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The Landmark Mills Building Earns the ENERGY STAR

SAN FRANCISCO (March 4, 2008) – The Mills Building, owned and operated by the San Francisco-based The Swig Company has earned the U.S. Environmental Protection Agency’s (EPA) prestigious ENERGY STAR, the national symbol for protecting the environment through superior energy performance.

By earning the ENERGY STAR, the historic Mills Building, which is a designated landmark of the City of San Francisco and is included in the National Register of Historic Places, joins approximately 3,200 buildings nationwide that are using about 35 percent less energy than average buildings, while still providing quality service and comfort to its tenants.

“By achieving the ENERGY STAR rating in this building, which was originally developed in the late 1800s, we have demonstrated our commitment to the environment and to lowering our energy costs,” said Jeanne Myerson, CEO, of The Swig Company. “We have also shown that even historic buildings such as The Mills Building can take part in the global movement towards sustainability.”

To earn the ENERGY STAR designation, The Swig Company implemented a coordinated environmental management plan. The program included physical improvements such as efficient lamping, installation of motion sensors, daylight harvesting, and equipment retrofitting, along with process improvements such as green cleaning practices and recycling programs.

Organizations earn the ENERGY STAR by using EPA’s national energy performance rating system to generate energy-efficiency ratings for their buildings, on a scale of 1 to 100 relative to similar buildings across the country. The rating system is available for office buildings, schools, dormitories, hotels, hospitals, and grocery stores, among other commercial buildings.

About The Swig Company, LLC

The Swig Company, LLC (www.swigco.com) is a private investment company with a 70-year history of development, ownership and management activity in commercial real estate properties in major markets throughout the United States. During the past three years, the Company completed more than \$1.4 billion in combined transactions, including sales, purchases, refinances and other real estate investment activities. The Swig Company’s diversified national portfolio includes approximately nine million square feet of office buildings in markets such as New York, San Francisco and Southern California. The Swig Company is committed to good environmental stewardship and the implementation of environmental management programs and practices throughout its investment portfolio. The Swig Company’s primary investment mission is to add value as an owner and operating partner to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. Its target markets include Northern and Southern California,

New York City and Washington, D.C.