



OLD REPUBLIC TITLE

COMMERCIAL SERVICES

OLD REPUBLIC TITLE'S LEADERSHIP



OLD REPUBLIC TITLE WAS FOUNDED OVER A CENTURY AGO ON A SET OF CORE VALUES THAT STILL GUIDE OUR ORGANIZATION TODAY.

We manage for the long run. A conservative approach to financial management, along with high-quality underwriting standards and a commitment to putting our customers first means we'll be there when you need us the most.

Rande Yeager

Chairman, Old Republic Title Insurance Group

OLD REPUBLIC TITLE IS SO MUCH MORE THAN A TITLE UNDERWRITER. We provide a vast array of products and services specifically designed to support lenders and other financial institutions in every step of the commercial real estate transaction.

Mark Bilbrey

CEO, Old Republic National Title Holding Company



OLD REPUBLIC'S MISSION

OLD REPUBLIC TITLE'S LEADERSHIP



SINCE THE COMPANY'S INCEPTION, IT HAS BEEN THE HARD-WORKING AND DEDICATED PROFESSIONALS WHO HAVE MADE OLD REPUBLIC TITLE THE NATION'S MOST ADMIRER TITLE INSURER. We are proud of our Company's unparalleled history of doing business with ethics and integrity. To maintain our position as a leader, we are committed to providing our customers with the best possible service and the highest quality products in the industry.

Carolyn Monroe
President, Old Republic National Title Holding Company

IT IS NOT SURPRISING THAT WE ARE THE HIGHEST RATED TITLE INSURER IN THE UNITED STATES. We have a history and culture that promotes our desire to serve our customers: families, lenders, developers and investors. And, more importantly, we have succeeded in that endeavor. Our competitors may say ... "they are the best". However, when the "best" is not good enough, there is Old Republic Title.

Michael Skalka
Executive Vice President, Director of Commercial Underwriting & Business Development, Old Republic National Title Insurance Company



To provide quality insurance security and related services to businesses, individuals and public institutions, and be a dependable, long-term steward of the trust that policyholders and shareholders place in us.

OLD REPUBLIC TITLE'S HISTORY

Real Estate Title Insurance Company was established in Minneapolis, Minnesota



1907

Minnesota Title became one of the first title insurance companies to cross state lines



1938

Old Republic International's common stock listed on the New York Stock Exchange (NYSE:ORI)



1990



1929



The company rebranded itself as Title Insurance Company of Minnesota, better known as Minnesota Title, with \$1 million in total assets

1978



Minnesota Title acquired by Old Republic International Corporation

1992

Three Old Republic Title Insurance Group subsidiaries became the first title insurance companies to receive claims-paying ability ratings from an independent rating agency and achieved A+ evaluations from Standard & Poor's



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Minnesota Title changed its name to Old Republic National Title Insurance Company

Old Republic Title Residential Information Services (ORTRIS) was created to provide centralized solutions for residential and commercial origination and servicing needs nationwide

ORTRIS began offering dedicated resources for Spanish-speaking borrowers and for lenders working with Spanish-speaking borrowers



Corporate Headquarters relocated to Tampa, Florida

cfpb Consumer Financial Protection Bureau

CFPB named Pavaso as participant for eClosing pilot program



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The National Services Division was formed to focus on the growing needs of financial institutions throughout the nation



Old Republic Servicing Solutions* (ORSS) was created to support institutions with their servicing portfolios of residential and commercial properties (*Formerly Old Republic Default Management Services)



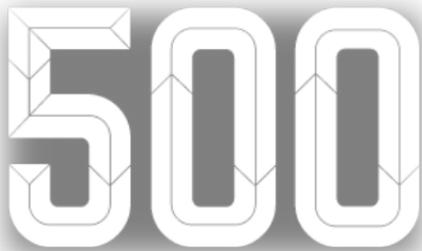
Celebrated 110-year anniversary

OLD REPUBLIC TITLE

Old Republic Title is a Wholly-Owned
Subsidiary of Old Republic International Corporation

