



CMSA® Commends Agreement on Terrorism Insurance Bill *House, Senate Agree to 7-Year Extension*

New York City, NY (December 18, 2007) – Commercial Mortgage Securities Association (CMSA), the leading voice of the commercial real estate capital market finance industry, today commended policymakers for reaching agreement on an extension of the Terrorism Risk Insurance Program. The agreement will provide stability in the commercial real estate capital market by ensuring that terrorism insurance is both available and more affordable in the commercial real estate insurance market.

The final agreement will address CMSA's top three priorities, including:

- A seven-year extension of the current Act that will provide a sustainable terrorism risk insurance program
- Expansion of coverage to include domestic acts of terrorism
- A study on coverage for nuclear, biological, chemical and radiological (NBCR) attacks

Enactment of a sustainable terrorism risk insurance program has been the top legislative priority of CMSA. In late April, Leonard W. Cotton, vice chairman of Centerline Capital Group and president of CMSA, testified on the necessity of terrorism insurance before the House Financial Services Subcommittee on Capital Markets, and subsequently participated in several meetings on the topic. "Terrorism insurance is critical to the strength of commercial mortgage-backed securities (CMBS), which provide capital and liquidity to the commercial real estate market. The passage of this bill will ensure stability for an industry that is crucial to the continued health of the overall economy" he said.

CMSA's Chief Executive Officer, Dottie Cunningham, stressed that the passage of this legislation will mark a tremendous victory for CMSA and the industry, and will allow commercial lending to continue, while protecting the more than \$900 billion in outstanding commercial mortgage-backed securities. "We were seeking a solution that would both protect our economic security and provide stability in the capital markets," Cunningham said.

The agreement, which will be considered by the U.S. House of Representatives today, is expected to be signed by President Bush by year-end.

ABOUT CMSA

Commercial Mortgage Securities Association™ (CMSA®) is an international trade association dedicated to promoting the ongoing strength, liquidity and viability of commercial real estate capital market finance worldwide. With more than 470 member companies worldwide, CMSA offers unparalleled leadership in the commercial real estate markets. Our diverse membership base spans the globe and represents the full range of the industry's market participants, from senior executives at the largest money-center banks and investment banks, rating agencies, insurance companies, and investors to service providers. Member-driven, CMSA is dedicated to insightful, forward thinking that encourages vision, innovation and continuous professional growth for market participants. It is committed to being responsive to its members and providing them a culture of collaboration, collegiality, open and inclusive dialogue, consensus building and respect for diverse views.

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