Credit Report – Structured

Bundesbank No#:
Required approval level:

PWM Regional	PWM COO	SCE	KWG13	KWG 15
■	☐	☐	☐	☐

Date:	7/20/2015
Next Ann Review Date:	7/20/2016
Original Approval Date:	12/20/11

■ Review
☐ Amendment
☐ New Facility

Group:	The Trump Family (1045091)
Borrower:	**A)** Trump Endeavor 12, LLC (7862044) **B)** 401 NORTH WABASH VENTURE LLC (6618229) **C)** TRUMP OLD POST OFFICE LLC (8094225)
Pledgor:	
Guarantor:	Donald J. Trump ("Donald", "DJT" or "Trump")
Location:	New York, NY
SIC Type:	LLC
SIC Code:	6500 General Real Estate
Purpose Code:	ACQ
DB Unit:	DBTCA

Beneficial Owner:	Donald J. Trump
Org ID:	1045091
Attorney:	Loeb & Loeb
Rel. Manager:	Vrablic/Scalzi
Lender:	Williams/Frank
Backup:	Fowler
Service Officer:	Ross
Loan Product Type:	Other Secured

Reason for Presentation:
A) Annual Review of Trump Endeavor 12, LLC loan facility.
B) Annual Review of 401 NORTH WABASH VENTURE LLC loan facility.
C) Annual Review of TRUMP OLD POST OFFICE LLC

Exchange Rate:	N/A

Risk Rating: Current			Previous:
Loan A:	Tranche A	CPD: iBBB+ FPD: dBBB	CPD: iA FPD: dBBB
	Tranche B	CPD: iBBB+ FPD: BBB	CPD: iA FPD: iA-
Loan B:		CPD: iA FPD: dA+	CPD: iA FPD: iA
Loan C:		CPD: iBBB+ FPD: dBBB-	CPD: iA FPD: dA-
See attached Risk Rating for rationale for risk rating change (if applicable)			

Estimated RWA:	**Loan Aa:** $5,426,164 **Loan Ab:** $3,267,745 **Loan B:** $2,303,561 **Loan C:** $8,702,338

Estimated ROE / ROA Calculation:
Loan Aa: 75.21% **Loan Ab:** 72.68%
Loan B: 112.00%
Loan C: 96.81%

Currency: US $ in million	**New Limit**	**Usage**	**Previous Limit**
Loan A – Tranche A	$106.0	$106.0	$106.0
Loan A – Tranche B *(See Note Below)*	$19.0	$19.0	$19.0
Loan B	$45.0	$45.0	$73.0
Loan C	$170.0	$6.0	$170.0
Loan C Swap Threshold Amt	$10.25	$0.0	$10.25
Total Exposure	**$350.25**	**$176.0**	**$378.25**

Years	**New Limit**	**Usage**	**Previous Limit**
<=1			
>1 and <=5	Ab) $19	Ab) $19	Ab) $19
>5 and <=7			
>7 and <=10	Aa) $106 B) $45 C) $170 Swap C) $10.25	Aa) $106 B) $45 C) $0 Swap C) $0	Aa)$106 B) $73 C) $0 Swap C) $0
>10			
Other liabilities or comments:			

Collateral	**Market Value**	**Loan to Value**	**Loan Value**
A) Doral Golf Resort and Spa located in Miami, Florida ***(See Note Below)***	$125MM	85%	$106MM
A) Doral Golf Resort – Unsecured			$19MM
B) Trump International Hotel and Tower Chicago	$133MM	34%	$45MM
C) Old Post Office, Washington, DC	$212.5MM (Budgeted Renovation Cost)	80%	$170MM

Collateral

A) **Trump National Doral Golf Club** - The Collateral property consists of a 622 acre golf resort and spa that includes 4 tournament class golf courses (Blue, Red, Gold and White) and a 693 room resort. Other amenities of the resort include 86,139 SF of meeting space including a 24,000 SF ballroom, a 50,000 SF spa with guest rooms, 6 food venues, retail space, 670 parking spaces and a Member's Clubhouse.

NOTE: ***An appraisal is currently in process on this property and a Modification will be completed once an updated value is finalized. Should the collateral value be deemed $147MM or greater, the Unsecured Tranche B will be rolled into the Tranche A secured Facility for a final secured loan amount of $125MM and an overall LTV of no greater than 85%. Should this occur, Tranche B will no longer be deemed Unsecured.***

B) **Trump International Hotel Chicago** - The Collateral Property consists of a full service hotel, including 339 condo-hotel rooms, of which 175 rooms are Borrower owned ("Borrower Units"), which shall be included as Collateral in addition to 38,000 SF of banquet space, a 23,000 SF spa, and a 285 space public parking garage. The 164 rooms that are owned by third parties ("Third Party Units) and the 7 previously held condos have all been sold and removed from the collateral pool. The proceeds from these sales were used to pay down the principal balance of the Facility.

C) **Old Post Office Building and Annex** - The Collateral Property after renovations will consist of a full service hotel, including 250-270 hotel rooms, approximately 65,000-75,000 sf of meeting, banquet, food and beverage, retail, spa and fitness facilities, telecommunications facilities and an underground parking garage with approximately 100 parking spaces.

Assets Under Management:	Donald J. Trump -- $31.295MM cash deposits; Donald J. Trump Jr -- $500M cash deposits; Associated Entities -- $86.49MM cash deposits

Total Relationship Other Credit Exposure Summary

#	Obligor	Org Id	Collateral	Risk Rating	Facility Amount	O/S Balance	Maturity	Interest Rate	Comments
1	N/A								
				Total	**$0.0**	**$0.0**			

Covenants:

<u>Facility A</u>

Does the subject facility have covenants?	☒ Yes	☐ No	
If yes, are these new covenants or did the covenants change since last approval?	☐ Yes	☒ No	☐ Not Applicable
Are the covenants loaded in Covenant Lite?	☒ Yes	☐ No	☐ Not Applicable
Are all covenants in compliance?			
Reporting	☒ Yes	☐ No	☐ Not Applicable
Financial	☒ Yes	☐ No	☐ Not Applicable

<u>Facility B</u>

Does the subject facility have covenants?	☒ Yes	☐ No	
If yes, are these new covenants or did the covenants change since last approval?	☒ Yes	☐ No	☐ Not Applicable
Are the covenants loaded in Covenant Lite?	☐ Yes	☒ No	☐ Not Applicable
Are all covenants in compliance?			
Reporting	☒ Yes	☐ No	☐ Not Applicable
Financial	☒ Yes	☐ No	☐ Not Applicable

<u>Facility C</u>

Does the subject facility have covenants?	☒ Yes	☐ No	
If yes, are these new covenants or did the covenants change since last approval?	☒ Yes	☐ No	☐ Not Applicable
Are the covenants loaded in Covenant Lite?	☐ Yes	☒ No	☐ Not Applicable
Are all covenants in compliance?			
Reporting	☒ Yes	☐ No	☐ Not Applicable
Financial	☒ Yes	☐ No	☐ Not Applicable

See Covenant Section

Relationship/Facility Highlights:

- Construction/Redevelopment of Doral Resort in Florida has been completed with a substantial increase in property value expected.
- All 7 previously unsold condo units at Trump International Hotel in Chicago have been sold, resulting in a large pay down of the facility from $73mm to $45mm.
- Monthly draw requests have started to occur on the Old Post Office property in Washington, DC for approximately $4mm-$6mm each. Draws will continue as construction and development activity increase.
- Guarantor's personal net worth has increased by almost $1 Billion.

Loan A – Trump Endeavour 12, LLC	
Type/Facility Amount	$125,000,000, as evidenced by (i) a Secured Tranche A Note in the principal amount of $106,000,000 ("Secured Tranche A Note"), and (ii) an Unsecured Tranche B Note in the principal amount of $19,000,000 ("Unsecured Tranche B Note").
Purpose:	Acquisition of the collateral property.
Maturity:	**Tranche A**: 8/11/2023. **Tranche B**: 8/11/15; provided, however, that in the event that there exists no event of default that shall have occurred and be continuing, if Borrower so requests and Borrower delivers to Lender an Appraisal, at Borrower's sole cost and expense, evidencing a LTV equal to or less than 85% as calculated based upon the indebtedness evidenced by both the Secured Tranche A Note and the Unsecured Tranche B Note (subject, in any event, to the Dispute Mechanism), the Unsecured Tranche B Note shall be extended to meet the term of Tranche A (i.e. 8/11/23) and the first mortgage lien on the Property shall be deemed to cover such increase in exposure to the property. ***<u>NOTE:</u> An appraisal is currently in process on this property and a Modification will be completed once an updated value is finalized. Should the collateral value be deemed $147MM or greater, the Unsecured Tranche B will be rolled into the Tranche A secured Facility for a final secured loan amount of $125MM and an overall LTV of no greater than 85%. Should this occur, Tranche B will no longer be deemed Unsecured.***
Financial Documentation Covenant	***<u>Borrower to supply 2014 year end financials by June 30, 2015. Request to waive this covenant and extend the deadline to coincide with receipt of the updated appraisal (approximately August 1, 2015)</u>***
Repayment:	Interest only for the term of both facilities. The Borrowers may prepay any amount under the Facility in whole or in part at any time without penalty, with the exception of any cost associated with breakage of a LIBOR or SWAP contract.
Interest Rate:	L + 1.75% or Prime minus 0.75%, with step-up to L+2.00% or Prime minus 0.50%, if Guaranty Level falls below 10%.
LIBOR Tenors	Borrower may elect interest periods of 1, 3, 6, and 12 months
Fees:	1.00% of Facility Amount has been paid. A remaining fee of $144M will be due and payable concurrently with Tranche B becoming secured and its maturity extended to match that of Tranche A.
Guaranty Type	Max LTV shall determine the corresponding Guaranty Level as defined below. Max LTV / Guaranty Level: 85% / 100% 65% / 40% 55% / 20% 45% / 10% 35% / 0% *See Previous Credit memo for Trump Endeavor 12, LLC, dated 7/24/13 for further detail.

