

PRESS RELEASE

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For Immediate Release

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Cambridge

Galaxy Loudoun, LLC Announces the Purchase of Loudoun Plaza I for \$9,000,000

Sterling, Virginia — Cambridge Property Group, LLC on behalf of its client, Galaxy Loudoun, LLC, is happy to announce a successfully negotiated purchase of Loudoun Plaza I, a 71,750 square foot four story corporate office building, from GE Credit Equities for \$9,000,000 or \$125 per square foot. Cambridge will be providing Property Management and Leasing services to the building.

According to Andrew J Czekaj, Manager of Galaxy Loudoun LLC, "This acquisition evidences our continued efforts to purchase value add deals in the DC metro market. Following up on our acquisition of 8381 and 8391 Old Courthouse in Vienna, Loudoun Plaza presents an opportunity to implement and execute our value add approach. It is clear that the value of this project will be further enhanced with the extension of the Silver Line to Dulles Airport. We look forward to additional acquisitions over the coming months specifically in the suburban markets."

Located in Dulles, Virginia, this property is conveniently located at the Northwest corner of Route 28 and future Route 606 station of the METRO Silver Line. The 4.8 acre, meticulously landscaped site with excellent views of the surrounding area, also offers easy access to the Dulles Toll Road, I-495 and I-66.

This glass and brick clad rectangular building features a dramatic two story marble and mahogany main lobby, a balcony on all four sides of the fourth floor and incorporates an efficient layout and core providing a variety of configurations for a wide range of tenants.

Randy Jaegle, Chief Operating Officer of Cambridge, stated “We are pleased to have structured the transaction on behalf of our investment partners and to have been engaged to Manage and complete the lease-up needed to stabilize the property. It is through the proper day to day management and stabilization that the ultimate value will be realized.”

According to T Michael Scott, President of Cambridge the Loudoun deal is a testament to forming lasting relationships. The ownership entity consists of partners that have done business with Cambridge over the last twenty plus years.

Cambridge provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today’s real estate market. Since 1983, Cambridge has successfully developed in excess of 6.2 million square feet from New Jersey to Florida. In addition Cambridge has structured the acquisition and/or disposition of in excess of 15.6 million square feet of commercial real estate as well as 430 acres of land with a total value exceeding \$5.7 billion. In addition, Cambridge has been instrumental in the restructure of approximately \$1.5 billion of CMBS and institutional debt on behalf of clients and partners. The firm also provides property management, leasing and construction management services to approximately 4.2 million square feet of office, R&D and industrial space.