Established.

The U.S. Bank story began when our national charter was signed in 1863 and for 150 years, we have established our position as a company with a well diversified business model, prudent risk management and an ability to produce consistent, predictable, repeatable results.

The U.S. Bank Commercial Real Estate team of professionals focuses on establishing long term relationships with commercial real estate clients ranging from local real estate developers to national investors. We are mindful of the responsibility we hold to advocate for the financial success of our clients while strengthening the communities that we serve. We take a collaborative approach to providing innovative solutions that support your growth and profitability through our team of financial professionals. Whether you are a new client to U.S. Bank or a customer for 150 years, we are proud to partner with you to help achieve your goals and establish your story.

Holding Company —
Long Term/Senior Debt Ratings: Peer Group
Ratings as of 3/18/13

<table>
<thead>
<tr>
<th>Holding Company</th>
<th>S&amp;P</th>
<th>Moody's</th>
<th>Fitch</th>
<th>DBRS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. U.S. Bancorp</td>
<td>A+</td>
<td>A1</td>
<td>AA-</td>
<td>AA</td>
</tr>
<tr>
<td>2. Wells Fargo &amp; Co.</td>
<td>A+</td>
<td>A2</td>
<td>AA-</td>
<td>AA</td>
</tr>
<tr>
<td>3. JP Morgan Chase &amp; Co.</td>
<td>A</td>
<td>A2</td>
<td>A+</td>
<td>AH</td>
</tr>
<tr>
<td>4. BB&amp;T Corp.</td>
<td>A-</td>
<td>A2</td>
<td>A+</td>
<td>AH</td>
</tr>
<tr>
<td>5. PNC Financial Services Group</td>
<td>A-</td>
<td>A3</td>
<td>A+</td>
<td>AH</td>
</tr>
<tr>
<td>6. KeyCorp</td>
<td>BBB+</td>
<td>Baa1</td>
<td>A-</td>
<td>BBBH</td>
</tr>
<tr>
<td>7. SunTrust Banks, Inc.</td>
<td>BBB</td>
<td>Baa1</td>
<td>BBB+</td>
<td>AL</td>
</tr>
<tr>
<td>8. Fifth Third Bancorp</td>
<td>BBB</td>
<td>Baa1</td>
<td>A-</td>
<td>AL</td>
</tr>
<tr>
<td>9. Bank of America Corp.</td>
<td>A-</td>
<td>Baa2</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>10. Regions Financial Corp.</td>
<td>BBB-</td>
<td>Ba1</td>
<td>BBB-</td>
<td>BBB</td>
</tr>
</tbody>
</table>

USB Capital Position

<table>
<thead>
<tr>
<th>4Q12 USB</th>
<th>“Well Capitalized” Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1 Capital Ratio</td>
<td>10.8%</td>
</tr>
<tr>
<td>Total Risk-based Capital Ratio</td>
<td>13.1%</td>
</tr>
<tr>
<td>Leverage Ratio</td>
<td>9.2%</td>
</tr>
<tr>
<td>Tier 1 Common Equity Ratio</td>
<td>9.0%</td>
</tr>
<tr>
<td>Tangible Common Equity Ratio</td>
<td>7.2%</td>
</tr>
</tbody>
</table>
U.S. Bank Commercial Real Estate

Real Estate Lending
U.S. Bank Commercial Real Estate offers competitive loans and lines of credit to real estate developers/investors. Financing is available for the purpose of development/redevelopment and stabilizing projects of any size.

U.S. Bank OREO property listings are available at www.oreo.usbank.com

Affordable Multi-Family Lending
U.S. Bank Commercial Real Estate offers competitive loans to assist developers in the construction, rehabilitation, and acquisition of rental housing for low- and moderate income individuals and families. In this capacity, we combine our expertise in real estate and our experience in the field of affordable housing.

Structured Finance
The Real Estate Structured Finance Group, a specialty division housed within U.S. Bank Commercial Real Estate, offers commercial mortgage warehouse lines to national and regional real estate finance companies and institutionally sponsored funds. The group also oversees the bank’s involvement in Redwood Capital, a financing platform offering structured products to real estate investors and developers.

Deposit, Treasury Management, And Payment Solutions
U.S. Bank provides a variety of deposit solutions for current, short- and long-term cash. With Treasury Management processing facilities throughout the country and sophisticated payment and electronic transaction processing capabilities, you’ll enjoy convenient, superior service and innovative solutions for such processes as epayment, on-site electronic deposit, lockbox, online information reporting and transaction initiation, accounts payable automation, and onsite cash vault services. In addition, we offer fully integrated collection and payment solutions that support overall cost reduction and increase processing efficiencies through seamless integration with common property management accounting platforms.

Loan Administration
U.S. Bank Commercial Real Estate has a professional, experienced staff of loan administrators located in each of our markets, providing efficient execution of loan closings, knowledgeable construction loan administration, skilled on-going loan servicing and excellent customer experience.

