



Press Release 12 December 2006

**JER TEAMS UP WITH FINIAL IN SWISS HOTEL CHAIN ACQUISITION
FOR MORE THAN CHF200 MILLION**

JER Partners ("JER") has entered into an agreement to acquire a 50% interest in the Manotel hotel chain ("Manotel") in Switzerland from Finial Holding ("Finial") in a transaction valuing the company at more than CHF200 million. Manotel comprises six individually styled three- and four-star hotels located in central Geneva. The assets include a total of 610 rooms as well as the management company. Manotel currently represents 10% of the total hotel market in Geneva. The transaction is expected to close in early 2007, subject to customary conditions and regulatory approvals.

To date, Manotel has spent approximately CHF75 million renovating the hotels which have been positioned as hotels of four-star quality. This renovation has differentiated the chain from the rest of the three-and four-star Geneva hotel market, which typically suffers from under-investment.

In addition to the current acquisition, JER and Finial have committed additional capital to the joint venture with the intent of making further acquisitions for up to CHF175 million in the Swiss market. The expansion will essentially target large cities such as Zurich, Basel and Lucerne and will focus on 50 to 150 room hotels, ideally located downtown. Expectations are to double the capacity of the group within the next three years.

Malcolm Le May, President, JER Europe commented: "Manotel is successful because it offers a high-end experience at affordable prices. We believe that it is an extremely valuable proposition which can be developed into a national chain in Switzerland. Working with Finial, we look forward to helping Manotel maximise its potential."

Omar Danial, President of Finial said: "This investment by JER will provide financial expertise and capital to fund our proposed expansion, bolster our search for hotels in Swiss cities outside Geneva and ultimately increase the value of the business."

Paul Muller, President of Manotel said: "Management is delighted as this continued demonstration of confidence in the prospects of Manotel and is looking forward to implementing the expansion."

Finial has retained the remaining 50% of the business.

END

Please contact:

Malcolm Le May, President Europe, JER Partners	+44 20 7291 4900
Bill Hancock, Director, JER Partners	+44 20 7291 4900
Clare Allison, HeadLand Consultancy	+44 20 7367 5234
Omar Danial, President of Finial	+41 22 544 88 00
Paul E. Muller, President of Manotel	+41 22 909 81 11

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 30, based at Berkeley Square, London.

In Europe, JER Partners has invested in the United Kingdom, France, Germany, Italy, Sweden, Finland and Italy. Since 2003, JER Partners has made six investments in regional offices in the United Kingdom, acquired the Great Eastern Hotel and a site for residential development on the River Thames in Greenwich, London. In France, JER has acquired an hotel and an apartment building in Paris. In Germany, JER has made several investments, including a portfolio of offices and a number of residential portfolios. In Finland, JER has so far acquired one portfolio of commercial assets. In Sweden, JER has bought and subsequently sold a portfolio of supermarkets across the country. In Italy, JER has acquired a retail portfolio.

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

About Finial

Finial Holding S.A. ("Finial") is a privately owned investment company based in Geneva, Switzerland since inception 30 years ago. It has been actively investing in commercial properties for over 20 years as well as private equity and alternative investments worldwide. As the major shareholder of Manotel, Finial has been responsible for the implementation and financing of the repositioning of Manotel which started in 2001.

About Manotel

Manotel is a group of 6 three and four star hotels located in the heart of Geneva: Royal****, Epsom****, Auteuil****, Edelweiss***, Kipling***, Jade***. Each one has a unique concept and offers a new hotel experience.

www.manotel.com