ONE OF THE NATION'S **50 LARGEST**
PUBLICLY HELD INSURANCE ORGANIZATIONS

FORTUNE 500



**NEW YORK
STOCK
EXCHANGE**
(NYSE:ORI)

Old Republic Title Insurance Group is one of the
THREE LARGEST TITLE INSURANCE
UNDERWRITING FAMILIES IN THE NATION

UNSURPASSED

Financial Strength Ratings in the Industry



S&P Global

MOODY'S

SINCE 1992,
NO OTHER TITLE INSURER HAS HAD
HIGHER OVERALL
FINANCIAL STRENGTH RATINGS
THAN OLD REPUBLIC TITLE

Strength and Stability for Over a Century

SINCE 1907, Old Republic Title has prevailed in challenging economic times and maintained obligations to our clients and policyholders, no matter the conditions. Through the changing tides in the real estate, lending and financial markets, our fundamental principles, conservative management philosophy and commitment to superior service continue to drive our healthy growth.

**From 2008
through 2019,
our market share
increased by** **170%!**

Over that period, Old Republic Title was the fastest growing national title insurance group in the nation.

OLD REPUBLIC INTERNATIONAL

Providing Peace of Mind and Confidence

Our Chicago-based parent company, Old Republic International Corporation (ORI), and its subsidiaries offer a diversified array of insurance covering all 50 states and Canada. Primarily in the general and title insurance fields, ORI serves the insurance needs of a large number of organizations, including many of America's leading industrial and financial services institutions.

- **Founded in 1923, with its Oldest Subsidiary Founded in 1887**
- **Member of the Fortune 500**
- **One of the nation's 50 largest publicly held insurance organizations**
- **Listed on the New York Stock Exchange (NYSE) under ticker symbol ORI**
- **Almost \$20.4 billion in total assets and \$5.1 billion in shareholder's equity as of 3/31/2020**
- **Mergent Dividend Achiever – 1 of 100 qualifying companies, out of thousands considered, that have posted at least 25 consecutive years of annual dividend growth**
 - » **37 consecutive years of dividend increases as of 11/26/2019**
 - » **Uninterrupted dividend payments since 1942**

Managing for the Long Run

To ensure that ORI can meet long-term obligations to policyholders and their beneficiaries, the Company manages a focused book of insurance risks that represent a variety of coverages and products aimed at core sectors of the American economy. This diversification allows ORI to mitigate its market and economic exposure and gives the Company a stronger ability to counter the natural cycles in the insurance industry, while producing sustainable and balanced earnings growth with lower levels of volatility over time.

Old Republic Title's Core Competencies

**EXCEPTIONAL
CUSTOMER SERVICE**

**EMPLOYEE
COMPETENCY &
EXPERIENCE**

**UNSURPASSED
FINANCIAL STRENGTH
RATINGS**

COMMERCIAL

FOR 100 YEARS, Old Republic Title makes the real estate transactions of our clients possible by underwriting and closing each deal with the highest standards of technical skill, client service and professional integrity. We recognize that commercial transactions are highly complex, requiring precision and attention to detail. Expect experience, knowledge and responsiveness when you work with Old Republic Title. Working with our extensive network of commercial branch offices and affiliates, our clients rely on Old Republic Title for their Escrow and Title Services.

Old Republic Title has a long history of insuring some of the largest commercial properties and the most complicated titles in the United States. Whether you're dealing with a single-site property or a multi-site portfolio, Old Republic Title commercial services can help. Our teams of experienced professionals provide the underwriting expertise and quality service you need for timely, accurate title insurance and closing services.

The Old Republic Title Underwriters are ready to address impediments to closing, offer solutions, secure co-insurance or re-insurance as needed, and expedite underwriting approval. Old Republic Title empowers its Commercial Departments with a high level of underwriting authority so that most every title decision is made locally.