Max LTV	Guaranty Level
85%	100%
65%	40%
55%	20%
45%	10%
35%	0%

Loan B – 401 North Wabash Venture, LLC	
Type/Facility Amount	$45,000,000
Purpose:	Original proceeds were used to refinance the existing construct to perm facility. Subsequent proceeds were used to provide working capital for business purposes.
Maturity:	6/1/2024
Collateral Property	A first mortgage lien and first priority security interest in the commercial component ("Hotel Collateral") of the property consisting of, but not limited to, (a) a full service hotel, including 339 condo-hotel rooms, of which 175 rooms are Borrower owned ("Borrower Units"), which shall be included as Collateral and 164 rooms that are owned by third parties ("Third Party Units") and which shall not be included as Collateral, (b) approximately 38,000 SF of banquet space, (c) a 23,000 SF spa, and (d) a 285 space public parking garage, including the Borrower's fee simple estate, all personal property, leases, rents, revenue, operating accounts, reserves and all other related assets.
Maximum Advance Rate:	Shall not exceed 60% of the "as is" appraised value of the Hotel Collateral

<table>
<tr><td>Mandatory Repayment:</td><td>As the principal amount of the Facility is now $45MM, no further on-going principal payments are required.

Prior to the Facility reaching the $45MM outstanding threshold, principal payments were due quarterly based on a 30 year amortization schedule.</td></tr>
<tr><td>Interest Rate:</td><td>L + 2.00%</td></tr>
<tr><td>LIBOR Tenors</td><td>Borrower may elect interest periods of 1, 3, 6, and 12 months</td></tr>
<tr><td>Fees:</td><td>0.75% of the Original Facility Amount was paid at closing</td></tr>
<tr><td>DSC Covenant</td><td>Borrower shall maintain a debt service coverage ratio equal to or in excess of 1.35 to 1.00 as determined and tested by Lender based upon a trailing twelve (12) month basis.</td></tr>
<tr><td>Guaranty:</td><td>NA – Donald Trump's personal guarantee has been eliminated due to the fact that the Facility LTV is below the 35% threshold. Based on the latest appraisal completed, the Hotel collateral was valued at $133MM which results in a 34% LTV.

Appraisal 4/7/14
$133 mn.

<table>
<tr><th>LTV Range</th><th>Guaranty Level</th></tr>
<tr><td>85% - 66%</td><td>100%</td></tr>
<tr><td>65% - 56%</td><td>40%</td></tr>
<tr><td>55% - 46%</td><td>20%</td></tr>
<tr><td>45% - 36%</td><td>10%</td></tr>
<tr><td>35% and below</td><td>0%</td></tr>
</table>

The LTV Range shall be calculated based on the most recent appraisal received in accordance with the existing terms and conditions under the transaction documents.</td></tr>
</table>

<table>
<tr><th colspan="2">Loan C – Trump Old Post Office</th></tr>
<tr><td>Facility Amount</td><td>The lesser of i) $170,000,000 and ii) 80% of the Redevelopment Investment Plan.

➢ Redevelopment Investment Plan – shall represent a budget to complete the Project consisting of hard costs, soft costs (including, without limitation, interest), and operating shortfalls and consisting of: (i) at least 20% of the Redevelopment Investment Plan as of the Closing Date (the "Defined Equity Amount") to be invested directly by the Guarantor, and (ii) any remaining amounts, in an amount not to exceed $170MM, expected to be provided within the Facility Amount.</td></tr>
<tr><td>Facility Type:</td><td>Multiple-draw construction loan facility with (i) interest only payable during the Redevelopment Period, and (ii) during the Post Redevelopment Period either: (a) interest only at any time the loan-to-value (the "LTV") is no greater than 75%, and (b) principal payments, based on a 25-year amortization schedule at any time the LTV is greater than 75%.

➢ Redevelopment Period – the expiration of the Redevelopment Period will be 4-years from the Closing Date; provided, however, that Borrower, in its sole discretion, may trigger the Post Redevelopment Period earlier upon Borrower's delivery to Lender of (a) one or more temporary or final certificates of occupancy or their equivalent for the Major Components, and (b) an appraisal of the Property (the "Initial Appraisal"), which shall be prepared by an appraiser selected by Lender, indicating an LTV of no greater than 85%.

➢ Post Redevelopment Period – the period from the end of the Redevelopment period to the Facility maturity date.

Until such time as the Initial Appraisal is reviewed and accepted by DB, this facility is considered "Other Secured" for collateral reporting purposes.</td></tr>
<tr><td>Purpose:</td><td>Borrower intends to convert the Property from its existing use as an office building with retail to a 250-270 room luxury hotel (Please see project description below).</td></tr>
<tr><td>Property</td><td>The Old Post Office Building and Annex located at 1100 Pennsylvania Avenue, Washington DC 20004.</td></tr>
<tr><td>Maturity:</td><td>8/11/2024</td></tr>
<tr><td>Collateral:</td><td>The Facility will be secured by (i) a first mortgage lien on Borrower's leasehold interest in(x) the Property and (y) all improvements thereto, (ii) security interests in and, to the extent assignable and as applicable, assignments of Borrower's interest in all permits licenses, lease, contracts, agreements, operating accounts, receivables etc. and (iii) Borrower's interest in other customary ancillary collateral relating to the Property.</td></tr>
</table>

Multi-draw Funding Criteria/ Retainage	Borrower will be permitted to receive advances under the Facility to pay all costs incurred by the Borrower in accordance with the Redevelopment Investment Plan. Advances will require a hold back of 10% of hard costs for the first 50% of the amount of any construction contract (there is no hold back on the last 50%) provided, however, no retainage shall be required for (i) soft costs under any contract or (ii) materials only contracts. Lender shall disburse retainage promptly upon notice from Borrower that such retainage is due and payable.
Completion Reserve:	Following the later of (x) the initial advance under the loan and (y) the contribution of the Defined Equity Amount, if at any time the undrawn amount of the Facility is less than the remaining costs to complete the Project and the shortfall is $5,000,000 or greater, then Borrower shall fund a completion reserve (the "Completion Reserve" in the amount required to reduce such shortfall to $5,000,000. The Completion Reserve will be held by Lender as additional Collateral.
Repayment:	1) During the Redevelopment Period the facility will require interest only payments. 2) During the Post Redevelopment Period either (a) interest only at any time the LTV is no greater than 75%, and (b) principal payments, based on a 25-year amortization schedule at any time the LTV is greater than 75%. The Borrowers may prepay any amount under the Facility in whole or in part at any time without penalty, with the exception of any cost associated with breakage of a LIBOR or SWAP contract.
Interest Rate:	1) Redevelopment Period – LIBOR plus 2.00% or, at Borrower's option, the Prime Rate. 2) Post Redevelopment Period and upon delivery of appraisal indicating an LTV of less than or equal to 70% - LIBOR plus 1.75% or, at Borrower's option, the Prime Rate minus 0.25%. Borrower shall have the right to deliver such appraisal, acceptable to Lender, at any time during the Post Redevelopment Period.
LIBOR Tenors	Borrower may elect interest periods of 1, 3, 6, and 12 months with a maximum of (5) LIBOR contracts outstanding at any time and no LIBOR contract to be permitted for loans less than $1,000,000 at any time.
Fees:	0.50% of Facility Amount due and payable at closing
DSC Covenant	➢ *Redevelopment Period* - None ➢ *Post Redevelopment Period* – At all times during the Post Redevelopment Period the Borrower shall maintain a debt service coverage ratio ("DSC") defined as the Net Operating Income ("NOI") divided by Debt Service of no less than 1.15x. "Debt Service" is defined as all principal (if applicable) and interest calculated on the current loan amount outstanding assuming a 25-year amortization schedule, which assumption shall only include actual debt service due under the loan. Covenant to be test annually beginning with the first full calendar year commencing four (4) years after the Closing Date
Maximum LTV	➢ *Redevelopment Period* - 80% of the Redevelopment Investment Plan. ➢ *Post Redevelopment Period* – The Property will maintain a minimum appraised value that provides a maximum LTV of no greater than 85%. The Guarantor may cure any deficiency cause by a valuation shortfall through the repayment of principal to an amount that the maximum LTV based on the revised valuation remains less than 85% with such payment due within 10 business days of notification.
Expiration of Redevelopment Period:	*4-Years from the Closing Date* ➢ No later than 4-years from the Closing Date, Borrower shall deliver to Lender: (a) one or more temporary or final certificates of occupancy or their equivalents for the Major Components (which shall not be required to cover areas relating to minor details of construction, decoration or mechanical adjustment, the non-completion of which does not materially interfere with the operation of the Property as a whole), and (b) an appraisal of the Property, which shall be prepared by an appraiser selected by the Lender, indicating an LTV of no greater than 85%. The term "Major Components" shall mean: (i) 90% of the hotel rooms, (ii) the meeting and banquet space and (iii) one operating restaurant. A temporary or final certificate of occupancy or its equivalent for the entire Project (which shall not be required to cover areas relating to minor details of construction, decoration or mechanical adjustment, or uncompleted work in connection with disputes concerning items of a historic nature, the non-completion of which does not materially interfere with the operation of the Property as a whole) shall be delivered to the Lender no later than 5-years from the Closing Date.
Guaranty:	Donald J. Trump will provide a full and unconditional guarantee of: (i) principal and interest due under the facility, (ii) swap breakage costs, (iii) operating shortfalls of the Property until the end of the Shortfall Coverage Period and (iv) a completion guaranty , guaranteeing the lien-free completion of the Project acceptable to Lender , as evidence by, among other things, one or more temporary or final certificates of occupancy or their equivalent, architects certificate and appropriate lien waivers, each reasonably acceptable to Lender.