High Grade Corporate Bonds and Equity Offerings
U.S. Bank High Grade Fixed Income Group has the ability to provide full service investment grade bond underwriting capabilities and provides:

- Advice on capital raising alternatives
- Structure & execution of new securities offerings
- Support of securities in the secondary market through trading activities

USBI, through a partnership with Piper Jaffray, is capable of participating in secondary and initial public equity offerings for Commercial Real Estate clients. Equity opportunities are referred to Piper Jaffray for execution by their experienced equity capital markets team.

Capital Markets
U.S. Bank Capital Markets has a team of seasoned banking professionals who maintain a customer-oriented approach and offer the following products:

Syndicated Loans: Provide financing for construction projects, working capital, merger and acquisitions, buyouts and recapitalizations, among other purposes. U.S. Bank Capital Markets is an experienced leader in the arrangement of syndicated loans.

Agency Services: Provide a specialized expertise in the operation and administration of syndicated credits.

Interest Rate Protection/Derivatives: Products include swaps, caps, floors, collars, and swaptions to hedge exposure to interest rate risk.
U.S. Bank is Established in Commercial Real Estate

We collaborate to offer innovative financing strategies, capital markets expertise, and deposit and payment solutions to help your business succeed.

Here are some recent examples of U.S. Bank’s Commercial Real Estate transactions:

- **Houston, TX**
  331,689 Class A, 12-Story Office Tower
  $66MM Construction Loan Syndication

- **League City, TX**
  302-Unit, Garden-Style Multi-Family Development
  $21MM Construction Loan
  Operating Deposit Accounts

- **Boston, MA**
  173-Unit, Independent Living Facility
  $17MM Term Loan

- **Washington, D.C., NY and Newark MSA’s**
  1,600,000 SF; Three Class-A Stabilized Office Assets
  $235MM Senior Secured Portfolio Financing

- **San Diego, CA**
  17-story, 250-Unit Affordable Housing Project
  $48MM Construction Loan and Low-Income Housing Tax Credit Equity

- **Des Moines, IA**
  Two Multi-Family Affordable Housing Developments
  $13MM Construction and Permanent loans
  Deposit Accounts

- **Atlanta, GA**
  Unsecured Credit Facility for Office REIT
  $200MM Revolver and $100MM Term Loan
  Joint Lead Arranger / Bookrunner
  Operating Deposit Accounts

- **Phoenix, AZ**
  Existing 172,919 SF industrial project
  (2 buildings, 1 data center)
  $12MM Bridge Loan
  Operating Deposit Accounts and ACH

- **Seattle, WA**
  514 Unit Luxury Apartment Project with Retail Space; $95MM Construction Loan with Swap; USB was Lead Arranger, Bookrunner and Administrative Agent; CRA Qualified; Operating Deposit Accounts

- **Chicago, IL**
  506 Unit Class A Multi-Family Project
  $115MM Construction Loan
  Administrative Agent; Operating Deposit Accounts

- **Milwaukee, WI**
  232-Unit Multi-Family, Mixed Income Apartment Development
  $10MM Direct Purchase of Tax Exempt Bonds
  Money Center Deposit Accounts

- **Cabazon, CA**
  63,350 SF Existing Retail Outlet Center
  $16MM Term Loan
  Operating Deposit Accounts

- **Long Beach, CA**
  415,000 SF; Three Class A, LEED Certified Industrial Buildings
  $28MM Ground up Construction Loan
  Operating Deposit Accounts

- **San Jose, CA**
  275-Unit Mixed Income Apartment Project
  $52MM Tax Exempt Bond Construction Loan
  USB Agented Syndication

- **El Monte, CA**
  40 Permanent supporting housing units for formerly homeless U.S. Veterans
  $6MM Construction Loan

- **Los Angeles, CA**
  Mixed Use — 240 apartment units, retail space and 5 level parking structure; $49MM Construction Loan Syndication; USB Administrative Agent & Co-Lead; CRA Qualified; Operating Deposit Accounts

- **Washington, D.C.**
  509,716 SF Trophy Office Building
  $155MM Syndication with Interest Rap Cap
  Escrow and Operating Deposit Accounts

- **11 states across U.S.**
  Pool of 18 Self Storage properties
  $97MM Term Loan with 5-year Swap

The U.S. Bank Commercial Real Estate Community Lending team in Minneapolis recently financed the adaptive reuse of the vacant Schmidt’s Brewery in St. Paul, Minnesota. The Brewery is a national historic landmark that will be transformed into 260 units of affordable housing including studio space and galleries for visual and performing artists.
Real Estate Expertise Across the U.S.

Commercial Real Estate Contact List
Joe Hoesley, Vice Chairman, Commercial Real Estate

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Pacific Northwest
Cathy Danigelis 206.344.5457

Product Specialties
Structured Finance
Vish Ali 972.458.4517

All of us serving you®

Commercial Mortgage Commitment Portfolio

Other Secured 3%
Multi-use 5%
Commercial A&D 2%
Industrial 4%
Residential 2%
Multi-family 38%
Lodging 11%
Retail 15%
Office 20%

U.S. Bank Commercial Real Estate has local offices in 24 major markets. Richard Shea, Market Manager for the Southern California Community Lending Division, is pictured at a recent renovation project in Huntington Park, California. The proposed apartment complex will include 15-units for “special needs” Transitioned Aged Youth households.