

For Immediate Release

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RBS Greenwich Capital Goes Live With New Commercial Real Estate Underwriting System

San Francisco, CA (October 30, 2003)—The next generation of commercial real estate loan underwriting is now in service at RBS Greenwich Capital, as the successful installation of cUnderwriter, an enterprise software solution developed by Backshop, Inc., removes cumbersome spreadsheets and disparate systems by integrating commercial real estate lending into one system.

cUnderwriter is RBS Greenwich Capital's single software platform for its pipeline, underwriting, and securitization business, which focuses on all property types, all positions in the capital structure, and will total approximately \$3 billion this year. By centralizing the entire lending process in a Web accessed database, RBS Greenwich Capital has gained tremendous efficiencies in all aspects of its business.

Perry Gershon, Managing Director of RBS Greenwich Capital, stated: "We found our existing systems, a combination of spreadsheets and databases, were not keeping up with our needs. We wanted to get all our business into a single database and we needed to offer our employees and numerous partners Web access to our deals. We lend in all parts of the capital structure so we required essentially valuation software and cUnderwriter was the only company we found that offered a product that met our needs. We are managing our pipeline, underwriting deals, and preparing our Asset Summaries for our upcoming securitization using the Backshop application - a truly outstanding piece of software. The application will pay for itself many times over."

Jim Flaherty, President of Backshop, stated: "We are excited to announce the successful completion of the cUnderwriter product. The application combines the flexibility of Excel, the credit power of Argus, the ease of use and power of Microsoft tools, and the convenience of a secure Web site. The application provides all the functionality real estate lenders need to conduct their business and we look forward to expanding our business with additional lenders."

About Backshop:

Backshop is a product and services company focused on commercial real estate. Since its formation in 1997, Backshop has used Microsoft databases to help clients underwrite and securitize over 1,200 commercial loans representing \$6.0 billion in value. The cUnderwriter software consists of a Microsoft SQL 2000 database, a Microsoft ASP Web Site, Microsoft Access Query Tools, and Crystal 9.0 Reports. It is available for licensing on both a direct and ASP basis. Services include outsourced underwriting and due diligence. The company's Web site is located at www.backshop.com.