Guarantor Covenants	➢ During the *Redevelopment Period:* o Guarantor shall maintain unencumbered liquidity at all times of at least \$50MM with at last \$20MM to be maintained with the Lender. o Guarantor shall not, at any time, have any additional indebtedness (direct or contingent) in excess of \$500MM (the "Guarantor Liability Cap"), excluding (x) any obligation under this Facility and (y) any Guarantor indebtedness (direct or contingent) existing as of June 30, 2013, as reflected in the Statement of Financial Condition referred to below (which includes the Doral and Chicago facilities). ➢ At all times during the term of the facility: o Guarantor shall maintain a minimum net worth of \$2.5 billion excluding the value related to the Guarantor's brand value
Swap Agreement	Borrower shall have the option to purchase interest rate protection in the form of a swap, reasonably acceptable to Lender, and secure related credit exposure (the "Swap Exposure") through the mortgage for the Facility. Borrower shall have the option to purchase this swap at closing or at any time during the loan term, and the term of such swap agreement does not have to be coterminous with the loan. Borrower shall have the option to purchase this swap from Lender or any other party; provided, however, if such swap is not provided by Lender or any of its affiliates, such swap obligation shall not be secured by any assets of Borrower. During the Redevelopment Period the Borrower or Guarantor shall be required to post cash collateral within in three (3) business days' notice from the Lender, should at any time the actual mark-to-market amount exceeds the defined Threshold Amount plus the MTA. At such time, the minimum amount of cash collateral to be posted shall be equal to the difference between the actual mark-to-market and the Threshold Amount. During the Post Redevelopment Period the Borrower shall not be required to post any additional cash collateral and any related Swap Exposure will remain secured by the mortgage. Any cash collateral related to the Swap Exposure, in accordance with the term in effect during the Redevelopment Period, shall be released upon receipt of the Initial Appraisal to the extent such Swap Exposure plus the principal amount outstanding under the Facility does not exceed 85%. Once such cash collateral is released the Borrower will have no further obligation to post any additional cash collateral during the Post Redevelopment Period. *Threshold Amount* - shall be equal to \$10,000,000 minus the Independent Amount. *Minimum Transfer Amount ("MTA")* – shall be equal to \$250,000. *Independent Amount* – shall be equal to 5% of the notional amount of the Swap.

Repayment Sources/ Key Risks/Mitigants

Facility A
- ➢ **Primary Source of Repayment:** Refinancing of the Collateral Property.
- ➢ **Secondary Source of Repayment:** Cash flow from Resort following the Renovation Period. Based on projections the Resort should be able to satisfactorily service principal and interest based on a 25-year amortization schedule.
- ➢ **Tertiary Source of Repayment:** When the LTV is above 65%, DJT provides a full and unconditional guarantee, which eliminates any shortfall associated with operating and liquidating Collateral. As equity in the collateral increases, the Guaranty Level steps down concurrently.

Facility B
- ➢ **Primary Source of Repayment:** Cash flow generated by the Hotel Collateral.
- ➢ **Secondary Source of Repayment:** Refinancing the Hotel Collateral property.
- ➢ **Tertiary Source of Repayment:** Sale of the Hotel Collateral property.

Facility C
- ➢ **Primary Source of Repayment:** Refinancing of the Collateral Property.
- ➢ **Secondary Source of Repayment:** Cash flow from Hotel following the Redevelopment Period. Based on projections, the Hotel should be able to satisfactorily service principal and interest based on a 25-year amortization schedule.
- ➢ **Tertiary Source of Repayment:** DJT provides a full and unconditional guarantee of the entire facility for the term.

Recommendation:

Approval of i) the Annual Review for Facility A (Doral), Facility B (Chicago), and Facility C (OPO).

All Facilities
- *Financial Strength of the Guarantor* - The financial profile of the Guarantor includes, on an adjusted basis, a net worth of \$2.7 billion with \$285MM in unencumbered liquidity.
- *Operating Experience* – DJT's extensive experience in operating private golf/country clubs. His current portfolio includes 16 such clubs with a reported value of \$2.0 billion and DB adjusted value of \$858.1MM.
- *DB Relationship* – In connection with the addition of Facility C, DJT transferred \$40MM in liquidity to DB. He has also indicated he is interested in continued to grow his non-credit relationship with the firm. The AWM Banking team has been introduced to each of DJT's three adult children and two have established relationships with the firm. In addition, the CB&S Real Estate Team has had a successful history with the family.

Credit Report – Structured

Facility A

- *Equity Injection of the Guarantor:* The estimated equity injection is approximately $200MM.
- *Expected Enhanced Value due to Capex* -The Resort is a world class location that has been home to a PGA event every year since it opened in 1962. As DJT expects to invest approximately $200MM on capital improvements it is expected that the value of our Collateral will increase significantly over the term of the Facility.

Facility A & B

- *Leverage Levels required for Step-Down of the Guaranty* – The LTV levels required to for a decrease in the guaranty levels are low enough to ensure that the loan is more than adequately collateralized, as evidenced by the current Facility B, in which the Guaranty was eliminated once the loan was paid down to $45MM (~34% LTV).

Facility B

- *Quality of the collateral and LTV* – The property is in the form of a luxury hotel building in downtown Chicago. Based on the latest appraisal completed, the Hotel collateral was valued at $133MM which results in a 34% LTV.
- Proceeds from the sale of the 7 additional condo units originally pledged as collateral were applied toward the principal balance of the loan (facility has been paid down from $73MM to $45MM year-over-year).

Facility C

- *Equity Injection of the Guarantor:* As of June 2015, the Guarantor completed the required 20% Equity Investment and began to draw on the $170MM Facility.
- *Borrower's Successful Operating Experience:* The Trump Hotel Collection consists of 8 Luxury Hotels in New York, Chicago (secures Facility B), Las Vegas, Hawaii, Toronto, Miami (secures Facility A) and Panama with 3 new hotels (including the subject OPO project) coming on-line in the next 2-3 years. The Trump name has been associated with the highest level of luxury and the hotels in the collection have performed successfully, even through the previous economic downturn.

Regulatory Requirement - One Obligor Principle

IMPORTANT: Transactions subject to banking secrecy in other locations should not be covered

- Does the borrower have other existing credit client relationships in the current booking location or with other Deutsche Bank entities (whether under private individual name or other related entities)?

☒ Yes ☐ No

If 'Yes', please provide details:

Please see Total Exposure on Page 1

- Please certify (tick the box) that this was confirmed with the borrower: ☒

If answered 'Yes' to the above question, the Consolidation of Borrowers' Sheet has to be completed*

Credit Officer or Lending Officer to complete as per responsibilities in place in the given location

Reg O Questions:

(Lender & CRM Initials)

YES NO

1.) **Is this loan for a DB employee?** ____ ____ [initials] [initials]

2.) **Is this loan for a DBTCA "Insider?" or "related party"?** ____ ____ [initials] [initials]
(Consult the most current list of "DBTCA Insiders for Regulation O and NY State Banking Law Reporting Purposes," which is posted on the shared drive R in the folder titled "Reg O," in a Word document titled "Reg O and Insider List")

3.) **If the loan is for a DBTCA "Insider," will DBTCA, DBPWM or any other subsidiary of DBTCA originate the loan?** ____ ____ NA NA.
(If Yes, the loan must be approved in advance by the DBTCA Board of Directors and the DBTCA Office of the Secretary. Please contact Compliance or Legal immediately.)

