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FOR IMMEDIATE RELEASE

CMSA Supports Development of U.S. Covered Bond Marketplace
Group Applauds Rep. Garrett for Comments on "Commercial" Coverage

Washington, D.C., July 10, 2008 - Commercial Mortgage Securities Association (CMSA) strongly supports efforts to facilitate the U.S. covered bond market, as proposed by the Federal Deposit Insurance Corporation (FDIC), and is urging inclusion of high quality commercial mortgage loans and commercial mortgage-backed securities (CMBS).

Today, CMSA applauds Rep. Scott Garrett (R-NJ), a member of the House Financial Services Committee, for his comments urging policymakers to develop a covered bond market as a financing option for both commercial and residential mortgages. In his comments directed at Treasury Secretary Henry M. Paulson Jr. and Federal Reserve Chairman Ben S. Bernanke, Rep. Garrett also expressed interest in pursuing legislation that would amend the Federal Deposit Insurance Act to address this issue.

"We applaud Rep. Garrett for recognizing that commercial real estate debt obligations should be included as collateral for covered bonds," said Dottie Cunningham, ceo of CMSA. "We believe covered bonds will provide a desirable funding strategy not just for residential, but for commercial as well. We therefore urge policymakers to address this issue comprehensively to incorporate the commercial market."

The FDIC is considering proposed rules aimed at promoting the development of the covered bond market in the United States, based on the positive and widespread market experience with these securities in Europe. The FDIC rulemaking, as proposed, would only cover residential mortgages.

CMSA's previous response to FDIC can be found at:
<http://www.fdic.gov/regulations/laws/federal/2008/08c115coverbond.pdf>

ABOUT CMSA

Commercial Mortgage Securities Association (CMSA) is a trade association dedicated to promoting the ongoing strength, liquidity and viability of commercial real estate capital market finance worldwide.

With commercial mortgage backed securities (CMBS) currently valued in excess of \$900 billion, the commercial real estate capital market finance industry is a responsible, healthy and vital contributor to the overall economy.

(MORE)



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Page 2: CMSA Supports Development of U.S. Covered Bond Marketplace

CMSA's diverse membership represents the full range of market participants including investment banks and commercial banks, rating agencies, insurance companies, service providers and investors at all levels of risk.

CMSA provides a forum for continuous and timely dialogue among its members through programs that offer meaningful opportunities to address issues. CMSA acts as a voice of the marketplace encouraging the development of consensus positions and advocating before government agencies and legislators on vital concerns facing the industry. CMSA supports professional growth through a wide variety of educational and research efforts.

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