

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2008

Total US Collateral
Total Primary & Master Servicing
TOTAL



| Rank | Company | Amount (\$ millions) | Number of loans | Avg. Loan Size (\$m) |
|------|--|-------------------------|--------------------|-------------------------|
| 1 | Wachovia Securities | \$412,863 | 91,591 | \$4.5 |
| 2 | PNC Real Estate / Midland Loan Services | \$310,323 | 34,187 | \$9.1 |
| 3 | Capmark Finance Inc. | \$260,878 | 34,252 | \$7.6 |
| 4 | Wells Fargo | \$182,581 | 19,823 | \$9.2 |
| 5 | Bank of America, N.A. | \$134,977 | 10,522 | \$12.8 |
| 6 | KeyBank Real Estate Capital | \$133,321 | 11,606 | \$11.5 |
| 7 | GEMSA Loan Services, L.P. | \$106,070 | 7,479 | \$14.2 |
| 8 | Prudential Asset Resources | \$62,117 | 6,157 | \$10.1 |
| 9 | Deutsche Bank | \$58,503 | 2,593 | \$22.6 |
| 10 | JPMorgan Chase Bank, N.A. | \$57,152 | 46,071 | \$1.2 |
| 11 | NorthMarq Capital | \$37,632 | 4,270 | \$8.8 |
| 12 | Principal Global Investors | \$29,288 | 3,490 | \$8.4 |
| 13 | HFF, Inc. | \$24,530 | 2,040 | \$12.0 |
| 14 | Grandbridge Real Estate Capital | \$23,902 | 5,095 | \$4.7 |
| 15 | Centerline Servicing Inc. | \$22,000 | 2,222 | \$9.9 |
| 16 | Northwestern Mutual | \$20,008 | 641 | \$31.2 |
| 17 | TIAA-CREF | \$19,798 | 401 | \$49.4 |
| 18 | Q10 Capital, LLC | \$18,352 | 5,090 | \$3.6 |
| 19 | iStar Asset Services, Inc. | \$17,431 | 555 | \$31.4 |
| 20 | Allstate Investments, LLC | \$16,634 | 1,513 | \$11.0 |
| 21 | AEGON USA Inc | \$15,933 | 1,849 | \$8.6 |
| 22 | HSBC Bank USA, N.A. | \$13,200 | 1,901 | \$6.9 |
| 23 | Babson Capital Management LLC | \$12,671 | 582 | \$21.8 |
| 24 | John Hancock Life Insurance Company | \$12,289 | 1,417 | \$8.7 |
| 25 | Nationwide Life Insurance company | \$11,927 | 1,728 | \$6.9 |
| 26 | ING Investment Management | \$11,812 | 1,493 | \$7.9 |
| 27 | MMA Financial, Inc. | \$10,743 | 989 | \$10.9 |
| 28 | CWCapital LLC & CWCapital Asset Management | \$9,894 | 1,108 | \$8.9 |
| 29 | Hypo Real Estate | \$9,525 | 82 | \$116.2 |
| 30 | Pacific Life Insurance Company | \$8,035 | 539 | \$14.9 |
| 31 | Delaware Investments/Lincoln National Life | \$7,878 | 1,389 | \$5.7 |
| 32 | Situs Companies | \$7,255 | 724 | \$10.0 |
| 33 | Thrivent Financial for Lutherans | \$7,253 | 3,377 | \$2.1 |
| 34 | Walker & Dunlop - SAM Member | \$6,976 | 828 | \$8.4 |
| 35 | M&T Realty Capital Corporation | \$6,528 | 927 | \$7.0 |
| 36 | The Bank of New York Mellon - Asset Solutions Division | \$5,562 | 874 | \$6.4 |
| 37 | Green Park Financial Limited Partnership | \$5,235 | 666 | \$7.9 |
| 38 | Columbia National Real Estate Finance, LLC | \$5,156 | 464 | \$11.1 |
| 39 | Newmark Realty Capital, Inc. - SAM Member | \$5,034 | 738 | \$6.8 |
| 40 | Cohen Financial | \$4,746 | 730 | \$6.5 |
| 41 | Pacific Southwest Realty Services - SAM Member | \$4,348 | 793 | \$5.5 |
| 42 | Interinvest Mortgage Investment Company | \$3,442 | 723 | \$4.8 |
| 43 | Litton Loan Servicing | \$2,960 | 985 | \$3.0 |
| 44 | RiverSource Investments, LLC | \$2,905 | 908 | \$3.2 |

