



Press Release 02 January 2007

**JER PARTNERS AND GE REAL ESTATE SELL 90 LONG ACRE TO
WITKOFF GROUP AND DCD GROUP FOR £175 MILLION**

JER Partners ('JER') and GE Real Estate ('GE') have exchanged contracts to sell 90 Long Acre in Covent Garden, London to New York-based Witkoff Group and London-based DCD Group for £175 million reflecting an initial yield of 4.2%.

90 Long Acre is a 194,000 square foot, freehold, landmark, class A office building. JER and Benchmark (who was taken over by GE) bought the building in 2000. The asset has since been fully refurbished. Tenants include Scottish Equitable, Eurohypo, GMAC and Regus.

This acquisition marks the Witkoff Group's return to the London market following its joint acquisition of Shell Mex House with Lehman Brothers in 1999 and subsequent sale to Rotch. Witkoff is actively seeking further European assets to add to its growing US portfolio.

Malcolm Le May, President Europe at JER Partners said: "90 Long Acre has proved an excellent investment with value add potential. We are delighted that this transaction was able to take place."

Scott Alper, Principal for the Witkoff Group said: "We believe that Europe offers interesting active management opportunities and provides a complementary synergy with our US-based business. We aggressively targeted 90 Long Acre because it offers a redevelopment opportunity similar to Shell Mex House and Witkoff's redevelopment projects in New York, in that 90 Long Acre's building to site cover is only 57%. With planning approval, the

property's density and massing can therefore be significantly increased by up to 120,000 square feet."

Martin Waller of DCD Group said: "We are very excited in continuing to expand our relationship with The Witkoff Group and partner with them on the acquisition of 90 Long Acre. The two groups together create a synergistic partnership to execute the business plan to redevelop 90 Long Acre."

CBGA acted for the purchasers and Franc Warwick for the vendors.

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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.

JER Real Estate Advisors (UK) Limited is regulated by the Financial Services Authority for investment business.

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

About GE

GE Real Estate (www.gerealestate.com) is a world leader in real estate capital. Formed in 1972, the business has more than \$28 billion in assets with 34 offices located throughout North America, Europe, Asia, and Australia/New Zealand. GE Real Estate, backed by its parent company's AAA rating, offers a broad range of debt, equity and servicing solutions including: intermediate and long-term mortgages, restructuring and acquisition capital, niche equity investment/joint ventures, capital markets securitization and placements, and asset management. As one of the fastest growing units within GE Commercial Finance, Real Estate has experienced annual growth of more than 10% for the last ten consecutive years.

GE Real Estate has 20 years' experience in the European property market and has established a solid foundation through long-term dedication to local partnerships and meeting customers' needs. Today, 466 real estate professionals and 35 joint venture partnerships operate from seven regional offices across Europe. The business in Europe has current direct investments of US\$9 billion (Euro 7.6 billion), representing a US\$11.5 billion (Euro 9.7 billion) portfolio of underlying assets in European real estate.

GE Commercial Finance is the business-to-business finance unit of General Electric. With deep industry expertise and lending, leasing and financing services of every kind, GE Commercial Finance plays a key role in helping its customers grow. Conducting business in 35 countries, GE Commercial Finance has assets of over US\$230 billion and is headquartered in Stamford, Connecticut, USA.

General Electric (NYSE: GE) is Imagination at Work - a diversified technology, media and financial services company focused on solving some of the world's toughest problems.

About Witkoff Group

The privately owned Witkoff Group owns a diverse portfolio of real estate in select US markets and abroad. Recent purchases over the last month have included the 677,000 sq ft Random House global headquarters at 1745 Broadway in New York for \$509 million and 420 Fifth Avenue in New York for \$62 million.

About DCD Group

DCD Group is a well established U.K. based real estate investment, management, and development firm with offices in London, New York and Dubai. In London, notable recent transactions include the sale of The Sanctuary Buildings, Birchin Court and 130 Queens Gate, the acquisition of Hayes Park Estate and the redevelopment of the Baglioni Hotel. DCD Group also has a growing presence in the New York real estate market with office assets at 11 E. 44th Street, 55 E. 59th Street and 86 Chambers Street.