

NEWS

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For: **LOWE ENTERPRISES**

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JPMORGAN ASSET MANAGEMENT AND LOWE ENTERPRISES JOINT VENTURE ACQUIRES 641,710 SQUARE FEET OF OFFICE SPACE IN SACRAMENTO

-- Lowe Enterprises Real Estate Group to handle property management and leasing --

SACRAMENTO – A joint venture between the real estate group of JPMorgan Asset Management and Lowe Enterprises has acquired the Prospect Green office campus and One Capital Center office building, totaling 641,710 square feet in Rancho Cordova, Calif., a submarket of Sacramento. The office properties are located in a district known as the Highway 50 corridor, one of the area's major east/west thoroughfares connecting the southern portions of the metropolitan Sacramento area.

"The Highway 50 Corridor has historically been an area with abundant developable land. Today it is a more mature market as the residential and commercial development of the past few years has consumed most of the available land," said Rick Newman, president, Lowe Enterprises Real Estate Group, western region. "It is an attractive business location as it is easily accessible for the work force and close to amenities and services."

Prospect Green is a five-building, 517,969-square-foot low-rise, office campus set on 34 acres. Bounded by White Rock Road and Prospect Park Drive, it is immediately adjacent to the Zinfandel road exit from Highway 50. An attractive feature of the campus is the 2.5-acre interior park. Prospect Green's buildings were developed over time spanning from 1990 to 2001. Building I is four-stories and 126,816 feet, building II is two stories and 70,065 square feet, building III is three-stories and 100,308 square feet, building IV is three-stories and 102,840 square feet and building V is three-stories and 17,940 square feet. The campus is served by abundant surface parking. Also included is a one-acre parcel that can be developed.

"Prospect Green's campus setting and abundant green space set it apart from other office options in the area. In addition, its large floor plates, averaging 28,777 square feet, are attractive for larger tenants which make up a good portion of the demand in the Highway 50 submarket," noted Newman.

One block west of Prospect Green is the six-story 123,741-square-foot One Capital Center office building. Its soaring six-foot reflective glass façade and tiered architectural treatment make it a

distinctive landmark in the area. The 12 foot high lobby with marble and slate flooring creates an inviting and elegant entry. The building's 20,500 square feet floor plates allow for efficient space use and are easily divisible for smaller tenants.

"We believe these buildings to be a solid investment of a high quality office campus at less than replacement cost, in an exceptional location in a quickly recovering market," added Newman.

Lowe Enterprises has been active in the Sacramento market since establishing a local office in 2000. Lowe's Real Estate Group's Nico Coulouras will be responsible for leasing at the properties and Lowe's Real Estate Group will also assume property management for the properties.

The seller, Lewis Trust Group, has also been an active investor in the greater Sacramento Market. "We saw this sale as a good opportunity to free up capital in order to pursue new growth opportunities in Sacramento as well as other cities", said Eva Hill, president of Acorn Asset Management, Inc., the Lewis Trust Group's US Headquarters located in Sacramento.

Bill Palmer of The Palmer Team Inc. represented the both the buyer and the seller in the acquisition.

JPMorgan Asset Management is a global asset management leader providing investment solutions to institutions, individuals and financial intermediaries. The firm is responsible for over \$780 billion in assets under management, including \$32 billion in real estate managed by JPMorgan Real Estate, which has a 30-year history of successful investing on behalf of its clients.

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 33 years, it has developed, acquired or managed more than \$7 billion of real estate assets nationwide. Through Lowe Enterprises Investors, its investment advisory affiliate, the firm currently manages in excess of \$2.0 billion in real estate assets on behalf of investment clients. The firm maintains regional offices in Denver, Phoenix, Sacramento, San Francisco, Irvine and Washington DC.

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