COMMERCIAL

AREAS OF SPECIALTY

- Land Acquisition
- Construction, Bridge and Permanent Financing
- Bond-based and Tax Credit Loans
- Commercial Loan Workouts and Modifications

BUILDER/DEVELOPER SERVICES

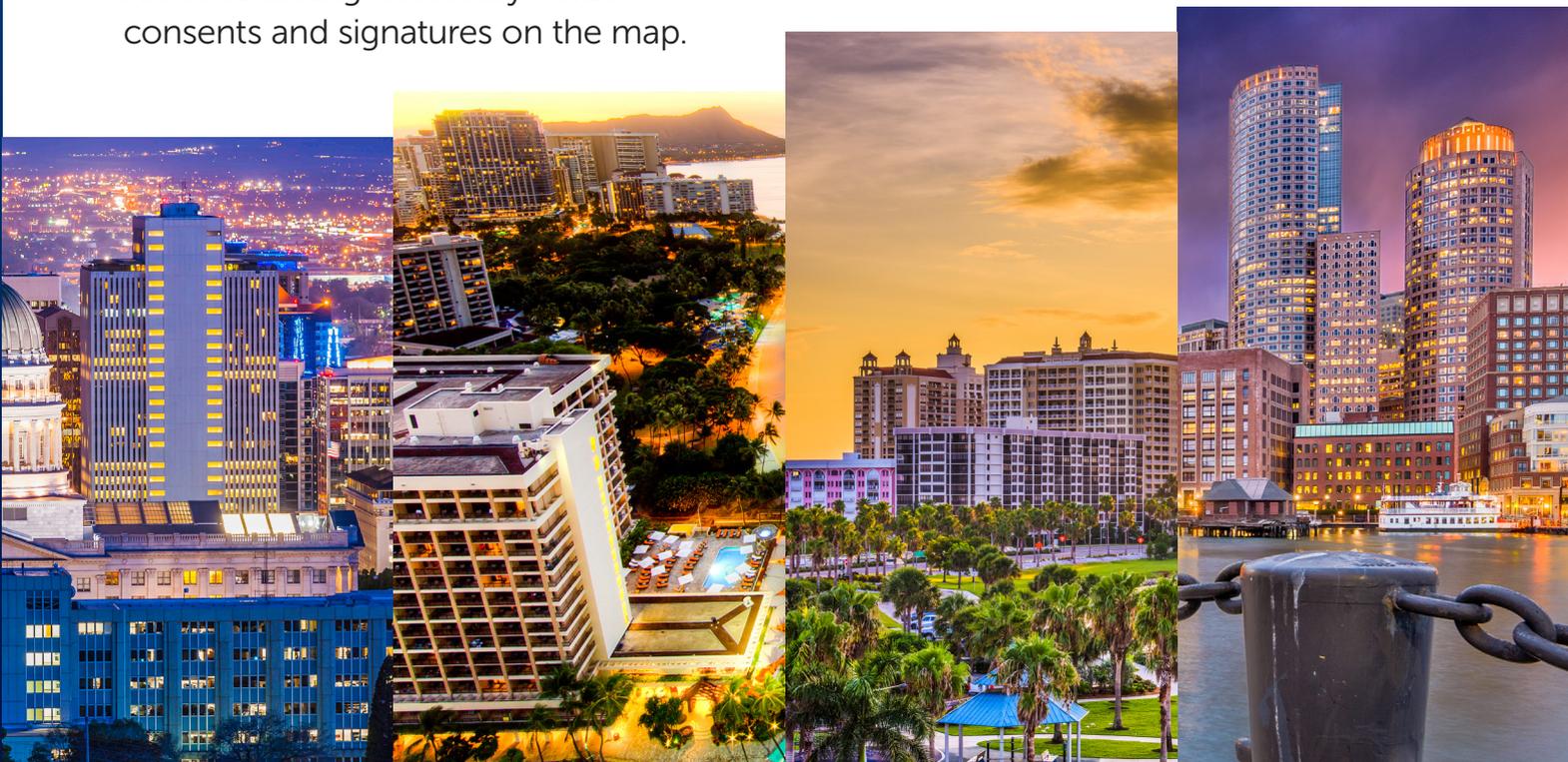
From land acquisition to the completion and sale of your project, the Old Republic Title Builder Services team can provide the expertise you need for the planning, development and public record process. Our experienced team is a valuable resource to builders and developers working on a variety of projects. Builder Services can help:

- Prepare the Preliminary Report or Title Commitment disclosing such matters as easements, mineral and oil reservations, taxes, bonds, assessments, existing restrictions and other recorded matters affecting title to the subject property.
- Aid in obtaining necessary lender consents and signatures on the map.

