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BANK5 2026-5YR25

Filed by

JP MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP

FORM FWP

(Free Writing Prospectus - Filing under Securities Act Rules 163/433)

Filed 11/20/26

Address	383 MADISON AVENUE
	NEW YORK, NY, 10179
Telephone	2126483063
CIK	0002159643
SIC Code	6189 - Asset-Backed Securities
Fiscal Year	12/31

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FREE WRITING PROSPECTUS
FILED PURSUANT TO RULE 433
REGISTRATION FILE NO.: 333-280318-06

From: Spg Syndicate Jpm (JP MORGAN SECURITIES) <sjpm2@bloomberg.net>
Sent: Friday, November 20, 2026 11:58 AM
Subject: CLASS A1★PRICING DETAILS★ $615.080MM BANK5 2026-5YR25 ***PUBLIC CMBS***

CLASS A1★PRICING DETAILS★BANK5 2026-5YR25 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2026-5YR25

JOINT BOOKRUNNERS & CO-LEAD MANAGERS :	J.P. MORGAN SECURITIES LLC, MORGAN STANLEY & CO. LLC, BofA Securities, Inc., WELLS FARGO SECURITIES, LLC
CO-MANAGERS :	DREXEL HAMILTON, LLC, ACADEMY SECURITIES, INC.
RATING AGENCIES :	FITCH/MOODYS/MDBRS
OFFERING TYPE :	SEC-REGISTERED

PLEASE NOTE THE UPDATED SETTLE DATE OF 12/14/2026

*** OFFERED CERTIFICATES - PUBLIC ***

CLS	RATINGS (F/M/MDBRS)	SIZE ($MM)	WAL (YR)	CERT C/E%	CERT LTV%	CERT DEBT	CERT YLD	SPREAD	NOI YLD%	CPN%	$PX
A-1	AAA/Aaa/AAA	$1.823	2.50	1–55	30.000%	42.8%	17.0%	J+84	5.5059	5.537	99.99815
A-2	AAA/Aaa/AAA	$200.000	4.72	55-58	30.000%	42.8%	17.0%	J+85	5.5846	5.816	100.99866
A-3	AAA/Aaa/AAA	$288.839	4.85	58-59	30.000%	42.8%	17.0%	J+87	5.6085	6.070	101.99624
A-S	AAA/Aa3/AAA	$57.828	4.92	59–59	21.750%	47.8%	15.2%	J+110	5.8406	6.532	102.99954
B	AA-/NR/AAA	$37.676	4.96	59–60	16.375%	51.1%	14.2%	J+135	6.0919	6.778	102.99852
C	A-/NR/AA(low)	$28.914	5.00	60–60	12.250%	53.6%	13.6%	J+205	6.7931	6.760	99.99615

COLLATERAL SUMMARY

CUT-OFF DATE BALANCE :	$711,621,186
NUMBER OF LOANS :	34
NUMBER OF PROPERTIES :	38
WA CUT-OFF LTV :	61.1%
WA MATURITY LTV :	61.0%
WA U/W NCF DSCR :	1.55x
WA U/W NOI DEBT YIELD :	11.9%
TOP TEN LOANS % :	64.2%
WA TERM TO MATURITY (MOS) :	60
WA REMAINING AMORTIZATION TERM (MOS) :	357
WA SEASONING (MOS) :	2

TOP 5 PROPERTY TYPES :	INDUSTRIAL (26.1%), OFFICE (22.1%), MIXED USE (18.4%), HOSPITALITY (10.6%), RETAIL (10.4%)
TOP 5 STATES :	NY (37.8%), TX (18.2%), MO (6.5%), DC (6.2%), CA (4.5%)
LOAN SELLERS :	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (29.0%), MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC (25.6%), BANK OF AMERICA, NATIONAL ASSOCIATION (25.1%), WELLS FARGO BANK, NATIONAL ASSOCIATION (20.3%)
U.S. RISK RETENTION :	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION IS EXPECTED TO ACT AS THE “RETAINING SPONSOR” AND INTENDS TO SATISFY THE U.S. CREDIT RISK RETENTION RULES VIA A COMBINATION OF (I) RETENTION OF AN “ELIGIBLE VERTICAL INTEREST” BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, MORGAN STANLEY BANK, N.A., BANK OF AMERICA, NATIONAL ASSOCIATION AND WELLS FARGO BANK, NATIONAL ASSOCIATION AND (II) PURCHASE BY EIGHTFOLD REAL ESTATE CAPITAL FUND VII, L.P., THE “THIRD-PARTY PURCHASER,” OF AN “ELIGIBLE HORIZONTAL RESIDUAL INTEREST,” WHICH WILL BE COMPRISED OF THE CLASS F-RR, CLASS G-RR, CLASS X-FRR AND CLASS X-GRR CERTIFICATES.
EU RISK RETENTION :	THE TRANSACTION IS NOT STRUCTURED TO SATISFY THE EU RISK RETENTION AND DUE DILIGENCE REQUIREMENTS
MASTER SERVICER :	TRIMONT LLC
SPECIAL SERVICER :	LNR PARTNERS, LLC
TRUSTEE :	DEUTSCHE BANK NATIONAL TRUST COMPANY
CERT ADMIN :	COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION
OPERATING ADVISOR :	PENTALPHA SURVEILLANCE LLC
ASSET REPRESENTATIONS REVIEWER :	PENTALPHA SURVEILLANCE LLC
DIRECTING CERTIFICATEHOLDER :	EIGHTFOLD REAL ESTATE CAPITAL, L.P. (OR AN AFFILIATE)

DOCUMENTS & TIMING

ANTICIPATED SETTLEMENT :	ON OR ABOUT DECEMBER 14, 2026

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The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling (800) 408-1016 or by emailing the ABS Syndicate Desk at abs_synd@jpmorgan.com. You should not reply to this announcement. Any reply e-mail communications, including those you generate by using the “Reply” function on your e-mail software, will be ignored or rejected. This notice does not constitute an offer to sell or the solicitation of an offer to buy securities in any jurisdiction where such offer or solicitation would be unlawful, and does not constitute an offer to sell or a solicitation of an offer to buy or an advertisement in respect of securities in any province or territory of Canada other than the provinces of Ontario, Quebec, Alberta, British Columbia, Nova Scotia and New Brunswick unless the issuer has securities listed or quoted on one of the exchanges or markets referred to in the definition of “OTC Issuer” in Multilateral Instrument 51-105. Any disclaimer or other notice that may appear below is not applicable to this communication and should be disregarded. Such disclaimer or notice was automatically generated as a result of this communication being sent by Bloomberg or another email system.