



Press Release

FOR IMMEDIATE RELEASE

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CDC Mortgage Capital provides \$51,850,000 Acquisition Financing for Westgate Mall

NEW YORK, March 30, 2004 – CDC Mortgage Capital Inc. provided a \$51,850,000 fixed-rate, four-year loan to Gregory Greenfield & Associates, Ltd. to finance its acquisition of the 599,359 square foot Westgate Mall in Brockton, Massachusetts, a suburb of Boston. The property is anchored by Sears, Filene's and Macy's. Junior anchors include Best Buy and Marshall's. The property underwent extensive renovation during the last five years and enjoys strong occupancy and tenant sales. The financing provides for additional advances to fund costs for additional leasing of the in-line space and development of unimproved outparcels at the property.

Gregory Greenfield & Associates, Ltd. is controlled by Atlanta-based real estate investor, Gregory Greenfield. Greenfield's portfolio includes more than eight million square feet of retail properties throughout the United States.

CDC Mortgage Capital, the U.S. commercial real estate financing unit of CDC IXIS of Paris, France, provides fixed- and floating-rate mortgage debt and various forms of mezzanine financing for commercial real estate transactions in excess of \$10 million. Since June 1999, CDC Mortgage Capital has originated or purchased \$8 billion in commercial mortgage loans.