Signatures

Joshua Frank, BUS	Dave Williams, BUS	Dan McAvoy, Dan McAvoy, Managing Director 7/24/2015	Gaston Alegre, CRM 7/24/15	Nicholas Haigh, CRM 7/25/15

Prepared by: Anna Fowler & Josh Frank

☒ **Approved** ☐ **Rejected** ☐ **Approved with conditions**

Gaston Alegre

From: Thomas Eggenschwiler
Sent: Wednesday, July 29, 2015 6:57 AM
To: Gaston Alegre
Cc: Nicholas Haigh
Subject: RE: Trump Annual Review [I]

Classification: **For internal use only**

Approved from my side

Thomas Eggenschwiler, CFA
Chief Credit Officer
Global Head Credit Risk Management

Deutsche Asset & Wealth Management
Hardstrasse 201, 8005 Zurich, Switzerland
Tel. +41 (44) 224-5900
Mobile +41 (79) 458-0139

From: Gaston Alegre
Sent: Dienstag, 28. Juli 2015 16:56
To: Thomas Eggenschwiler
Cc: Nicholas Haigh
Subject: Trump Annual Review [I]

Classification: **For internal use only**

Dear Thomas,

Please find attached the review for the Trump Relationship. Given the total of facilities and the rating, this review requires your approval.

A few points to mention:

- There are no significant credit issues with the credit relationship.
- There will be a follow-up Modification to follow as soon as the Doral Golf Property is re-appraised which should happen in early August.
- On the Post-Office deal, you will note that the client has first invested his portion of the development costs and is now in the process of drawing under our facility

This relationship has three facilities as follows:

Facility A – Trump Endeavour 12
Collateral: CRE Golf Course in Doral, Miami
Facility: $125mn (A loan $106mn B loan $19mn unsecured); Unsecured portion to be considered secured once appraisal is finalized given construction has been completed
LTV: 85%
Tenor: 8/11/2023
Interest: L+1.7%
Guarantee: Donald Trump (reducing as LTV declines)

Facility B – 401 North Wabash Venture, LLC
Collateral: CRE in Chicago – Trump International Hotel and Tower
Facility: $45mn
LTV: 34% (60% Covenant)
Tenor: 6/1/2024
Interest: L+2%
Guarantee: Donald Trump (reducing as LTV declines)

Facility C – Trump Post Office
Collateral: CRE lease interest in DC – Old Post Office
Facility: Lesser of $170mn and 80% of the redevelopment investing plan
LTV: 80%
Tenor: 8/11/2024
Interest: L+2%
Guarantee: Donald Trump

Please let us know if you require any additional clarification before signing-off on this request.

Regards,

Gaston Alegre
Director
Risk / AWM
Tel. 212-454-2285
Email. gaston.alegre@db.com

II - Financial Analysis – Guarantor

It should be noted that the Guarantor, DJT, is required to provide financials within 120 days of 6/30 FYE. Thus the most recent financials available are as of 6/30/14. We are not aware of any material changes to the Guarantor's financial profile.

Guarantors – Financial Summary: Although all three Facilities are secured by Collateral, given the unique nature of these credits, the credit exposure is being recommended based on the financial profile of the Guarantor. As part of this underwriting we have met with several members of the family office to update our due diligence on the client reported financial information, as prepared by WeiserMazars, an independent public accounting firm. Based on the results of this due diligence we have made certain assumptions that have resulted in adjustments to reported values. Details on such adjustments are included in the analysis that follows. Additional details are included in the Guarantor's financial statements.

Financial Summary *($ in millions)* **Source:** *Client provided financials*	**DJT 6/30/2011 (Client Reported)**	**DJT 6/30/2012** ***(Client Reported)***	**DJT 6/30/2013** ***(Client Reported)***	**DJT 6/30/2014** ***(Client Reported)***	**DJT 6/30/2014** ***(DB Adjusted)***
Cash & Marketable Securities	$258.9	$169.7	$339.1	$302.3	$285.3
Escrow & Reserve Deposits	$9.1	$10.8	$15.2	$40.0	--
Real Estate – Net Equity	$2,996.9	$3,184.2	$3,268.7	$3,867.0	$1,933.5
Partnerships & Joint Ventures	$720.0	$823.3	$869.3	$923.1	$408.5
Real Estate Licensing	$89.3	$65.2	$174.7	$329.7	$164.9
Other Assets	$199.2	$318.5	$352.0	$352.8	$209.1
Total Assets	$4,273.4	$4,563.9	$5,019.0	$5,814.9	$3,001.2
Personal Mortgage other Debt	$8.4	$8.3	$20.5	$20.4	$20.4
Other Liabilities	$3.7	$4.4	$20.4	$17.0	$17.0
Net Worth	**$4,261.3**	**$4,559.0**	**$4,978.0**	**$5,777.5**	**$2,650.9**
Contingent Obligations	$114.0	$195.7	$197.2	$276.0	$276.0
Net Cash Flow *	$82.4	($89.2)	$169.7	($36.7)	($36.7)
Leverage Ratio (<= .30)	.13	.14	.01	.01	.15
Cash Flow Ratio (>= .35)	.57	-0.67	0.45	-.10	-.10
Liquidity Ratio (>= .25)	2.04	1.32	0.90	.98	.81
Asset Coverage Ratio (>=6.0)	31.7	33.32	13.27	16.60	8.68

- *Liquidity* – The Guarantor reports liquidity of $302.3MM as of 6/30/14 consisting of funds in Mr. Trump's name personally and various entities that Mr. Trump controls. The client reported balances have remained on par from the prior year, with minor fluctuations attributed to additional CRE acquisitions and the Guarantor taking fewer distributions from his properties.

- The Guarantor's personal liquidity has been primarily generated through on-going distributions from his diversified portfolio of operating companies which is highlighted in more detail in the Cash Flow section below. Such distributions include cash distributions from the Guarantor's portfolio of premier private clubs which generated these distributions through operating profit along with the collection of membership deposits. In accordance with industry standards, premier golf clubs require new members post a non-interest bearing 30-year deposit as part of their membership requirement. Terms of the deposit agreement include that such deposits are non-refundable for 30-years without condition, after which the member may request the refund of such deposit which is generally contingent on being replaced by at least one new member. An updated value of the outstanding deposits was not provided via the 6/30/14 financial statements; however, as of 6/30/13, the total life-to-date balance of such deposits collected across the clubs owned by the Guarantor was approximately $213MM, much of which has been reinvested into the clubs. Given the lack of any conditional rights by the member such deposits are not recorded on the operating books of the club as a liability. The Guarantor has indicated that they have received tax opinions supporting the treatment of such deposits and are not required to be included as part of taxable income. None of these deposits have been included in the Guarantors liquidity.

- *Real Estate – Net Equity* - the following table summarizes the Guarantor's total real estate portfolio, as of 6/30/14 which reflects the Guarantor's 4 wholly owned trophy properties, the portfolio of 13 wholly owned club facilities, other major property interests and properties currently under development. DB adjustments for each of these properties are discussed below.

- Net Worth – The Guarantor's reported net worth has increased just shy of $100MM, largely in part to his real estate equity and licensing. It should also be noted that the DB adjusted calculation of the Guarantor's balance sheet does not include any valuation for his brand, which has received a 100% haircut.

Property Type	**DJT Valuation**	**DB Valuation**	**Reported Debt**	**DJT Net Equity**	**DB Adjusted Net Equity**
Trump Tower – 725 5th Ave	$707.0	$480.0	$100.0	$607.0	$380.0
Niketown – East 57th St	$348.8	$175.0	$30.6	$318.2	$144.4
40 Wall Street	$550.1	$500.0	$160.0	$390.1	$340.0
Trump Park Ave	$300.8	$173.0	$19.4	$281.4	$153.6
Subtotal – 4 Trophy Properties	***$1,906.7***	***$1,328.0***	***$310.0***	***$1,596.7***	***$1,018.0***
Club Facilities	$2,009.3	$1,004.7	$146.6	$1,862.7	$858.0
Other Property Interest	$436.8	$182.3	$29.1	$407.7	$153.1
Total – Portfolio	***$4,352.8***	***$2,515.0***	***$485.7***	***$3,867.1***	***$2,029.1***