DUE DILIGENCE SERVICES

ORSCS is your single-source advantage for national due diligence services. ORSCS simplifies the complicated and time-consuming process of ordering multiple due diligence products for commercial real estate transactions nationwide. The transaction is coordinated through one contact, at one location, using one platform, so we can assist in delivering a stress-free closing for your customers.

Our comprehensive solutions include: commercial land surveys, zoning reports and letters, property condition assessments, environmental studies and commercial appraisal services. Additionally, we offer flood determinations and Qualified Intermediary services for 1031 Exchanges.



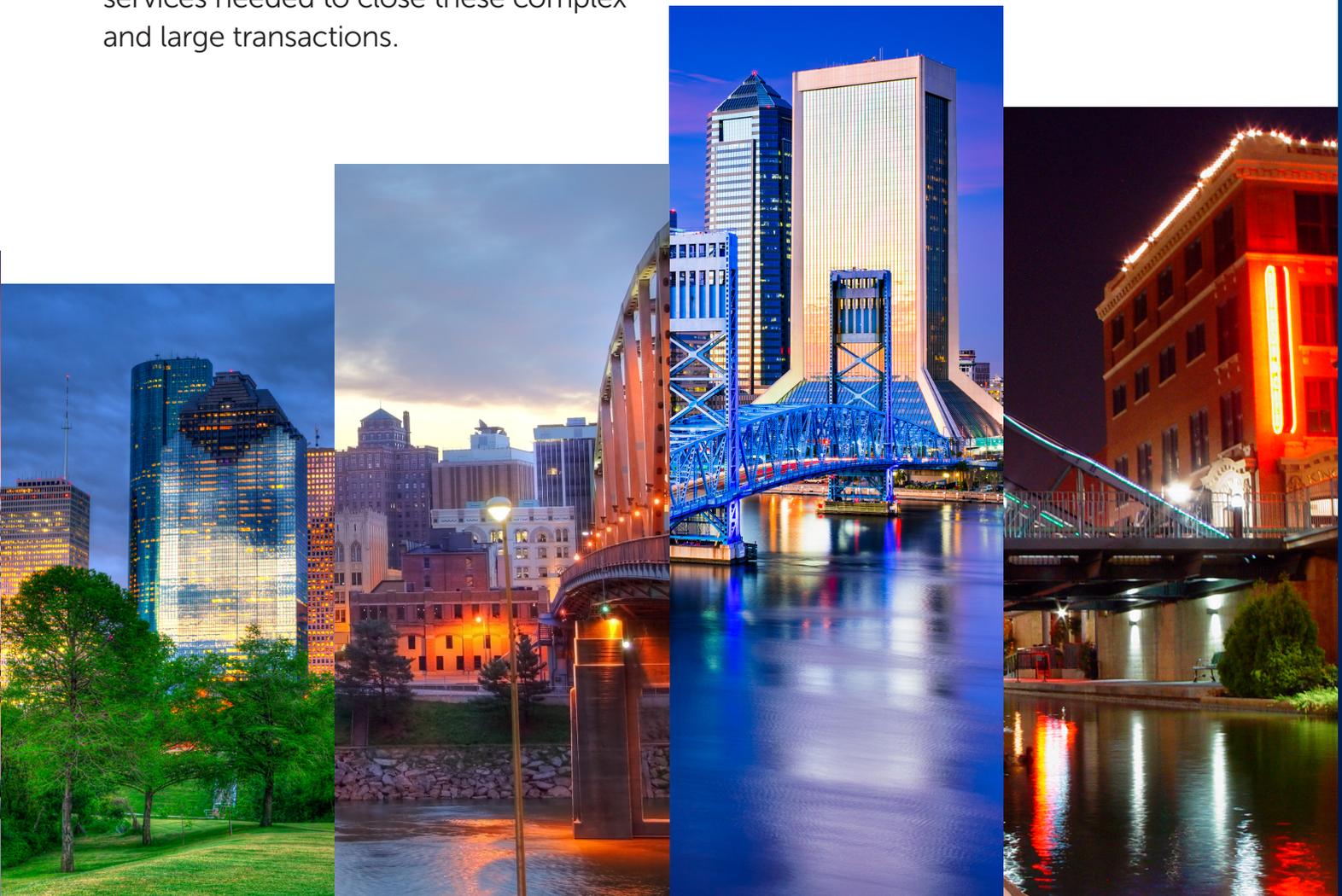
COMMERCIAL

OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES

Old Republic Title has a long history of insuring some of the largest commercial properties and the most complicated titles in the United States. Old Republic National Commercial Title Services (NCTS) handles the largest, multi-state, multi-site transactions in the country. NCTS projects include commercial buildings in major metropolitan areas (Atlanta, Boston, Chicago, Houston, Miami, Minneapolis, New York, and San Francisco, to name a few), sports stadiums, energy (wind and solar farms) and mixed and multi-use developments. These projects are insured directly by Old Republic Title or through an authorized agent or approved attorney. In all cases, Old Republic Title provides the services needed to close these complex and large transactions.

SMALL BALANCE/MULTIFAMILY AGENCY

Our centralized team provides a custom, bundled solution for the acquisition or refinancing of properties with at least five units, and a loan amount between \$1 million and \$7 million. We deliver standardized documentation and a streamlined workflow to close, fund and secure the loan in compliance with Fannie/Freddie's Small Balance Multifamily lending guidelines and within agency-mandated timelines.



