4) The CH2M Global Headquarters Loan recapitalized the borrower sponsor's September 2016 all-cash acquisition of the CH2M Global Headquarters Property for \$122.0 million.

- **The Mortgage Loan.** The mortgage loan (the "**CH2M Global Headquarters Loan**") is part of a whole loan (the "**CH2M Global Headquarters Whole Loan**") comprised of two *pari passu* notes that are secured by a first mortgage encumbering the borrower's fee simple interest in a general suburban office property in Englewood, Colorado (the "**CH2M Global Headquarters Property**"). The CH2M Global Headquarters Loan (evidenced by note A-1), which represents a controlling interest in the CH2M Global Headquarters Whole Loan, has an outstanding principal balance as of the Cut-off Date of \$60,000,000 and represents approximately 6.3% of the Initial Pool Balance. The related companion loan (the "**CH2M Global Headquarters Companion Loan**"), evidenced by non-controlling note A-2, has an outstanding principal balance as of the Cut-off Date of \$20,000,000. The CH2M Global Headquarters Companion Loan is currently held by Goldman Sachs Mortgage Company and is expected to be contributed to one or more future securitization transactions. The CH2M Global Headquarters Whole Loan was originated by Goldman Sachs Mortgage Company on March 16, 2017. The CH2M Global Headquarters Whole Loan has an original principal balance of \$80,000,000 and each note has an interest rate of 4.8460% *per annum*. The borrower utilized the proceeds of the CH2M Global Headquarters Loan to recapitalize the borrower sponsor's September 2016 all-cash acquisition of the CH2M Global Headquarters Property, fund reserves and pay origination costs.

The CH2M Global Headquarters Loan had an initial term of 120 months and has a remaining term of 119 months as of the Cut-off Date. The CH2M Global Headquarters Loan requires interest only payments on each due date through and including the due date in April 2022 and thereafter requires payments of interest and principal sufficient to amortize the loan over a 30-year amortization schedule. The scheduled maturity date of the CH2M Global Headquarters Loan is the due date in April 2027. Provided that no event of default under the CH2M Global Headquarters Loan is continuing, at any time after the earlier to occur of (a) the third anniversary of the origination date of the CH2M Global Headquarters Loan and (b) the second anniversary of the closing date of the securitization into which the last CH2M Global Headquarters Companion Loan is deposited, the CH2M Global Headquarters Whole Loan may be prepaid at any time prior to the due date in December 2026, with payment of a prepayment fee equal to the greater of (i) a yield maintenance premium calculated based on the present values of the remaining scheduled principal and interest payments and (ii) 1% of the principal amount being paid for any such prepayments. In addition, the CH2M Global Headquarters Loan is prepayable without penalty on or after the due date in December 2026.

- **The Mortgaged Property.** The CH2M Global Headquarters Property is a 370,485 SF general suburban office property located in Englewood, Colorado. The CH2M Global Headquarters Property is a three-building (North, South and West buildings), Class A office campus located within the Meridian International Business Center at

the intersection of Interstate 25 and State Highway 470. The CH2M Global Headquarters Property was built in 2002 and has been occupied by CH2M Hill, Inc. (“CH2M”) since construction. The CH2M Global Headquarters Property serves as the global headquarters for CH2M, who had the building built to suit and subsequently sold the property to Columbia Property Trust in 2007 by way of a triple net sale leaseback. CH2M is the sole tenant with a lease expiration of September 30, 2032 with two, 5 or 10-year renewal options.

Founded in 1946, CH2M is a Fortune 500, employee-owned, global engineering firm headquartered in Englewood, Colorado. CH2M has four operating segments: (i) environmental and nuclear, (ii) energy and industrial, (iii) water and (iv) transportation. Approximately 1,300 employees (14.0% of total domestic employees) are located at the CH2M Global Headquarters Property. Since 2010, CH2M has invested approximately \$13.6 million in a floor-by-floor renovation of the CH2M Global Headquarters Property (approximately \$36.61 per SF). CH2M has subleased 56,853 SF of its space to the following subtenants: (i) XTO Energy Inc., 53,820 SF that commenced in April 2016 and expires in April 2018 (with two options to renew for one year each) and (ii) First Technology Federal Credit Union, 3,033 SF that commenced in March 2016 and expires in March 2022 (with options to extend for five years each (not to extend beyond the term of the CH2M lease)).