- *4 Trophy Properties* – The valuations for each of these properties were previously discussed with DB Valuation Services Group ("DBVSG") who advised on adjustments for each.
  - Trump Towers – The 68 story building contains residential and condominiums that are owned by residents along with 178,000 square feet in commercial space and 114,000 square feet of retail space. As of 6/30/14 the property had associated debt of approx $100MM. The loan is non-recourse and matures in 2022. The most recent appraisal performed in conjunction with the refinance valued the property at $480MM resulting in a roughly 21% LTV.
  - Niketown – The Guarantor is the lessee with respect to 2 long-term ground leasehold estates related to the land and the building located on 57th street between Madison and 5th Avenue. Since 1994 the building has been leased to Nike Retail Services. The current lease is scheduled to expire in May 2017. The space includes 65,000 square feet of retail space. Based on sq foot assumption DBVSG previously indicated an adjusted value of $175MM. Financing on the space is in the form of long-term bonds which are scheduled to fully amortize by June 1, 2017.
  - 40 Wall Street – The 72 floor tower consist of 1.3MM in premier office space. Based on a SF assumption DBVSG indicated an adjusted value of $500MM. The existing debt in the amount of $160MM, of which the Guarantor currently guarantees $20MM, is scheduled to mature in November 2017.
  - Trump Park Avenue – The property located on 59th Street and Park Avenue consists of 134 condominium units coupled with 30,000 square feet of retail space and has a reported value based on unsold units and retail rates of $346.1MM. The unsold condominium units have been pledged as collateral for the mortgage which, as of 6/30/14, had an outstanding balance of $19.42MM and matures 8/1/15. Based on prior discussions with DBVSG we elected to take an approximate 50% haircut on the reported value.
- *US Club Facilities* – The Guarantor wholly owns interests in 13 domestic private club facilities which include The Mar-A-Lago Club in Palm Beach Fl; Trump National Golf Club in Briarcliff Manor N.Y.; Trump International Golf Club in Palm Beach County, Fl, Trump National Golf Club in LA, Ca; Trump National Golf Club in Bedminster, NJ; Trump National Golf Club in Colts Neck, NJ; Trump National Golf Club in Washington, DC; Trump Golf Links at Ferry Point, Bronx, NY; Trump National Golf Club in Hudson Valley, NY; Trump National Golf Club in Philadelphia PA, Trump National Doral in Miami, Florida, Trump National Golf Club in Charlotte, NC, and Trump National Golf Club in Jupiter, Florida.
- *European Golf Clubs* – The Guarantor wholly owns interests in 3 European golf club facilities which include Trump International Golf Club in Scotland, Aberdeen; Trump Turnberry, South Ayrshire, Scotland; Trump International Golf Links Ireland, Doonbeg.
- *Other Property Interest* – consists of wholly owned interests in The Trump World Tower at United Nations; 100 Central Park South; Trump Plaza NY; Trump International Hotel and Tower, Trump Palace, Trump Parc and Trump Parc East Condominiums and the Mansion at Seven Springs in Bedford, NY. These properties consist of commercial, retail and hotel space along with condominium units and raw land. For purposes of deriving an adjusted value (with the exception of the Mansion at Seven Springs) we applied a haircut of approximately 21%, which is consistent with the weighted average adjustment made on the Guarantors 4 Trophy Properties, based on discussion with the DB Valuation Services team. With regards to the Mansion at Seven Springs in Bedford New York, this property consists of over 200 acres of land, a mansion and other buildings. This property is zoned for 9 luxury homes and valued at $301.5MM based on an assessment made by the Guarantor in conjunction with his associates of the projected net cash flow which he would derive as those units are constructed and sold, and the estimated fair value of the existing mansion and other buildings. For purposes of deriving an adjusted value we assumed a 75% haircut to this asset to reflect the uncertainty in valuing undeveloped land.

  It should be noted that as of June 30, 2014, the Guarantor has continued to elected not to include the value of the Trump Chicago International Hotel & Tower in his financial statements thus we have omitted this asset from our analysis of Mr. Trump's personal financial condition. It should be noted that on 11/9/12, DB provided the Guarantor with a $98MM bifurcated commercial mortgage facility on the Trump International Hotel and Condos in Chicago (Facility B). Since closing, the Facility has been paid down to $19MM, increased last year to $73MM, and paid down again to $45MM, as further discussed in the Facility B section of the subject annual review.

- *Partnership and Joint Ventures* -
  - 1290 Avenue of the Americas, NY and 555 California Street, San Francisco, CA – In May of 2007 Mr. Trump partnered with Vornado Realty Trust in two buildings in NY and San Francisco. 1290 Avenue of the Americas consists of an office tower and retail space containing approximately 2MM leasable SF housing such tenants as Microsoft, AXA Equitable, and Cushman & Wakefield. 555 California Street consists of one retail and two office buildings for a total of 1.7MM leasable SF in addition to a subterranean garage. Current tenants include Bank of America, Goldman Sachs, UBS Financial Services, Citigroup and Wells Fargo. Mr. Trump owns 30% of these properties. The value of $745.8MM is net of debt. For purposes of deriving an adjusted value we assumed a 50% haircut of this asset.
  - Trump International Hotel and Tower – Las Vegas, Nevada – Entities owned by Mr. Trump have formed a JV with Philip Ruffin as equal members, and have built a luxury hotel and condominium tower near the Las Vegas Strip. The Tower is the tallest hotel condominium tower in Las Vegas with over 1,200 condominium units, a 10,000 SF spa, a fitness center, salon, gourmet restaurant, heated pool and valet parking. The estimated current value of $106.2MM is after the current mortgage debt of $63.4MM, with final maturity of 7/5/17. For purposes of deriving an adjusted value we assumed a 50% haircut of this asset.
- *Real Estate Licensing* – The Guarantor has numerous associations with several other parties for purposes of developing properties and other projects. Terms of specific agreements vary and involve both defined compensation and contingent type fees tied to performance. The estimated current value of $329.7MM was based on situations which have evolved to the point where signed arrangements with other parties exit and fees and other compensation which he will earn are reasonably quantifiable. The Guarantor has pledged certain of these fees to secure a $19.76MM mortgage on The Trump Tower at United Nations Plaza. Accordingly, the $19.76MM has been reflected on Mr. Trump's financial statement as "Other mortgages and loans payable". For purposes of deriving an adjusted value we assumed a 50% haircut of this asset.

- *Other Assets* – includes a Boeing 757 Jet, a Cessna Citation X and 2 Sikorsky helicopters, ownership rights to The Apprentice/Celebrity Apprentice Series and the Miss Universe Pageants, the Wollman Rink in Central Park, 2,000 acre vineyard in Charlottesville Virginia, a management company that supervises the operation of condominium properties, an international talent/model agency and receivables representing amounts earned to date end contract rights with regards to future performances on television. For purposes deriving an adjusted value we assumed a 50% haircut on reported value. It should be noted that last year the Guarantor has had a valuation performed by PREDITV, an independent valuation firm, based on the intangible value of the Trump brand. The report indicated a brand value in the range of $2.8 billion to $3.0 billion. For purposes of our financial analysis we assumed no value for the Trump brand.

- *Contingents* – as of 6/17/14 DJT's gross contingent obligations were reported to be $197.2MM, which included: a) the $125MM in support provided under the Doral credit facility with AWM, b) $69MM in personal recourse on the existing debt related to the Trump International Hotel in Chicago also with AWM (Update: This debt is currently $45MM, i.e. Facility B, with no personal Guaranty to DJT); c) $20MM on a limited guarantee for the $160MM commercial mortgage on 40 Wall Street extended by Capital One; d) $11MM on Trump Golf at Ferry Point to the City of New York, e) $7.1MM related to 7 Springs Resort and $3.9MM in certain other project related completion guarantees, f) $40MM in equity injection by DJT to the Trump OPO (Update: the full $42.5MM/20% Equity Contribution by DJT has been completed and the client has begun to draw on the DB construction financing line, i.e. Facility C).

- Net Cash Flow – the Guarantor demonstrates a diversified stream of cash flows which is generally recurring by nature. The following table summarizes the sources and uses of cash for the period 2010 – 2014.

Type	Client Reported FY FY 6/30/14	Client Reported FY 6/30/13	Client Reported FY 6/30/12	Client Reported 11/30/11	Client Reported 2010
Sources of Cash					
Real Estate	$43.5	29.1	$32.1	$30.5	$125.0
Entertainment	$10.8	19.5	$20.6	$23.5	$15.3
Clubs	$14.4	17.4	$15.1	$12.1	$8.0
Licensing	$20.5	16.1	$32.4	$33.4	$32.3
Non Op. Revenue	--	192.9	--	$41.2	$50.4
Investment income	$1.4	1.7	$1.8	$4.2	$4.2
Debt Refinancing	$50.1	--	--	--	--
Other	$4.0	2.2	$12.0	$10.7	$10.5
Total Sources	**$144.7**	**$278.9**	**$114.0**	**$155.6**	**$245.7**
Uses of Cash					
Property Development	$142.2	$66.1	$69.8	$34.8	$34.3
Retirement of Debt/Debt Service	--	$30.9	$74.7	$14.2	$25.2
Golf Club/ Aircraft Acquisition	$90.4	$21.7	$32.9	--	$37.0
Income Tax Payable	$0.6	$6.5	$22.0	$21.8	$2.9
Personal & Other	$3.4	$3.8	$3.7	$2.5	$1.7
Total Uses	**$236.7**	**$129.0**	**$203.1**	**$73.3**	**$101.1**
Net Excess Cash Flow	***($92.0)***	***$149.9***	***($89.1)***	***$82.3***	***$144.6***

