

Press Release

FOR IMMEDIATE RELEASE

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CDC Mortgage Capital provides \$117,500,000 financing on 1350 I Street, Washington D.C.

NEW YORK, October 15, 2004 – CDC Mortgage Capital Inc. provided a \$117,500,000 floating-rate, five-year loan to Ling Brothers Group to refinance the 343,767 square foot office building located at 1350 I Street in the East End submarket of Washington D.C. The twelve-story, Class-A building is located directly across from Franklin Park and is currently 89% occupied with major tenants including Spriggs & Hollingsworth, Beveridge & Diamond, National Food Processors Association, Motorola and Ford Motor Company. The financing was funded as a mortgage loan and mezzanine loan and provides additional funds to lease the remaining vacant space in the building.

Ling Brothers is controlled by Singapore investors, Dji Tjian An, Saiman Ernawan and Didi Dawis. The company controls various real estate and corporate investments throughout southeast Asia.

The financing was arranged by Cliff Mendelson, Managing Director of the Structured Finance Group of Transwestern Commercial Services.

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 \$5 million.