



Press Release (10 August 2006)

JER MAKES FURTHER €40M RESIDENTIAL ACQUISITION IN GERMANY

JER Partners (“JER”) and European Commercial Assets (“ECA”) have acquired a further 10 residential and mixed-use properties in Berlin, Germany for approximately €40 million, building on four similar transactions announced previously. This fifth deal takes the total capital invested by JER and ECA in residential in Berlin, Germany to close to €200 million and the number of apartments to almost 3000 in just over one year. JER and ECA plan to increase the value of their investment through rental growth, refurbishment and modernisation. They have an ongoing programme of acquisitions in the pipeline.

JER and ECA have been working closely together in Germany over the past two years to identify opportunities with strong capital growth potential. The market segment in which they have co-invested, predominantly Berlin residential, exemplifies the market approach the two partners have identified as having strong return characteristics.

Malcolm Le May, President, JER Europe commented:

“Our fifth deal with ECA cements a commitment to invest in the attractive economics of the German residential market in Berlin. ECA is an excellent operating partner for JER and we look forward to the future development of both existing and new ventures.”

Hans-Peter Stoessel, co-founder and owner of ECA said:

“This fifth deal with JER as our partner represents another exciting investment opportunity for both parties. The combination of our complementary skills and the shared philosophy of identifying mispriced assets and then employing active asset management, redevelopment and market positioning to enhance and maximise value, is a major plank of our successful acquisition strategy.”

END

Please contact:

Malcolm Le May, President Europe, JER Partners	+44 20 7291 4900
Angus Dodd, Director, JER Partners	+44 20 72914900
Howard Lee, HeadLand Consultancy	+44 20 7367 4555

NOTES TO EDITORS

About JER Partners

JER Partners is the private equity investment arm of J.E. Robert Companies, a real estate investment management company with 25 years of experience in sourcing, underwriting and managing a broad spectrum of real estate, debt products and equity.

JER Partners has been active in Europe since 1995. As European President of JER Partners, Malcolm Le May heads a team of 25, based at Berkeley Square, London.

In Europe, JER Partners has invested in the United Kingdom, France, Germany, Sweden and Finland. JER's first European real estate fund mostly invested in the UK and France. Since the inception of JER's second pan-European real estate fund in May 2003, JER Partners has made five investments in regional offices in the United Kingdom. In France, JER has acquired a hotel in Paris. In Germany, JER has made four investments, one portfolio of offices and three residential portfolios. In Sweden, JER has bought and subsequently sold a portfolio of supermarkets across the country. In Finland, JER has so far acquired three portfolios of commercial assets.

In March 2006, JER acquired the Great Eastern Hotel, London, United Kingdom. In April, JER acquired a site for residential development on the River Thames in Greenwich, London in the United Kingdom. In July, JER invested in a prime residential building in Paris, France.

For more information on JER, please visit www.jer.com.