  - *Real Estate*– represents distributions from the portfolio of real estate holdings which have been previously outlined in this section.
  - *Entertainment* – represents distributions generated primarily through the Guarantor's involvement in the TV show "The Apprentice" along with income generated through his affiliation with The Golf Channel. As this source of cash flow appears to be recurring as long as Mr. Trump is involved with the Apprentice we have chosen to take it at reported value. The Apprentice maintains a one-year rolling contract.
  - *Clubs* – represents distributions generated through the portfolio of 16 Clubs which are wholly owned by the Guarantor.
  - *Licensing* – represents licensing revenue from a large portfolio of licensing agreements both real estate related along with other ventures such as Trump Vodka, Trump Water, Trump Shirts and several other such types of arrangements.
  - *Non Operating Revenue* – No non-operating cash flow was reported for 2014. Prior years, non operating revenue consisted of tax refunds, insurance settlements, gains on sale, distributions from refinancing and other one-time items.
  - *Investment Income* – represents interest and investment income on cash and marketable securities.
  - *Other* – primarily related to miscellaneous fee income and fees generated from speaking engagements.
  - *Uses of Cash* – primarily utilized for i) acquisition of resorts/golf clubs/aircrafts including purchase of the Trump Golf Links at Ferry Point in the Bronx, NY with market value of ~$10MM.
  - *Net Excess Cash Flow* – the net reported Cash Flow of ($37MM) reconciles to the reported decrease in the Guarantor's reported Cash balance from $339MM to $302MM. The adjusted cash flow omits the proceeds from refinancing and the proceeds used for acquisition of properties.
  - *Key Ratios* – to demonstrate the strength of the Guarantor we have applied the Unsecured Lending Guidelines assuming repayment of all of the obligations committed and proposed (the full $125MM for Doral, $45MM on Chicago and $170MM OPO + $10.25MM Swap Threshold + min transfer amt) by the Guarantor, using DB adjusted balances to both the balance sheet and net cash flow. The results indicate that the Guarantor meets 3 out of 4 of the unsecured ratios. As noted above, for purposes of adjusted contingents, all of the adjusted contingent liabilities are related to secured debt, however the full amount of the exposure is still included in the Guarantor's adjusted financials.

Property Description/Project Overview - Facility A
Facility A – The Collateral property consists of a 622 acre golf resort and spa that includes 4 tournament class golf courses (Blue, Red, Gold and White) and a 693 room resort. Other amenities of the resort include 86,139 SF of meeting space including a 24,000 SF ballroom, a 50,000 SF spa and treatment center, 6 food and beverage venues, retail space, 670 parking spaces and a Member's Clubhouse. The property is located within 8 miles or 15 minutes from Miami International Airport. The Borrower has been in the process of completing an extensive renovation. The value of said renovations will be reflected in the updated appraisal expected to be received by 7/31/15. The renovations have been primarily on the Main Building, Guest Rooms, Conference Area, Spa and Champions Pavilion including aesthetic upgrades of the lobbies, reception areas, meeting spaces, restaurants, retail spaces, spa and corridors. Renovation of the Lodges and Spa Suites include both interior and exterior work included painting, lighting and landscaping. Guest rooms have undergone a complete renovation including new bathroom fixtures, furniture, flooring, window treatments, lighting and linens. The Member's Clubhouse has been completely redesigned to maximize and upgrade the space and improve the finishes to support the drive to increase the number of the members and amount of dues. The golf course renovations were primarily aesthetic with a focus on improvements to the cart paths and landscaping. In addition, the budget includes lengthening and expanding the driving range to make it consistent with the high standard of the courses. The original loan proceeds were used to enhance the arrival experience, improve the overall landscaping, renovate the pool and outdoor areas and perform a number of other smaller projects. The Borrower has completed the renovation in phases as the resort has remained operational throughout said renovation. **Further information regarding the Trump Doral Property and Renovation plan can be found in the initial CAM dated 12/20/11.** **Note: upon completion and receipt of the updated appraisal, a CAM MOD will be prepared to document the current value of the Doral Property.**

Property Performance/Financial Analysis – Facility A

Actual & Projected

In thousands	**2015 Projected**	**2014 Actual**	**2013 Actual**	**2012 6 months Actual**
Occupancy Rate	73%	73%	62.2%	48.39%
ADR	$250	$208	$175.0	$148.58
RevPar	$182.5	$151.85	$108.85	$67.43
Total Revenue	$121,993	$111,237	$82,099	$30,025
Total Operating Expenses	$93,786	$87,295	$69,899	$37,754
Net Operating Income	$28,207	$23,942	$12,200	($7,729)
EBITDA	$31,869	$26,169	$12,200	($6,553)
Actual Debt to EBITDA	3.92x	4.78x	10.25x	N/A

*It should be noted that operating expenses omit any hotel management fees as these would be subordinate to any payments of senior debt.

The 2015 Borrower's financials are due 6/30/15, and thus the most recent statements provided are for the 12 months ending 6/30/2014. In addition, during the renovation period, there are no debt service tests as the property is still under renovation and thus revenue is impaired. During this period Mr. Trump provides 100% guaranty to the Facility. Upon receipt of the updated appraisal, a full discussion will be documented via a CAM MOD.

Property Description/Project Overview – Facility B
Facility B - The Property is known as the 92-story Trump International Hotel and Tower Chicago. The entire tower contains 2,637,320 SF of mixed use components which includes a hotel, spa facility, residential condominiums, a parking garage, retail space, restaurants, convention space, and a health club. The Property was originally developed in the 1950's as a mid-rise office building occupied by the Chicago Sun Times which was purchased by Trump for $73MM, closing October of 2004. Subsequently the Sun-Times building was demolished and the Trump International Hotel and Tower was developed at a cost of approximately $600MM. Occupancy began in January 2008 for the hotel component, and the residential component began delivering units in Fall of 2008 with completion of the entire project in the latter half of 2009. The Trump International Hotel consists of a 339-room luxury hotel property which includes a bar/restaurant, spa, fitness center, banquet space, parking and ground floor retail. For the purposes of this facility, the collateral consists of 175 developer owned units as well as the commercial components of the hotel including the food and beverage outlets, the meeting/banquet space, parking and the Spa at Trump. The remaining 164 units are privately owned as part of a "condo-tel" agreement where, at the owner's option, the unit is included in the available rental pool for the hotel. An appraisal was performed by CB Richard Ellis, dated as of 4/7/14 which indicated an "As Is" value of $133MM. **Further information regarding the Trump International Hotel and Tower Chicago can be found in the initial CAM dated 10/24/13.**

Property Performance/Financial Analysis – Facility B

Hotel Collateral

The hotel property is divided into 3 general sections, the commercial areas including the spa, restaurants, banquet rooms and parking, the 175 sponsor own units (both of these sections compose our collateral) and 164 privately owned third party units (not included as Collateral).

With regards to the third party units, the private owners have the option to put their unit into the rental pool with the sponsor owned units to be rented to the general public. When one of the third party units is selected from a blind pool, the net income to the owner is the rental revenue on the unit revenue split, less various fees for expenses incurred in the operation of the hotel room including a management fee. As noted in the tables below, the 3rd Party Reimbursables line item represents these expenses that are netted out of the related 3rd Party Revenue Distribution. In addition to any fees related to the rental of their unit, the unit owner is responsible for the related real estate taxes and reserves as well as CAM and utilities. As per the Borrower, the revenue generated by the unit has historically been sufficient to cover these fixed costs as well as those related to the rental of the unit.

Historical Financial Results

The Borrower has provided Profit and Loss statements from 2010-2014.

	12-Mo Ending 12/31/2010	12-Mo Ending 12/31/2011	12-Mo Ending 12/31/12	12-Mo Ending 12/31/13	12-Mo Ending 12/31/14
Occupancy Rate	*61.7%*	*68.5%*	*69.7%*	*74.5%*	--
Average Daily Rate ("ADR")	*$321.67*	*$347.31*	*$384.47*	*$387.96*	--
Revenue per Available Room ("RevPar")	*$198.46*	*$237.98*	*$267.91*	*$289.01*	--
Total Revenue	$46,787	$55,226	$60,931	$65,490	$47,572
Total Operating Expenses	$40,182	$45,439	$46,562	$48,436	$40,892
Management fee	$1,847	$2,574	$2,869	$3,033	$1,366
3rd Party Revenue Distribution	$7,068	$8,222	$16,490	$17,793	--
3rd Party Reimbursables	($3,989)	($6,030)	($11,900)	(12,606)	--
Net Operating Income	$1,679	$5,021	$6,910	$8,834	$6,679
Projected Debt Service (P &I)	$5,085	$5,085	$5,085	$5,085	$5,085
DSCR (P & I)	0.33x	0.99x	1.36x	1.74x	1.31x
Projected Debt Service (I/O)	$3,599	$3,599	$3,599	$3,599	$3,599
DSCR (I/O)	0.47x	1.40x	1.92x	2.45x	1.86x**

**Borrower states actual debt service expense (I/O) to be $1,017 per the 12/31/14 Compliance Certificate. Under this figure, DSCR (I/O) is 6.56x

- Occupancy Rate - Since 2010 rates have improved from 61.7% to current reported year-to-date of 74.5%, which is driven primarily by the continued improvement in the economy and growing popularity of the Property location. Per the appraisal, the stabilized occupancy for this property is 71%.
- ADR/ Rev Par – the improvement in Occupancy Rates, has provided the Borrower the opportunity to significantly increase both ADR and RevPar. During the historical period ADR has increased by 17% and RevPar has increased 31%. Both of these indicators are well above the average ADR of $311.16 and RevPar of $236.68 for the subject's competitive set of hotels in Chicago. Per the appraisal provided, for full service hotels in the Chicago Metro area, ADR is anticipated to increase 0.4% in 2014, 3.7% in 2015, 2.0% in 2016 and 1.8% in 2017.
- Net Operating Income – during the historical period from 2010-2013 NOI improved by 426% primarily driven by a significant improvement in operating margin (defined as Total Revenue minus Total Operating Expenses) from 14.1% to 26% which is consistent with the significant improvement in RevPar during the Period.
- DSCR – based on historical performance the Collateral demonstrates the ability to comply with the defined Debt Service Coverage Ratio of 1.35x on a principal and interest or interest only basis.

