



Financial risk management serving  
commercial real estate since 1991

**Chatham**  
FINANCIAL

[chathamfinancial.com](http://chathamfinancial.com)

Access advantage

## Interest rate and currency hedging

### Informed, comprehensive, and independent approach to hedging interest rate and FX risk

Whether it's a real estate project or a portfolio of properties, Chatham has the consultants and technology solutions to help hedge your interest rate or foreign currency risk. We have been analyzing and evaluating hedging strategies for real estate investors since 1991, providing real time market insights and best practices.

An independent and experienced firm, Chatham is in the markets every day, providing the best consulting and technology solutions to support real estate firms as they navigate volatility.

**4K+**

Executed caps in 2019

**7K+**

Executed swaps in 2019

**\$2B+**

Notional transacted daily

## Defeasance

### Optimize your defeasance with Chatham, the independent and transparent consultant

Since 2000, Chatham has closed thousands of defeasances, having executed over \$130 billion principal defeased. We pioneered the practice of returning residual value to the borrower and have paid out over \$170 million to date to our clients.

We represent the borrower's interest in every transaction, partnering with our clients by educating on the defeasance process. We advise clients on obtaining the most optimal terms on their prepayment loans prior to origination.

**\$170M+**

Total residual value returned to clients

**\$130B+**

Total principal defeased

**7K+**

Deals/transactions all-time

## Debt management

### Access advantage with Chatham Debt Management, our solution to managing commercial real estate debt, backed by technology and advisory specialists

Chatham Debt Management is the industry-leading, web-based solution created to organize, manage, and report on loan portfolios for real estate and infrastructure. More than just software, the power of Chatham's solution is access to a team of specialists that onboards clients and provides ongoing service and support to you and your team.

Our debt and derivatives experts created this solution to meet the needs of both institutional real estate investors such as pension funds, REITs, and private equity fund managers, along with private real estate developers, syndicators, and operators that focus on specific property type and geographic regions. It scales to satisfy the needs of each client's debt portfolio, providing access to technology and people to serve and support critical debt processes.

**47K+**

Loans in our system

**250+**

Clients

**\$1.3T+**

Loan principal



## Navigate market volatility. Conquer financial complexity. Help your business win.

### The first choice for real estate

From the very start, we built our reputation in real estate. Today, we're at the forefront of the industry — with offices around the world — offering best-in-class advisory and technology services to protect your business from fluctuations in the market and deliver the right financial risk solutions designed for your real estate needs.

### Revolutionizing risk management

Every day, we continue to advance our offering — providing expertise on everything from independent debt valuation standards to LIBOR transitions. We constantly introduce new technology and innovate our products with your real estate needs in mind — going above and beyond, so you can stay ahead.

### Enhancing your expertise

You know the real estate markets. And with Chatham in your corner, you can amplify your knowledge. Our job is to help you do what you do better. That means seizing more opportunities and deals. Managing risk more efficiently. And working together to take your business to the next level.

### Solutions:

**Debt and hedging strategy**

**Rates and FX hedging execution**

**Debt and derivatives valuation**

**Hedge accounting**

**Derivatives compliance**

**ISDA advisory**

**Debt and derivatives management system**

**Defeasance and prepayment**

**Debt advisory**

Chatham Hedging Advisors, LLC (CHA) is a subsidiary of Chatham Financial Corp. and provides hedge advisory, accounting and execution services related to swap transactions in the United States. CHA is registered with the Commodity Futures Trading Commission (CFTC) as a commodity trading advisor and is a member of the National Futures Association (NFA); however, neither the CFTC nor the NFA have passed upon the merits of participating in any advisory services offered by CHA. For further information, please visit [chathamfinancial.com/legal/notices/](http://chathamfinancial.com/legal/notices/).

Transactions in over-the-counter derivatives (or "swaps") have significant risks, including, but not limited to, substantial risk of loss. You should consult your own business, legal, tax and accounting advisers with respect to proposed swap transaction and you should refrain from entering into any swap transaction unless you have fully understood the terms and risks of the transaction, including the extent of your potential risk of loss. This material has been prepared by a sales or trading employee or agent of Chatham Hedging Advisors and could be deemed a solicitation for entering into a derivatives transaction. This material is not a research report prepared by Chatham Hedging Advisors. If you are not an experienced user of the derivatives markets, capable of making independent trading decisions, then you should not rely solely on this communication in making trading decisions. 20-0055

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