COMMERCIAL

SMALL BALANCE COMMERCIAL REAL ESTATE (CRE)/BUSINESS BANKING

We provide a centralized third-party due diligence package designed for CRE and business banking loans for properties throughout the country that are single-tenant, owner-occupied, income-producing, and with a loan amount less than \$5 million. Our services allow you to make a sound underwriting decision quickly, and your borrowers can get their needed capital without delay.

SMALL BUSINESS ADMINISTRATION (SBA) LENDING

We help lenders meet the needs of growing small businesses looking to obtain an SBA 7(a) or 504 loan, and offer all the SBA-required environmental, inspection, appraisal, title and settlement services nationwide.

SPECIALIZED COMMERCIAL SERVICES

Old Republic Specialized Commercial Services (ORSCS) is your single-source advantage for fast, accurate third-party physical due diligence services, along with specialized title and settlement services nationwide. ORSCS simplifies the complicated and time-consuming process of ordering multiple due diligence and title products for commercial real estate transactions nationwide. The transaction is coordinated through one contact, at one location, using one platform, so we can assist in delivering a stress-free closing for your customers.



COMMERCIAL

TITLE & SETTLEMENT SERVICES*

We offer centralized title and settlement solutions with underwriting to provide quality products and timely delivery. Our full suite of title products includes: ALTA Owner's, Loan and Leasehold policies, customizable property reports, Owner & Encumbrance Reports (O&E), deed reports, recording services, Uniform Commercial Code (UCC) and Judgment Searches. Also, we provide full closing and settlement services, sub escrow/disbursement services and earnest money escrow management/disbursement meeting state requirements for the issuance of polices and endorsements.

