



## **TAURUS AND ANGLO IRISH BANK PRIVATE BANKING CLOSE EURO341 MILLION TARGETED GERMAN RETAIL FUND**

Taurus Capital Markets (a subsidiary of Taurus Investment Holdings) and Anglo Irish Bank Private Banking (the Private Banking Division of Anglo Irish Bank Corporation plc) announced today the closing of their 341 million Euro Taurus Euro Retail Fund. The Fund is capitalized with traditional senior financing provided by Anglo Irish Bank, and over 100 million Euro of institutional and private equity from sources in the United States, Ireland, United Kingdom, the Netherlands and Israel.

The Fund has closed on its first 47 transactions totaling over 260 million Euro. Taurus and Anglo Irish Bank Private Banking expect that the Fund will be fully placed by the Fall of 2006. The portfolio consists primarily of newly constructed, fully-leased, food-oriented retail assets located throughout Germany. Average anchor lease term across the portfolio exceeds 12 years. Significant representative credits include Rewe, Edeka, Metro and Tengelmann.

Taurus and Anglo Irish Bank Private Banking together have acquired over 500 million Euros of European retail products over the past 15 months.

For further information on the Fund or other global real estate products, please contact Scott R. Tully ([stully@tiholdings.com](mailto:stully@tiholdings.com)) or Erik Rijnbout ([erijnbout@tiholdings.com](mailto:erijnbout@tiholdings.com)) of Taurus Capital Markets in Boston (US) at 1.617.357.4440 or David Hayes ([davidhayes@angloirishbank.co.uk](mailto:davidhayes@angloirishbank.co.uk)) of Anglo Irish Bank Private Banking in London (UK) at 0044.207.710.7000

### **TAURUS INVESTMENT HOLDINGS, LLC**

In 1976, Taurus was founded in Munich, Germany. In 1979, it initiated business operations in the United States. For over 30 years, Taurus has documented an impeccable track record of significant above-market returns by holding to its philosophy of: 1.) Preservation of principle, 2.) Providing superior risk-adjusted returns, and 3.) alignment of interests with investors.

While previously focusing on German capital, since 2001 Taurus has become a trusted partner for US investors while expanding its access to capital in many parts of the world.

Taurus is recognized as a highly-entrepreneurial owner/operator of more than 10 million square feet of real estate worldwide. With 16 operating subsidiaries, Taurus has become one of the premier owner/operators of directly managed and joint venture commercial real estate in North and South America, Western Europe, and most recently, Istanbul.

Since its inception, Taurus has purchased and sold over 20 million square feet of office, industrial, retail, residential and hotel assets. Taurus is widely recognized as a strategic real estate owner/operator specializing in value creation through a mix of development, redevelopment, lease-up and intensive professional management of each individual investment. Through the combination of its international regional office platform and extensive capital resources, Taurus successfully brings together a unique blend of local entrepreneurship with global financial strength.