According to CH2M’s 2016 10K, the company reported revenues for the years 2016, 2015 and 2014 of approximately \$5.2, \$5.4 and \$5.4 billion, respectively. CH2M also reported operating income (loss) and net income (loss) for 2016, 2015 and 2014 of approximately (\$240.1) and \$15.0, \$134.8 and \$80.4, and (\$341.6) and (\$181.5) million, respectively. Operating performance was impacted by restructuring efforts and changes in project related estimates. During the third quarter of 2016, CH2M began a process to review the structure and resources within its business segments and formulate a restructuring plan, including a simplified organization structure and streamlined delivery model in an attempt to achieve higher levels of profitable growth. See “Risk Factors—Performance of the Mortgage Loans Will Be Highly Dependent on the Performance of Tenants and Tenant Leases—A Tenant Concentration May Result in Increased Losses” in the Prospectus.

The following table presents certain information relating to the sole tenant at the CH2M Global Headquarters Property:

Largest Tenant Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P) ⁽¹⁾	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	Lease Expiration	Renewal / Extension Options
CH2M Hill, Inc. ⁽²⁾	NR / NR / NR	370,485	100.0%	\$7,687,506	100.0%	\$20.75	9/30/2032	2, 5-year or 10-year options
Totals / Wtd. Avg. Tenant		370,485	100.0%	\$7,687,506	100.0%	\$20.75		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.

(2) CH2M Hill, Inc., has a one-time option to terminate the lease with respect to one of the two 107,638 SF buildings (the North or South building) effective October 1, 2028, with 12-months’ notice and payment of an approximately \$2 million termination fee.

The following table presents certain information relating to the lease rollover schedule at the CH2M Global Headquarters Property based on initial lease expiration dates:

Lease Expiration Schedule⁽¹⁾

Year Ending December 31,	Expiring Owned GLA	% of Owned GLA	Cumulative % of Owned GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	# of Expiring Leases
MTM	0	0.0%	0.0%	\$0	0.0%	\$0.00	0
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	0	0.0	0.0%	0	0.0	0.00	0
2026	0	0.0	0.0%	0	0.0	0.00	0
2027	0	0.0	0.0%	0	0.0	0.00	0
2028 & Thereafter	370,485	100.0	100.0%	7,687,506	100.0	20.75	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total/Wtd. Avg.	370,485	100.0%		\$7,687,506	100.0%	\$20.75	1

(1) Calculated based on approximate square footage occupied by each Owned Tenant.

The following table presents certain information relating to historical occupancy at the CH2M Global Headquarters Property:

Historical Leased %⁽¹⁾⁽²⁾

2014	2015	2016	As of 5/1/2017
100.0%	100.0%	100.0%	100.0%

(1) As provided by the borrower and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.

(2) The CH2M Global Headquarters Property was owner occupied from 2002-2007, and has maintained 100% occupancy since.

- **Operating History and Underwritten Net Cash Flow.** The following table presents certain information relating to the Underwritten Net Cash Flow at the CH2M Global Headquarters Property:

Cash Flow Analysis⁽¹⁾⁽²⁾

	Underwritten ⁽³⁾	Underwritten \$ per SF
Base Rental Revenue	\$7,687,506	\$20.75
Total Reimbursement Revenue	225,521	0.61
Gross Revenue	\$7,913,027	\$21.36
Vacancy Loss	(395,651)	(1.07)
Effective Gross Revenue	\$7,517,376	\$20.29
Total Operating Expenses ⁽⁴⁾	\$225,521	\$0.61
Net Operating Income	\$7,291,855	\$19.68
TI/LCs	351,961	0.95
Replacement Reserves	74,097	0.20
Net Cash Flow	\$6,865,797	\$18.53

(1) Certain items such as free rent, bad debt, prepaid rent, termination fee income, interest income and any other non-recurring or non-operating items were excluded from the historical presentation and are not considered for the underwritten cash flow.

(2) The CH2M Global Headquarters Property was acquired in 2016 and no historical financials are available.

(3) Underwritten cash flow based on contractual rents as of January 1, 2017 and contractual rent steps through May 2018.

(4) Total Operating Expenses is comprised of a management fee based on 3% of effective gross revenue. The tenant pays all other expenses associated with the CH2M Global Headquarters Property.