Projected Financial Results

The appraisal has provided the following projections for the 12 months ending April 2015 through April 2025. For the purposes of this analysis, we have included the first 5 years through 2019.

	2015	2016	2017	2018	2019
Occupancy Rate	*73.0%*	*72.0%*	*71.0%*	*71.0%*	*71.0%*
ADR	*$409.78*	*$430.27*	*$443.18*	*$456.48*	*$470.17*
RevPar	*$299.14*	*$309.80*	*$314.66*	*$324.10*	*$333.82*
Total Revenue	$67,163	$69,049	$70,226	$72,332	$74,502

Total Operating Expenses	$49,412	$50,658	$51,937	$53,494	$55,099
Management fee	$2,453	$2,495	$2,549	$2,625	$2,704
Reserves for Replacement	$2,687	$2,762	$2,809	$2,589	$2,980
3rd Party Revenue Distribution	$9,772	$10,120	$10,279	$10,587	$10,905
3rd Party Reimbursables	($7,107)	($7,360)	($7,475)	($7,700)	($7,931)
Net Operating Income	$9,946	$10,374	$10,128	$10,432	$10,744
Projected Debt Service (P &I)	$5,085	$5,085	$5,085	$5,085	$5,085
DSCR (P & I)	1.96x	2.04x	1.99x	2.05x	2.11x
Projected Debt Service (I/O)*	$3,599	$3,599	$3,599	$3,599	$3,599
DSCR (I/O)	2.76x	2.88x	2.81x	2.90x	2.99x

*Equivalent to 8% stressed rate which is significantly higher than current rates

- Occupancy Rate - assumes the economy continues to slowly recover and the Property continues to realize the increasing growth in demand based on growing popularity of location. The 2015 step-down in occupancy reflects impact of opening of new hotel located across the street which is expected to put some pressure on occupancy as management continues to protect ADR and RevPar.

- ADR/ Rev Par – shows continued growth during the period with ADR increasing by 5.6% and RevPar increasing by 3.5% in 2015 from 2013 actual results with a continued increase per annum of approx 21% in ADR and 15.5% in RevPar during the forecasted, 5 year, period.

- Net Operating Income – during the forecasted period NOI is projected to grow by approximately 21.6% over the 5 year period primarily driven by continued improvement in the operating margin (defined as Total Revenue minus Total Operating Expenses) which is projected to hold steady at a healthy 26%.

- DSCR – based on historical performance the Collateral demonstrates the ability to comply with the defined Debt Service Coverage Ratio of 1.35x.

Sensitivity Analysis

The financial projections presented above provide the key indicators to operating performance which include Occupancy Rate, ADR, RevPar, and Operating Expenses. Management is challenged to balance each of these variables to drive the overall operating performance of the property which for purposes of this analysis we will measure through the Net Operating Income ("NOI"). Based on this methodology we have determined that the key variables for identifying levels sensitivity against the defined DSCR of 1.35x would be measured through the NOI and Interest Rate.

- NOI – Based on the 2013 FY Actual results , the NOI could decrease by $1.97MM (22.3%) or $3.97MM (45%) before breaching the DSCR covenant on an interest only and P& I basis, respectively.
- Interest Rate – Based on the 2013 FYE Actual results, the interest rate could increase by 4.02% to an all in rate of 8.95% or 2.72% to an all in rate of 7.65% before breaching the DSCR covenant on an interest only and P&I basis, respectively.

Property Description/Project Overview – Facility C

The iconic and historic Old Post Office in Washington, DC opened in 1899 as the Headquarters of the US Postal Service. Its grand architecture was designed to announce Pennsylvania Avenue's arrival as America's Main Street. The 441,000 SF building is the tallest building in DC and home to the historic Congress bells and observation tower, it is a landmark well known to both DC residences and tourists alike.

The Trump Organization (Trump) was selected by the US General Services Administration (GSA), to renovate Washington DC's historic Old Post Office Building (OPO) located on Pennsylvania Avenue and 12th Street just southeast of the White House. The approved renovation plan includes converting the historic building into a 250-270 room, full service, luxury hotel with ground floor retail space. Once completed the property will include high end restaurants, spa/fitness facility, a museum and the largest ball room in Washington DC (13,000 SF).

The Borrower has executed a 62+ year ground lease with 2 additional 20-year options with the GSA for the OPO, this process included a year-long concept review through the Section 106 process with all relevant stakeholders, including the Commission of Fine Arts, National Capital Planning Commission, DC State historic Preservation Office and General Services Administration.

Per the Borrower the full renovation budget is +$215MM with the Borrower's 20% being deployed prior to the Lenders funds (the "Defined Equity Amount"). Completion of the Defined Equity Amount has occurred and disbursements have begun. The first draw was in June 2015 for $6.0MM and the client expects to submit Disbursement Requests of ~$5MM each month for the remainder of the Redevelopment Period (i.e. four years from closing, or 8/12/18). As noted, upon the completion of the Redevelopment Period, an appraisal of the Property (the "Initial Appraisal") will be prepared by an appraiser selected by Lender, indicating an LTV of no greater than 85%. Until such time as this appraisal is reviewed and accepted by DB, this facility is considered "Other Secured" for collateral reporting purposes and the Guarantor's financial strength is the primary basis of the loan decision.

Highlights from the Renovation Plan are as follows:

Accommodations – The Hotel's guest rooms and suites will be nearly 20% larger than the average rooms offered by the Hotel's competitive set (Four Seasons, The Ritz-Carlton Georgetown, The Ritz-Carlton DC, Mandarin Oriental and the Hay-Adams), a major point of differentiation with transient business and leisure guests. The Borrower believes the differentiated product will fill a void in the marketplace for premium rooms and attract embassy and delegation stays at premium nightly rates.

Meeting & Banquet Facilities - With more than 39,100 SF of event space on two dedicated levels including a 13,000 SF Grand Ballroom and several meeting/function rooms, the Hotel will have DCs largest luxury meeting space and largest Grand Ballroom in the aforementioned competitive set. Combined with the Hotel's well-appointed amenities, prime location and personalized services; the Borrower feels the OPO will be well positioned to capture the top events in Washington, DC.

Retail – Each year millions of people visit the area surrounding the OPO including 236,000 annual visitors to the Clock Tower located inside the OPO. Nearby attractions include the White House, the National Mall, the DC Convention Center and the OPO, all of which generate significant foot traffic and spending in Downtown DC. The Borrower feels that the Hotel's central location within a high concentration of wealth, premium office buildings and cultural institutions will attract the best retailers.

Food & Beverage - The Hotel will feature four food and beverage outlets, including a grand bar, as well as in-room dining. The Borrower is in the process of speaking to a number of well known chefs about the dining opportunities for the Hotel.

The Spa at Trump - The Hotel will feature a 5,000 SF signature Spa at Trump offering an array of spa offerings including massages, facials, relaxation programs and beauty treatments.

Parking - The Hotel will provide ~120 spaces on one level of underground parking, accessible by valet. Parking in that area is scarce and hotels command a premium over neighborhood garages. Hotels near the OPO with less luxurious accommodations are able to charge $47/day.

Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessment was performed by IVI on February 3, 2014 and has been reviewed and accepted by DB. The report shows no material issues or concerns warranting additional assessment and no further actions are necessary.

Location and Market Overview – Facility C

The subject property is located in Washington, D.C. between the White House and the U.S. Capitol Building on Pennsylvania Avenue. Washington, D.C. is a cosmopolitan city rich in monuments, museums and culture. As the nation's hub of political affairs, the city is the center of governmental action and policy. From Capitol Hill to Embassy Row, the National Mall and historic Georgetown, Washington, D.C. also boasts a diverse concentration of national and international organizations and associations. Furthermore, a number of major universities, educational agencies, and museums – including Georgetown University, George Washington University, Howard University, Catholic University, American University and the Smithsonian Institution are located within the District of Columbia.

The federal government and all of the public and private institutions which support it, form the biggest industry sector in the Washington, D.C. region. While the government sector accounts for approximately 31% of total employment (2012 statistics), the government serves as the catalyst for virtually all of the economic activity in the greater Washington area including the operations of hundreds of private sector firms, associations, trade unions, law firms, lobbying organizations, defense companies, political groups and international organizations. The prevalence of the government, educational and healthcare sectors helps to somewhat shelter this region from any major economic interruptions; thus, the outlook for the market area remains fairly optimistic.

