

DUBAI INVESTMENT GROUP

Dubai Investment Group ("DIG") is a leading real estate asset management company. DIG services include investment sourcing and origination, underwriting and financial analysis, debt and equity structuring, investment management, finance and accounting, tax oversight, and investment disposition. DIG also provides advisory services on real estate investments in public and private equities. The core professional team has been institutionally trained with over 80 years of investment management and finance experience.

Since 2003, DIG has executed more than \$4B in transaction volume and currently manages a multi-billion dollar portfolio of real estate investments in both the United States and Europe. Investments have included all major asset classes of commercial real estate, including office, hotel, multifamily, industrial, student housing, skilled nursing and retail.

Its current investments include:

The **Doubletree Hotel Chicago Magnificent Mile** is a 500-room hotel located between the famed Magnificent Mile and the Navy Pier in Chicago, Illinois. After the hotel was acquired in 2007, it went through an extensive renovation and repositioning plan which included refurbishment of the lobby, upgrades to meeting space and common areas, redesign of all guest rooms and the creation of a new concept restaurant.

The **Inn of Chicago Magnificent Mile** is a 359-room hotel located a half-block from the Magnificent Mile in Chicago, Illinois. The hotel was acquired in February 2006 and was reintroduced to the market in 2007 after a multimillion-dollar interior renovation. The hotel is a proud member of Choice Hotel's Ascend Collection.

110 William Street is a 32-story, 870,000 square foot, office building located in the heart of the financial district in New York City, only blocks away from Wall Street and the New York Stock Exchange. The property was acquired in March 2005, and has since gone through substantial building improvements including a new lobby, upgrades to security and life safety systems, and renovation of the facade. The property has consistently maintained high occupancies due to its strong location and high quality.

29/39 South LaSalle Street consists of two adjacent, Class B office buildings totaling 360,000 square feet located in the Chicago Central Business District. Zoning approval has been obtained to redevelop the site into a 1 million square foot office tower and 200-room hotel. The property was acquired in July 2004.

The **AFR Portfolio** is a geographically diverse portfolio consisting of 2 central business district and 3 suburban office buildings located in San Francisco, CA, Las Vegas, NV, Cleveland, OH and Richmond, VA. The portfolio, acquired in March 2008, is 90% leased to a diverse group of tenants with long-term leases and /or superior credit quality.

The **Braintree Portfolio** consists of 11 Class B suburban office and R&D buildings totaling 417,000 square feet located 12 miles south of Boston in Braintree, Massachusetts. The assets benefit from excellent visibility with access from Interstate 93 and are only one mile from a 1.4 million square foot regional mall. The portfolio was acquired in November 2007.

The **Denver I Portfolio** is a 730,000 square foot portfolio consisting of three individual office buildings located in the Cherry Creek, Meridian and the Central Business District submarkets of Denver, Colorado. The portfolio was acquired in August 2006.

The **Denver II Portfolio** consists of 15 buildings totaling 1.2MM square feet of office/flex space and 7.1 acres of land located in the Northwest and Denver Tech Center submarkets of Denver, CO. Individual projects are a combination of multi-story office and one story office/flex buildings. The portfolio was acquired in November 2006.

Park Place is a six-story, 171,500 SF, office building with a directly accessible two-story subterranean parking garage located in the Denver Tech Center submarket of Denver, CO. The property also contains an adjacent lot which has 80,000 square feet of future building entitlements. The property was acquired in August 2005.

Hanse Center is a big box retail center located near the city of Rostock, Germany. The property consists of two buildings totaling nearly 54,000 square meters. The area and the adjacent commercial properties were developed in 1995. The property was acquired in December 2005.

Märkisches Zentrum is a retail center located in the center of the northern sub-district Markisches Viertel section of Berlin, Germany. The property consists of 59,500 square meters of retail space provided in over 120 units in 15 buildings. The property was acquired in June 2006.