



COMMERCIAL DEFEASANCE
DEFEASE WITH EASE®

Jon Davis of Commercial Defeasance appointed to the CMSA Canadian Defeasance Task Force

Charlotte, NC. – October 13, 2008 – Jon Davis, a Defeasance Manager at Commercial Defeasance, LLC has been appointed to the Commercial Mortgage Securities Association (CMSA) Canadian Defeasance Task Force. The appointment reflects the appreciation of the other Canadian market players for the role Jon has played in shaping and improving defeasance in Canada. In the course of closing numerous Canadian defeasances, Jon took initiative to streamline the process and led efforts to use a new type of security that dramatically reduced costs for borrowers. His tireless effort to educate commercial real estate professionals, including borrowers, lenders, brokers, title companies and lawyers about defeasance make it a much easier and more manageable process today.

What is a Canadian Defeasance?

Many fixed-rate conduit/CMBS loans originated since 1999 in Canada do not have any rights of repayment or yield maintenance provisions and instead require borrowers to defease in order to sell or refinance their property. Put simply, defeasance is a substitution of collateral. Typically, the borrower pledges to the lender a portfolio of government bonds sufficient to make all remaining debt service payments. Once the bonds are pledged to the servicer and delivered to an institutional securities intermediary to hold for the benefit of the loan servicer, the servicer will instruct the lender to discharge the mortgage/charge of record.

About Commercial Defeasance, LLC

Commercial Defeasance, LLC is the market leader in commercial real estate loan defeasance. The company actively manages all aspects of the 30 day defeasance process, so the borrower and the borrower's attorney and broker can focus on the related real estate transaction with confidence that the defeasance will close on time. Commercial Defeasance has continuously led the defeasance market since pioneering the CMBS defeasance business in 2000. The company has facilitated thousands of defeasance transactions in the United States and Canada for all property types. Custom Hedging Solutions, LLC, an affiliate, also facilitates hedging transactions to mitigate interest rate exposure and lock-in the cost of the defeasance portfolio. For more information or a free defeasance cost estimate, please visit www.defeasewithease.com or call 1-800-624-4779.

About Commercial Mortgage Securities Association (CMSA)

CMSA-Canada was formed in 2000 to promote the ongoing strength, liquidity and viability of commercial real estate capital market finance worldwide. The Annual Conference, established in 2004, has been a major event attended by over 200 market players yearly. Through various efforts to tackle important industry issues and educate market participants, including issuing a Canadian Defeasance White Paper, CMSA-Canada is involved in ensuring the health and integrity of commercial real estate capital market finance in Canada. As the trade association dedicated to promoting the ongoing strength, liquidity and viability of commercial real estate capital market finance, CMSA offers a member-focused culture of collaboration, engagement and consensus building with its Committees. CMSA-Canada's committees implement the association's current initiatives represent the full range of industry market participants, and are responsive to member needs.