1031 EXCHANGE**

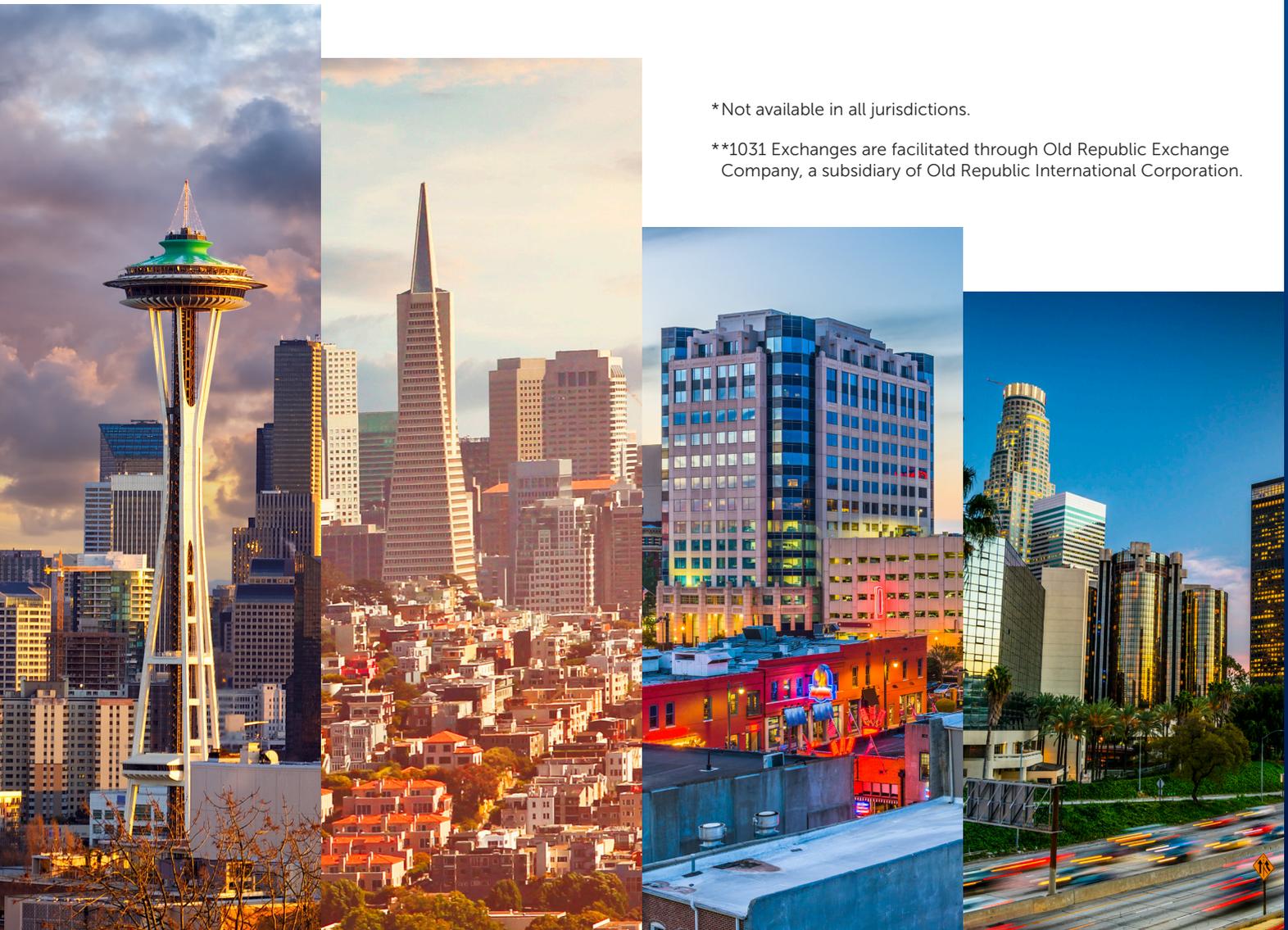
ORSCS coordinates 1031 Exchanges through Old Republic Exchange Company, a wholly owned subsidiary of Old Republic International Corporation. Old Republic Exchange provides peace of mind with its professional Qualified Intermediary services, optimum security of funds and unsurpassed financial strength.