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|------|---|-------------------------|--------------------|-------------------------|
| 45 | Johnson Capital Group | \$2,902 | 300 | \$9.7 |
| 46 | Aviva Investors North America | \$2,307 | 821 | \$2.8 |
| 47 | Heartland Bank | \$1,949 | 575 | \$3.4 |
| 48 | Bernard Financial Servicing Group - SAM Member | \$1,882 | 266 | \$7.1 |
| 49 | RBC Capital Advisors, Inc. | \$1,840 | 551 | \$3.3 |
| 50 | Sunrise Mortgage and Investment Company | \$1,793 | 941 | \$1.9 |
| 51 | Norris Beggs & Simpson Northwest Limited Partnership - SAM Member | \$1,652 | 346 | \$4.8 |
| 52 | Primary Capital Advisors | \$1,626 | 141 | \$11.5 |
| 53 | HomeStreet Capital | \$1,585 | 385 | \$4.1 |
| 54 | OneAmerica Financial Partners | \$1,422 | 532 | \$2.7 |
| 55 | P/R Mortgage & Investment Corporation | \$1,378 | 418 | \$3.3 |
| 56 | Glacier Real Estate Finance | \$1,223 | 326 | \$3.8 |
| 57 | Colliers Meredith & Grew - SAM Member | \$1,180 | 107 | \$11.0 |
| 58 | Protective Life Corporation | \$1,104 | 342 | \$3.2 |
| 59 | Capital Funding Group, Inc. | \$1,089 | 193 | \$5.6 |
| 60 | AmeriSphere Multifamily Finance, L.L.C. | \$1,076 | 154 | \$7.0 |
| 61 | Goedecke & Co., LLC | \$863 | 135 | \$6.4 |
| 62 | Sierra Capital Partners, Inc. | \$851 | 65 | \$13.1 |
| 63 | George Elkins Mortgage Banking Company | \$837 | 400 | \$2.1 |
| 64 | Morris, Smith & Feyh, Inc. | \$818 | 169 | \$4.8 |
| 65 | Pace Financial Group | \$774 | 82 | \$9.4 |
| 66 | Thomas D. Wood and Company - SAM Member | \$763 | 336 | \$2.3 |
| 67 | Gershman Investment Corp. | \$719 | 114 | \$6.3 |
| 68 | CUNA Mutual Insurance Society | \$684 | 188 | \$3.6 |
| 69 | Venture Mortgage Corporation | \$624 | 241 | \$2.6 |
| 70 | iCap Realty Advisors | \$607 | 206 | \$2.9 |
| 71 | Dickinson, Logan, Todd & Barber, Inc. - SAM Member | \$549 | 142 | \$3.9 |
| 72 | Great Lakes Financial Group Limited Partnership | \$480 | 147 | \$3.3 |
| 73 | Summit Investment Partners, Inc. | \$420 | 312 | \$1.3 |
| 74 | Mortgage Capital Investments, Inc | \$379 | 178 | \$2.1 |
| 75 | Eustis Commercial Mortgage Corporation - SAM Member | \$278 | 81 | \$3.4 |
| 76 | First Housing Development Corporation of Florida | \$253 | 47 | \$5.4 |
| 77 | Boston Mutual Life Insurance Company | \$150 | 169 | \$0.9 |
| 78 | Skymar Capital Corporation | \$79 | 63 | \$1.3 |
| 79 | Minnesota Life Insurance Company | \$9 | 7 | \$1.3 |