

COMMERCIAL REAL ESTATE

Convert potential into prosperity

Do more than develop real estate. Let Associated Bank's Commercial Real Estate Division help you build success.

High-quality financing. Rely on our real estate experts for financing tailored to your specific projects: retail, office, industrial, multifamily properties and other income-producing real estate. Solutions include:

- Construction financing
- Interim/bridge financing
- Acquisition financing
- Term financing
- Refinancing
- Syndicated loans
- Commercial deposits
- Treasury management services
- Insurance*
- REIT lending
- Residential For Sale Housing financing
- Tax credit lending

Local decision-making. Enjoy efficient, high-touch service from commercial real estate banking professionals who are locally based and active in the community. Local decision-making assures you of an even faster, more flexible response.

Capable professionals. Work with a team that understands commercial real estate, helps you clarify your banking needs and recommends the most appropriate solutions.

Start-to-finish assistance. Grow your business with professionals who support you at every step, from initial planning to loan approval, closing and servicing. Whether you're building new, acquiring, renovating or refinancing, we're here to help.

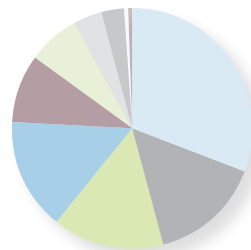
Strength and presence. As one of the nation's top 50 financial institutions, Associated Bank offers you the resources to navigate any economic climate. And with our large Midwestern footprint, we're where you need us to be.

Associated Banc-Corp First Quarter 2017 Profile

Here's where we stand as of March 31, 2017.

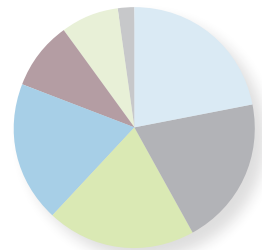
- \$29 billion in assets
- \$20 billion in loans
- \$22 billion in deposits
- Approximately 4,000 employees, serving over one million customers
- Over 200 banking locations across Wisconsin, Illinois and Minnesota, and commercial financial services in Indiana, Michigan, Missouri, Ohio and Texas
- NYSE symbol: ASB

Total CRE Portfolio: \$8.8B



- Multifamily 31%
- REIT 15%
- Retail 15%
- Office 15%
- Industrial 9%
- Other Comm. 7%
- Lodging 4%
- Residential. 3%
- Comm. A&D 0.5%
- Mixed Use 0.5%

2017 YTD Production by Property Type: \$432M

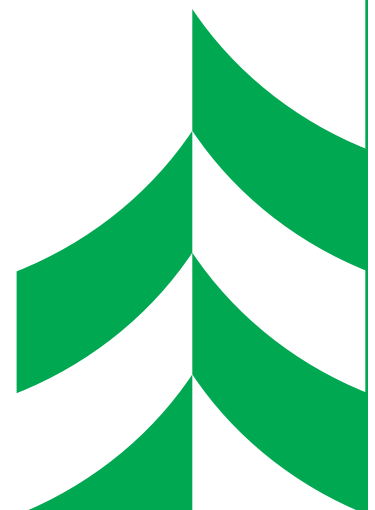


- Industrial 22%
- Multifamily 20%
- REIT 20%
- Office 19%
- Retail 9%
- Other Comm. 8%
- Residential 2%



Investments, Securities and Insurance Products:

NOT FDIC INSURED	NOT BANK GUARANTEED	MAY LOSE VALUE	NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY	NOT A DEPOSIT
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COMMERCIAL REAL ESTATE (CONT.)

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*Insurance products are offered by licensed agents of Associated Financial Group, LLC (d/b/a Associated BRC Insurance Solutions in California). **The financial consultants at Associated Financial Group are registered representatives with, and securities and advisory services are offered through LPL Financial “LPL”, a registered investment advisor and member FINRA/SIPC.** Associated Financial Group uses Associated Benefits and Risk Consulting (“ABRC”) as a marketing name. ABRC is a wholly-owned subsidiary of Associated Bank, N.A. (“AB”). AB is a wholly-owned subsidiary of Associated Banc-Corp (“AB-C”). LPL is NOT an affiliate of either AB or AB-C. AB-C and its subsidiaries do not provide tax, legal, or accounting advice. Please consult with your tax, legal, or accounting advisors regarding your individual situation. ABRC’s standard of care and legal duty to the insured in providing insurance products and services is to follow the instructions of the insured, in good faith.

Deposit and loan products are offered by Associated Bank, N.A. Loan products are subject to credit approval and involve interest and other costs. Please ask about details on fees and terms and conditions of these products. Property and flood insurance, if applicable, will be required on collateral.