Types of Exchange Services:

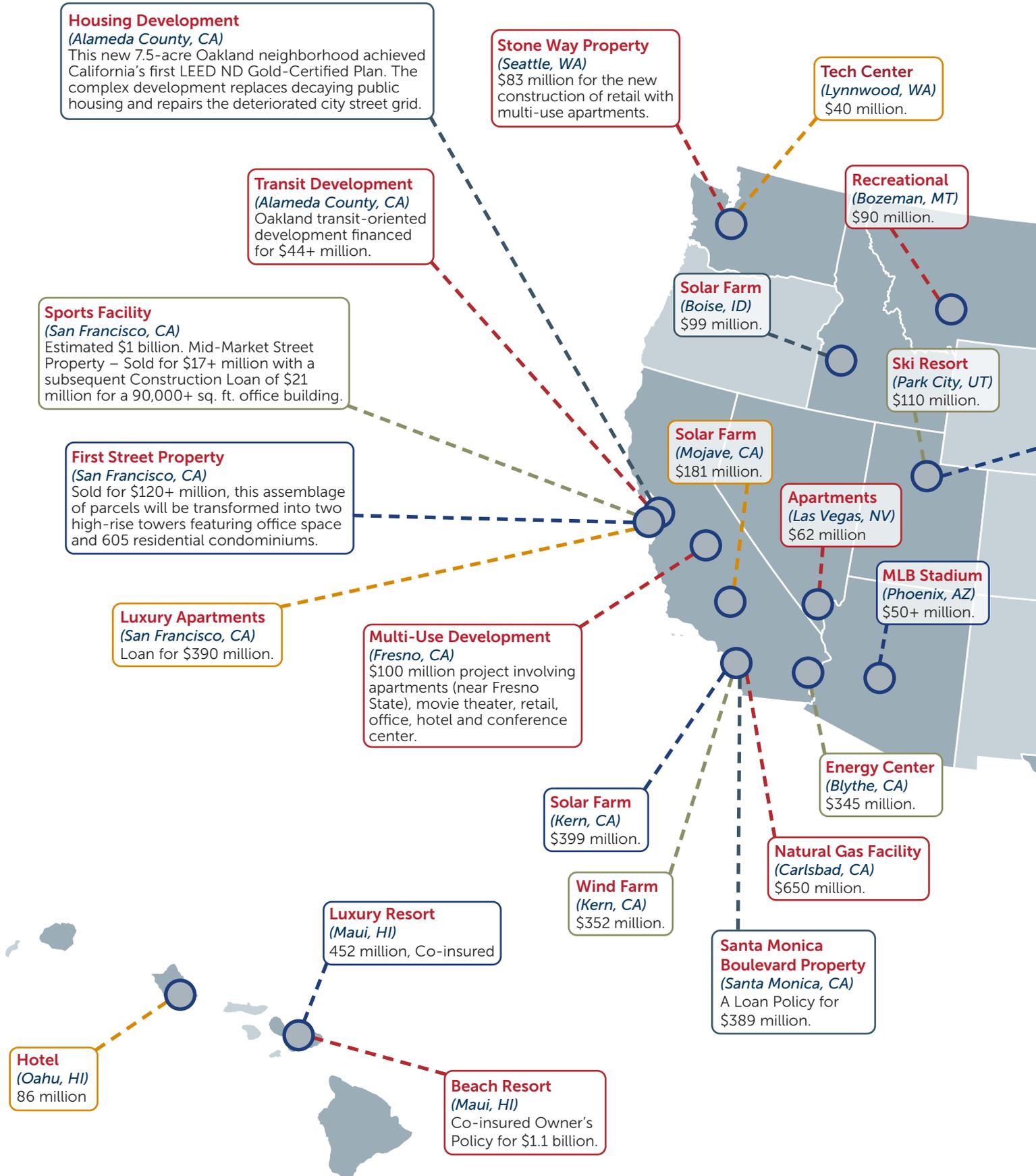
- Like Kind – Real Property Exchange
- Multiple Asset LKE Programs

*Not available in all jurisdictions.

