



Newbury Street Aggregation Program CD 131

FOR IMMEDIATE RELEASE

Taurus Acquires 329 Newbury for \$8.5 Million from Samuels & Associates

Boston, Massachusetts - December 2, 2008 - On behalf of Samuels & Associates, Cushman & Wakefield of Massachusetts, Inc. today announced the \$8,500,000 sale of 329 Newbury, a 6,689 square foot single-tenant urban retail building located on Boston's renowned and historic Newbury Street. The Cushman & Wakefield Capital Markets Group comprised of Robert E. Griffin, Jr., Geoffrey Millerd, and Michael d'Hemecourt exclusively represented the seller and procured the buyer -a joint venture between Taurus Investment Holdings, Anglo Irish Bank Corporation plc, and UrbanMeritage, LLC.

Originally built in 1899 and positioned in the heart of Boston's Back Bay, 329 Newbury portrays elegant Victorian brownstone architecture across three floors and also features a fully built-out basement. Newbury Street is one of the most attractive and exclusive shopping and entertainment districts in the United States, displaying the classic essence of New England and simultaneously featuring an array of high-end retailers, boutique shops, coffee houses, and a myriad of restaurants.

329 Newbury is 100% leased to Madewell, Inc, a former work wear label dating back to 1937 that was transformed by J.Crew to create a high-quality customer designed denim boutique. This location will be the concept's 11th store with other units located in NYC, Los Angeles, and Las Vegas, to name a few.

Situated at the western entrance of Newbury Street near the juncture of Massachusetts Avenue, 329 Newbury also features prominent exposure to the MBTA's Green Line at the Hynes Convention Center station across the street. This dynamic location is truly an integral part of the fabric of a vibrant and historic neighborhood and is only steps from the Prudential Center, Copley Square, the Charles River, and Fenway Park.

"The competition to acquire this top shelf asset was intense from both foreign and domestic buyers," said Geoffrey Millerd, Senior Director of the Capital Markets Group at Cushman & Wakefield. "This transaction demonstrates the market's continued demand for irreplaceable retail despite the significant turmoil the capital markets are experiencing."



"We are pleased to add 329 Newbury Street to our extensive portfolio on Newbury Street" said Peter Merrigan, President & CEO of Taurus, "We now have invested over \$120,000,000 in the Newbury Street and the Back Bay market with our partners."

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.