



News Release

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PRUDENTIAL MORTGAGE CAPITAL ORIGINATES \$232.9 MILLION IN AFFORDABLE HOUSING LOANS

NEWARK, N.J. – Prudential Mortgage Capital Company announced today that it has originated \$232.9 million year-to-date in affordable housing loans. Prudential Mortgage Capital is the commercial mortgage lending business of Prudential Financial, Inc. (NYSE:PRU).

“These loans highlight Prudential Mortgage Capital’s strength in providing quality service and flexible loan options for affordable housing borrowers. We look forward to continuing our relationship with our clients and assisting them on future transactions,” said Paige Warren, managing director, Prudential Mortgage Capital Company.

The loans included:

- A \$4.1 million fixed-rate FHA loan for Branan Lodge in Blairsville, Ga. Mark Eidson of Prudential’s Atlanta office originated the loan.
- An \$8.6 million variable-rate Freddie Mac loan for Cinnamon Lake Towers in Waukegan, Ill. The loan is tax-exempt with credit enhancement and features an interest rate swap. The term and amortization period is for 30 years. Mark Eidson of Prudential’s Atlanta office originated the loan.
- A \$10 million loan on behalf of Freddie Mac for Penn Square Village in Albuquerque, N.M. The 10-year term loan has a 30-year amortization. Andrew Behrens of Prudential’s San Francisco, Calif. office originated the loan.
- A \$12.5 million loan on behalf of Fannie Mae for Riviera Pointe Apartments in Mesa, Ariz. The fixed rate 10-year term loan has a 30-year amortization. Kenji Tamaoki of Prudential’s San Francisco, Calif. office originated the loan.
- A \$13.2 million fixed-rate FHA loan for Gates Crossing I & II Seniors Project in Atlanta, Ga. Mark Eidson of Prudential’s Atlanta office originated the loan.

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- A \$15.7 million loan on behalf of its bridge loan program secured by three properties: Magnolia Place in Greenville, S.C., Magnolia Manor in Greenville, S.C. and Magnolia Manor in Columbia, S.C. Kenji Tamaoki of Prudential's San Francisco, Calif. office originated the loan.

Prudential Mortgage Capital Company, a national full-service, commercial and multifamily mortgage finance business, originates loans for Fannie Mae DUS™, FHA and Freddie Mac Targeted Affordable programs; the capital markets; Prudential's general account; and other institutional investors. The company, with \$56.5 billion in assets under management and administration as of September 30, 2007, offers fixed- and floating-rate loans; mezzanine, structured and bridge financing; forward commitments; affordable housing and healthcare finance. For more information, visit www.prumortgagecapital.com.

Prudential Financial, Inc. (NYSE: PRU), a financial services leader with approximately \$637 billion of assets under management as of September 30, 2007, has operations in the United States, Asia, Europe, and Latin America. Leveraging its heritage of life insurance and asset management expertise, Prudential is focused on helping individual and institutional customers grow and protect their wealth. The company's well-known Rock symbol is an icon of strength, stability, expertise and innovation that has stood the test of time. Prudential's businesses offer a variety of products and services, including life insurance, annuities, retirement-related services, mutual funds, investment management, and real estate services. For more information, please visit www.prudential.com.