- **Appraisal.** According to the appraisal dated March 2, 2017, the CH2M Global Headquarters Property had an “as-is” appraised value of \$122,200,000 and a dark value of \$98,100,000. The Cut-off Date LTV Ratio calculated utilizing the dark value is 81.5%
- **Environmental Matters.** According to a Phase I environmental report, dated August 19, 2016, there are no recognized environmental conditions or recommendations for further action at the CH2M Global Headquarters Property.
- **Market Overview and Competition.** The CH2M Global Headquarters Property is located in the Southeast Denver office submarket within the larger Denver metro market. As of the 2016 fourth quarter, the submarket

included a total of approximately 22.2 million SF of Class A office space, with current vacancy of 10.5%. Net absorption as of the 2016 fourth quarter was 327,633 SF and average gross asking rental rates for the Class A submarket were \$26.22 per SF.

The CH2M Global Headquarters Property is located in the Meridian office micro-market. As of the 2016 fourth quarter, the micro-market included a total of approximately 2.4 million SF of Class A office space, with current vacancy of 7.0%. The 2016 average gross asking rental rate for the micro-market was \$25.49 per SF. The Meridian micro-market has various corporate campuses such as Level 3 Communications, Nationwide, Charles Schwab, Disk Network and Western Union. The CH2M Global Headquarters Property is located within the southeast quadrant of the intersection between Loop 470 Toll Road and Interstate 25.

The following table presents certain information relating to the primary competition for the CH2M Global Headquarters Property:

Competitive Set⁽¹⁾

	CH2M Global Headquarters	Legacy Cascades	Crescent VI	Palazzo Verdi	CoBank Center	Highland Place I	8310 S. Valley Highway
Year Built	2002	1984	1998	2008	2015	1982	2001
NRA (SF)	370,485	336,919	134,113	302,246	274,287	139,142	193,815
Total Occupancy	100%	66%	78%	100%	89%	100%	95%
Lease Structure	NNN	Gross	FSG	Gross	NNN	NNN	Gross
Base Rent	\$20.75	\$27.50	\$28.18	\$37.33	\$22.00	\$22.21	\$27.80

(1) Source: Appraisal.

- **The Borrower.** The borrower is AGNL Engineering, L.L.C., a Delaware single-purpose entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the CH2M Global Headquarters Whole Loan. The non-recourse carveout guarantors, who are severally liable under the CH2M Global Headquarters Whole Loan, are AG Net Lease III (SO) Corp. and AG Net Lease III Corp., the indirect owners of the borrower.

AG Net Lease Realty Fund III, the consolidation of AG Net Lease Realty Fund III, L.P. and Net Lease Realty Fund III (SO), L.P., affiliates of Angelo, Gordon & Co., L.P. and direct parents of AG Net Lease III Corp. and AG Net Lease III (SO) Corp., respectively, had 18 investments and capital commitments of approximately \$1.0 billion. AG Net Lease III (SO) Corp. and AG Net Lease III Corp. collectively reported a net worth and liquidity of approximately \$451 million and \$13 million, respectively, as of December 31, 2016.

- **Escrows.** On the origination date, the borrower funded an unfunded obligations reserve in an amount equal to \$7,945,478 for tenant improvements (\$6,695,091) and free rent (\$1,250,387).

The borrower is not required to make deposits into reserves on account of taxes, insurance or capital expenditures for so long as no event of default or CH2M Global Headquarters Trigger Period has occurred and is continuing. Further, upon the occurrence and during the continuance of an event of default or CH2M Global Headquarters Trigger Period, the borrower is not required to reserve funds on account of taxes or capital expenditures so long as (i) the CH2M lease is in full force and effect, (ii) the CH2M tenant is current in its payment of taxes and assessments or capital expenditures, as applicable and (iii) the borrower delivers proof of payment of all taxes prior to delinquency (subject to any right of the CH2M tenant to contest taxes under its lease) or the borrower delivers evidence that all capital expenditures have been paid, as applicable. To the extent an event of default or a CH2M Global Headquarters Trigger Period has occurred and is continuing and, with regard to deposits on account of taxes and capital expenditures, the conditions of subsections (i) – (iii) above are not satisfied, on each due date, the borrower is required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and the borrower has delivered satisfactory evidence of paid insurance coverage to the lender when and as required and (ii) a capital expenditure reserve in an amount equal to \$6,175, capped at \$111,146, provided that such deposits will recommence if the amount in the capital expenditure reserve drops below \$55,573. In addition, on each due date during the continuance of a CH2M Global Headquarters Trigger Period or an event of default under the CH2M Global Headquarters Loan, the related loan documents require an excess cash flow reserve as discussed under “*Lockbox and Cash Management*” below.