Convention centers often serve as a gauge of visitation trends to a particular market as they generate significant levels of demand for area hotels and serve as a focal point for community activity. Typically hotels within the closest proximity to a convention center - up to 3 miles away will benefit the most. In April 2003 the Walter E. Washington Convention Center was opened at Mt. Vernon Square with approximately 2.3MM feet of space. The subject property is located approximately 0.7 miles from the convention center, making it well positioned to benefit from any activities held at the center.

Financial Analysis Property Performance - Facility

Projected

	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
Occupancy Rate	57%	68%	72%	72%	72%
ADR	$605.00	$655.00	$710.00	$738.40	$764.77
RevPar	$344.85	$445.40	$511.20	$531.65	$550.40
Total Revenue	$54,304	$86,992	$102,283	$107,874	$111,683
Total Operating Expenses	$42,815	$62,939	$68,607	$71,805	$73,969
Net Operating Income	$11,489	$24,053	$33,676	$36,069	$37,714
Ground Lease	$2,397	$3,264	$3,346	$3,430	3,515
EBITDA	$9,092	$20,789	$30,330	$32,639	$34,199
Actual Debt to EBITDA*	18.7x	8.18x	5.61x	5.21x	4.97x
Reserve	$0	$696	$1,829	$2,985	$3,350
Cash Flow available for Debt Service	N/A	$20,093	$28,501	$29,654	$30,849
Projected Debt Service (P&I, based on the 10-year swap + 200 bps) 4.93%	N/A	$11,843	$11,843	$11,843	$11,843
DSCR	N/A	1.70x	2.41x	2.50x	2.60x
Projected Debt Service (I/O, based on the 10-year swap + 200 bps) 4.93% all in	N/A	$8,381	$8,381	$8,381	$8,381
DSCR	N/A	2.40x	3.40x	3.54x	3.68x

** As the Borrower is leasing the property from the U.S. Government, there is no traditional Property Tax assessed. Rather there is a Possessory Interest Tax that is assessed that is a percentage of net income. Prior to operations this tax is determined as a percentage of the value of the leasehold. For the above NOI this tax has been included in the Total Operating expenses line.*

The Borrower has provided projections for the first 4.5 years of operations. As the Borrower has projected a 2 year construction phase, the first full year of operations is projected to be in 2017. The interest rate during the Renovation Period is LIBOR + 2.0%, and drops to LIBOR + 1.75% when the Renovation Period is completed through the term of the facility. Debt Service is interest only during the Renovation Period and remains that way as long as the value determined by the appraisal provided by the Borrower at the end of the Renovation Period results in a Loan to Value of 75% or less. If the Loan to Value is between 75%-85%, the loan will require principal payments based on a 25 year amortization schedule until such time as the loan is paid down to a 75% LTV. If the appraised value of the property results in a LTV of greater than 85% the Borrower must pay down the principal of loan to a balance that results in a 85% LTV or less within 10 days of notice from the Lender. Due to the various scenarios possible at the end of the Renovation Period, we have shown both the principal and interest, and interest-only debt service tests based on the 10 year-swap rate of 2.93% + the max loan spread of 2.0% for an all in of 4.93%. Based on the Borrower's projections, the property should produce cash flow sufficient to service the debt beginning in the first year of operations and onward.

Sensitivity analysis

The financial projections presented provide the key indicators to operating performance which include Occupancy Rate, ADR, RevPAR, and Operating Expenses. Management is challenged to balance each of these variables to drive the overall operating performance of the property which for purposes of this analysis we will measure through the Net Operating Income ("NOI"). Based on this methodology we have determined that the key variables for identifying levels sensitivity against the defined DSCR of 1.15x would be measured through the NOI and interest rate.

- NOI – Based on the projected first year of operations in 2017, the NOI could be overstated by $10.45MM (52%) or $6.47MM (32%) before the DSCR covenant would be breached on an interest only and P&I basis, respectively.
- Interest Rate – Based on the projected first year of operations in 2017, the interest rate could increase by 5.37% to an all in rate of 10.30% or 4.27% to an all in rate of 9.20% before breaching the DSCR covenant on an interest only and P&I basis, respectively.

US ONLY:

Additional Information

1. Section 23 Attestation

The Lending Officer has made such inquiries as determined to be appropriate under the circumstances, including an analysis of the transaction, the collateral and the application of the proceeds of the transaction; and has accessed the database maintained by the Compliance Department, which contains a listing of entities, which have been determined to be affiliates ("Affiliates") for purposes of Sections 23A and 23B of the Federal Reserve Act ("Affiliate List")

- The entity which is entering into the transaction with **DBTCA** (the "Applicable Bank") is not named as an Affiliate of the Applicable Bank on the Affiliate List maintained by the Compliance Department.
- The proceeds will not be transferred to or used for the benefit of a named Affiliate; except for transactions that are not covered transactions.
- The collateral on which we rely for S23 purposes is not a liability of an Affiliate of the Applicable Bank and so a covered transaction will not be produced by this loan.

NO AFFILIATE COLLATERAL HELD

Attachments:

I. **Risk Ratings**
II. **RWA/ROE**
III. **Financial Spreads**
IV. **Guarantor PFS**
V. **401 North Wabash Financials 12/31/14**
VI. **Trump Old Post Office LLC Redevelopment Investment Plan**

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Fri Jul 24 15:09:02 GMT-400 2015

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	brianna.fowler@db.com	Preparation Date	2015-07-24
Counterparty Name	Trump Endeavor 12 LLC	Counterparty Type	Corporate	Currency	USD
ORG ID	7862044	Group ORG ID		Group ORG Name	
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iBBB+	Name of Beneficial Owner		Status	Approved
Rating Review Date	2016-07-20	Credit Review Date	2016-07-20	Rating Approval Date	2015-07-24

A1 Operating environment	Still Acceptable	B1 Quality of management	Good
A2 Cash generation capacity	Satisfactory	B2 L/T management strategy	Satisfactory
A3 Leverage / Equity structure	Poor	B3 Transparency	Satisfactory
A4 Sustainability of earnings	Good	B4 Management structure	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating
1008069	Commercial Real Estate		125,000,000	106,000,000 / 84.8	106,000,000	• HVCRE	BB+

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability
1008069	Satisfactory	Satisfactory	Still Acceptable	Satisfactory	Satisfactory	Poor	Satisfactory	Satisfactory

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating
1005687		106,000,000	dBBB
1005775	Unsecured	19,000,000	dBBB

Weighted Facility Rating dBBB

Comments

Rating downgraded to reflect the situation of the borrower without look through to guarantor

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Fri Jul 24 14:56:04 GMT-400 2015

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	brianna.fowler@db.com	Preparation Date	2015-07-23
Counterparty Name	401 North Wabash Venture, LLC	Counterparty Type	Corporate	Currency	USD
ORG ID	6618229	Group ORG ID		Group ORG Name	
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iA	Name of Beneficial Owner		Status	Approved
Rating Review Date	2016-06-20	Credit Review Date	2016-07-20	Rating Approval Date	2015-07-24

A1 Operating environment	Still Acceptable	B1 Quality of management	Good
A2 Cash generation capacity	Good	B2 L/T management strategy	Satisfactory
A3 Leverage / Equity structure	Good	B3 Transparency	Satisfactory
A4 Sustainability of earnings	Satisfactory	B4 Management structure	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating
1008072	Commercial Real Estate		133,000,000	45,000,000 / 33.84	45,000,000		A+

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability
1008072	Satisfactory	Satisfactory	Satisfactory	Good	Satisfactory	Good	Satisfactory	Satisfactory

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating
1005692		45,000,000	dA+

Weighted Facility Rating dA+

Comments
401 North Wabash, LLC
Rating changes reflect the situation of the borrower without look through to guarantor

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Fri Jul 24 14:51:45 GMT-400 2015

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	brianna.fowler@db.com	Preparation Date	2015-07-23
Counterparty Name	Trump Old Post Office LLC	Counterparty Type	Corporate	Currency	USD
ORG ID	8094225	Group ORG ID		Group ORG Name	
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iBBB+	Name of Beneficial Owner		Status	Approved
Rating Review Date	2016-07-20	Credit Review Date	2016-07-20	Rating Approval Date	2015-07-24

A1 Operating environment	Still Acceptable	B1 Quality of management	Good
A2 Cash generation capacity	Satisfactory	B2 L/T management strategy	Satisfactory
A3 Leverage / Equity structure	Still Acceptable	B3 Transparency	Satisfactory
A4 Sustainability of earnings	Still Acceptable	B4 Management structure	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating
1008071	Commercial Real Estate		212,500,000	170,000,000 / 80	170,000,000		BB

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability
1008071	Satisfactory	Still Acceptable	Satisfactory	Poor	Still Acceptable	Poor	Satisfactory	Still Acceptable

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating
1005691		170,000,000	dBBB-

Weighted Facility Rating dBBB-

Comments

Rating downgraded to reflect the situation of the borrower without look through to guarantor