



Press Release
For Immediate Release

RFA Capital Participates as 'B' Buyer in Merrill's Upcoming C-10 CMBS Offering

Toronto ON, June 19, 2003...RFA Capital Management Inc. announced today its participation on behalf of its investors as the 'B' piece buyer in Merrill Lynch Financial Assets Inc.'s upcoming \$460,395,200 C-10 commercial mortgage pass-through certificate offering. RFA's participation in this transaction marks the third time it has acted on behalf of its investors as the buyer of the non-offered certificates in a Canadian CMBS offering.

RFA's investors are acquiring the 'BB+, BB, BB-, B, B-, and UR' certificates with a face value of \$21,895,200 as well as a portion of the IO in the Merrill transaction. RFA, upon completion of this transaction, will act as controlling class representative in respect of over \$1 billion dollars of commercial mortgage debt across Canada.

"RFA is pleased to work with Merrill Lynch Financial Assets Inc. in this offering as they created the CMBS market in Canada and continue to be the CMBS leader in the country today," said Alan Pyle, President, RFA Capital Management Inc. "As the CMBS market continues to expand in Canada, RFA plans to further its lead in 'B' piece acquisitions for its investors."

In the last half of 2002, RFA, on behalf of its investors, was the 'B' buyer in two CMBS transactions and in addition, in early 2003, acquired a CMBS IO certificate on behalf of its investors.

"We were impressed with the quality of the mortgage portfolio and saw this deal as an opportunity for RFA's investors," said Don Rodney, Managing Director, RFA Capital Management Inc.

RFA Capital Management Inc. is a member of the RFA group of companies. As an asset management and real estate finance corporation, RFA sources, underwrites and manages high yield CMBS and mezzanine debt investments for third party investors. Collectively, the principals of RFA have over 60 years of experience in the North American commercial mortgage markets. For more information on the RFA group of companies please visit www.rfacanada.com.

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