A “**CH2M Global Headquarters Trigger Period**” means any period (i) commencing as of the end of any fiscal quarter during which the debt service coverage ratio (as calculated under the related loan documents) for the trailing 12-month period is less than 1.25x, and ending at the conclusion of the first fiscal quarter for which the debt service coverage ratio for the trailing 12-month period is greater than 1.25x; (ii) after the borrower’s failure to deliver any monthly, quarterly or annual report and such failure remains uncured for 20 business days after the borrower receives written notice of such failure until such reports are delivered and they indicate that no other CH2M Global Headquarters Trigger Period is ongoing; (iii) from the occurrence of a Bankruptcy Trigger Event until, among other conditions, the related bankruptcy proceeding is dismissed, CH2M has affirmed the lease or CH2M’s lease is cancelled or rejected and all of such space is re-let under one or more approved substitute leases and (iv) from the occurrence of a Vacating Trigger Event until, among other conditions, CH2M has recommenced its business and is paying rent or the space has been relet under one or more approved substitute leases.

A “**Bankruptcy Trigger Event**” means the date of the filing of a bankruptcy petition by CH2M or any guarantor of CH2M’s lease or 60 days after the filing of an involuntary filing of a bankruptcy petition against CH2M or any guarantor of CH2M’s lease unless dismissed within such 60-day period.

A “**Vacating Trigger Event**” means the date CH2M terminates, “goes dark”, discontinues its operations or business, vacates or is otherwise not in occupancy in the entirety of one or more individual buildings (other than by reason of casualties, condemnations, renovations or alterations pursuant to the terms of the lease).

- **Lockbox and Cash Management.** The CH2M Global Headquarters Loan is structured with a hard lockbox and in-place cash management. The related loan documents require the borrower to direct tenants to pay rent directly to a lender-controlled lockbox account and all cash revenues relating to the CH2M Global Headquarters Property and all other money received by the borrower or the property manager with respect to the CH2M Global Headquarters Property (other than tenant security deposits) be deposited into such lockbox account or the cash management account by the end of the first business day following receipt. All funds in the lockbox account are required to be swept into the cash management account at the end of each business day. For so long as no CH2M Global Headquarters Trigger Period or event of default under the CH2M Global Headquarters Loan is continuing, all funds in the cash management account in excess of those required to pay amounts due to the lender on the next due date (including any applicable reserves) are required to be swept into a borrower-controlled operating account on a daily basis. On each due date during the continuance of a CH2M Global Headquarters Trigger Period or, at the lender’s discretion, during an event of default under the CH2M Global Headquarters Loan, the related loan documents require that all amounts on deposit in the cash management account be used to pay debt service, required reserves and operating expenses, and that all remaining amounts be reserved in an excess cash flow reserve account.
- **Property Management.** The CH2M Global Headquarters Property is currently self-managed by CH2M. Under the related loan documents, if the CH2M Global Headquarters Property is no longer managed by CH2M, the CH2M Global Headquarters Property is required to be managed by the borrower or any other entity controlled by Angelo, Gordon & Co., L.P., or any other management company approved by the lender in accordance with the related loan documents and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager and require the borrower to engage a property manager selected by the borrower and (unless otherwise provided in the related loan documents) reasonably approved by the lender (i) during the continuance of an event of default under the CH2M Global Headquarters Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager’s assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.
- **Mezzanine or Secured Subordinate Indebtedness.** The loan documents permit future mezzanine financing, subject to satisfaction of certain conditions, including among others: (i) execution of an intercreditor agreement in form and substance reasonably acceptable to the lender and the Rating Agencies; (ii) the mezzanine loan together with the CH2M Global Headquarters Loan have a combined loan-to-value ratio (as calculated under the loan documents) of no greater than 65%; (iii) the debt service coverage ratio (as calculated under the loan documents and taking into account the mezzanine loan and the CH2M Global Headquarters Loan) is at least 1.45x; (iv) the debt yield (as calculated under the loan documents and taking into account the mezzanine loan and the CH2M Global Headquarters Loan) is at least 9.49% and (v) receipt of a Rating Agency Confirmation.

- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or similar subsequent statute) in an amount equal to the full replacement cost of the CH2M Global Headquarters Property (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of the CH2M Global Headquarters Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism, flood and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of \$100,000. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for the CH2M Global Headquarters Property are separately allocated to the CH2M Global Headquarters Property and that the policy will provide the same protection as a separate policy. See *“Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties”* in the Prospectus.