

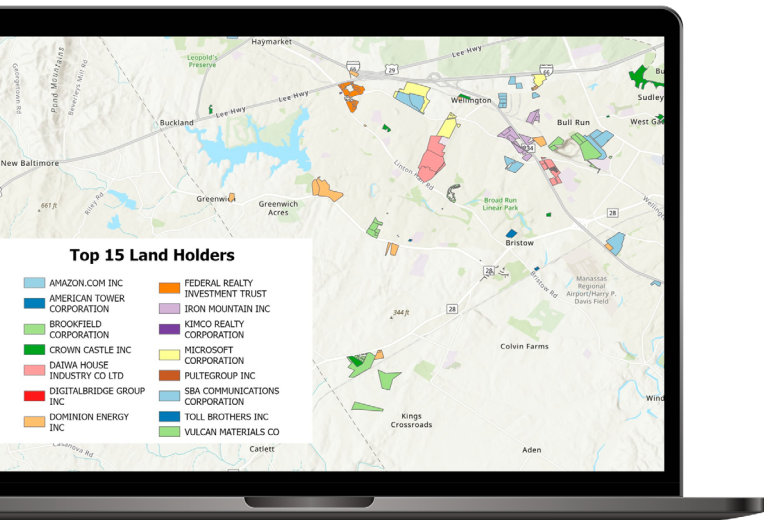
CORPORATE OWNER INTELLIGENCE

See the company-level ownership view instead of fragmented records



Before you can assess risk, can you even see the ownership footprint?

Public data contain millions of property records, and a single corporation's portfolio can be spread across hundreds of legal entities. What should be one portfolio view becomes a patchwork of disconnected records.



LightBox Corporate OwnerSM cuts through that fragmentation by linking identified properties to the highest-level corporate entity. The result is a company-level ownership view for investors, lenders, REITs, and asset managers doing portfolio analysis, concentration review, competitive benchmarking, risk assessment, and reporting.

LightBox Corporate OwnerSM is derived from public and commercially available sources, including assessor records, Secretary of State filings, and business registries. It does not identify natural persons or contain personal information.

What Corporate Owner changes

LightBox Corporate OwnerSM replaces fragmented property records with a company-level ownership view of identified holdings, making it easier to understand portfolio scale, exposure, and market position across a portfolio. Part of the LightBox True OwnerSM family, it is available as an add-on and as a stand-alone offering.

Corporate entities are linked to SEC Central Index Key (CIK), helping distinguish companies with similar or lookalike names.

Start with a company-level ownership view. Then go deeper into the portfolio.

Without **LightBox Corporate OwnerSM**, the work starts at the wrong level: more than 150 million property records spread across hundreds of subsidiaries and single-purpose entities. Start from a company-level ownership view instead, and five things get easier:

1. Roll up what belongs together

Group properties under a common corporate parent to create more consistent portfolio roll-ups across subsidiaries, joint ventures, and SPVs.

2. See where risk and exposure build

Identify concentrations across geographies, asset types, and loan books without getting buried in disconnected ownership records.

3. Benchmark and compare with more confidence

Evaluate portfolio scale, value, dispersion, and peer positioning with less manual reconciliation.

4. Support strategy, targeting, and reporting

Use a cleaner ownership view for strategic targeting, internal reporting, investor communications, and portfolio planning.

5. Strengthen ESG and stewardship analysis

Give ESG factor providers and portfolio teams a cleaner ownership foundation to support audit disclosures, flag environmental hotspots, and size resilience capex across the portfolio.

Where **LightBox Corporate OwnerSM** creates real impact

Investors: Screen M&A targets with a clearer first read

As deal activity returns, investors need to know quickly whether a target's footprint is concentrated, diversified, or carrying hidden exposure across scattered entities. **LightBox Corporate OwnerSM** helps create that first read by linking identified properties to the highest-level corporate entity and mapping that entity to a CIK, so teams can distinguish similarly named companies, connect holdings to the public company they actually track, and screen targets with more confidence.

Lenders: See borrower concentration before it hurts

With \$875 billion in commercial mortgages scheduled to mature in 2026, and office distress still concentrated in a relatively small number of very large loans, lenders need a better way to see exposure before it becomes a problem. **LightBox Corporate OwnerSM** helps connect identified properties to a common corporate owner, making it easier to spot concentration across markets, property types, and loan books before refinancing, credit review, or workout decisions.

REITs: Benchmark footprints and size opportunities faster

As valuation gaps begin to close and REIT deal activity re-accelerates, REIT teams need a cleaner way to benchmark portfolios, size acquisition targets, and see how one company's footprint stacks up against another. **LightBox Corporate OwnerSM** helps strip away the noise of fragmented record names and replace it with a more usable company-level ownership view for capital allocation, competitive analysis, and growth planning.

Asset managers: Strengthen stewardship and investor reporting

As investor and lender requirements keep sustainability front and center, and climate risk continues to push insurance and resilience costs higher, asset managers need an ownership picture they can actually use. **LightBox Corporate OwnerSM** helps tie identified properties back to a consistent company ownership view, making stewardship analysis, resilience planning, and investor reporting more defensible and less manual.

See the company-level ownership view more clearly

Contact a LightBox representative to learn how **LightBox Corporate OwnerSM** can help you roll up holdings, see where exposure is building, and work from a cleaner view of portfolio ownership.

Initial release focuses on high-confidence property associations for approximately 2,500 corporations and REITs, including publicly traded companies and select private companies, each linked to a CIK.

Learn more

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