



# FirstBrief

Breaking News from NAREIT On All Things REIT™

## FEDERAL RESERVE AND TREASURY DEPARTMENT EXTEND TALF PROGRAM FOR SIX MONTHS

The Federal Reserve and the Treasury Department announced today that the Term Asset-Backed Securities Loan Facility (TALF) Program will be extended for an additional three months through March 31, 2010 for legacy commercial mortgage backed securities (CMBS) and an additional six months through June 30, 2010 for newly-issued CMBS. It was also announced that additional forms of collateral will not likely be included in the facility. [CLICK HERE](#) to read a joint press release from the Board of Governors of the Federal Reserve System and Department of the Treasury.

The TALF program, which was extended to newly originated CMBS in June and legacy CMBS in July, has encouraged private lenders and investors to return to the CMBS market – resulting in a tightening of bid-ask spreads on CMBS issuances. However, CMBS deals take approximately four to five months to come to market. Given the relatively recent start and the scheduled expiration of the program on December 31, 2009, the window of opportunity was not sufficient to maximize the benefit of this program. In extending the TALF program, the Federal Reserve has taken a concrete step to improve conditions in commercial real estate markets.

NAREIT advocated for the expansion of TALF to include both legacy and originally-issued CMBS, and took a leadership role in seeking Congressional support for an extension of the program to ensure that it has time to achieve its goals. A bipartisan letter dated July 31, 2009 was sent to Federal Reserve Chairman Ben Bernanke and Treasury Secretary Tim Geithner urging an extension of the TALF. NAREIT worked closely with policymakers to build support for this letter, which was signed by 41 Members of Congress.

The National Association of Real Estate Investment Trusts® (NAREIT) is the worldwide representative voice for REITs and publicly traded real estate companies with an interest in U.S. real estate and capital markets. NAREIT's members are REITs and other businesses throughout the world that own, operate and finance income-producing real estate, as well as those firms and individuals who advise, study and service those businesses.

### 2009 NAREIT Events

September 21-22

**Senior Financial Officers/  
Investor Relations Officers  
Workshop\***

New York Marriott  
Downtown  
New York, NY

November 11-13

**REITWorld 2009:  
NAREIT's Annual Convention  
for All Things REIT**

JW Marriott Desert Ridge  
Phoenix, AZ

(\*invitation only)

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