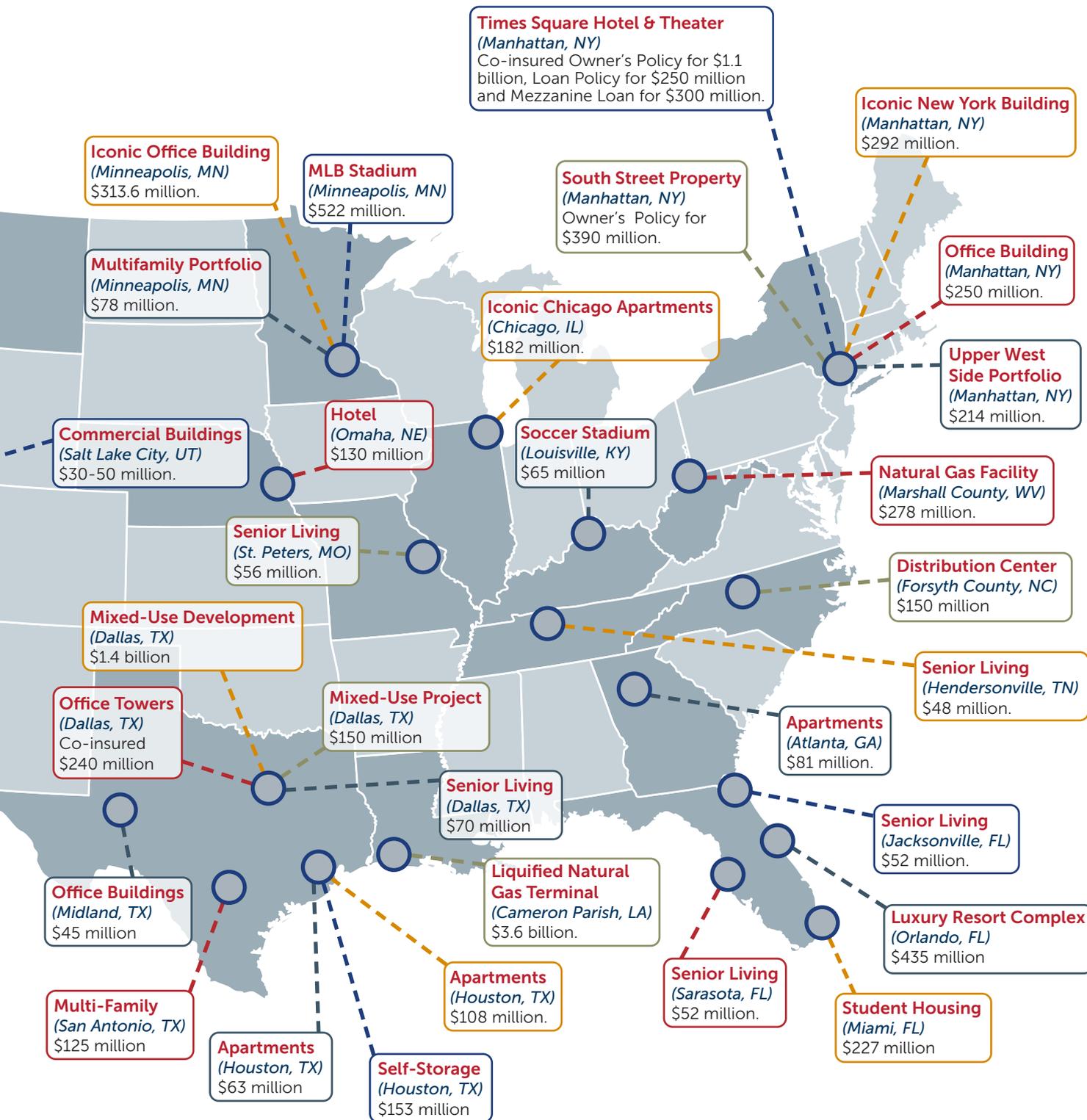
**1031 Exchanges are facilitated through Old Republic Exchange Company, a subsidiary of Old Republic International Corporation.



COMMERCIAL PROJECTS



THIS MAP REPRESENTS A FEW OF THE PROJECTS INSURED BY OLD REPUBLIC TITLE.



MULTISTATE PROJECTS	Liquified Natural Gas Terminal (Louisiana and Texas) \$5.8 billion.	Manufacturing Plants (15 States + 25 Properties) \$148 million.	Manufacturing (13 States + 211 Properties) \$1.95 billion.



OLD REPUBLIC INSURANCE GROUP

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