



200 East Randolph Drive Chicago Illinois 60601

Contact: Andrew Neilly
Company: Gallen.Neilly
Phone: +1 925 930 9848
Email: andrew@gallen.com

Brooke Houghton
Jones Lang LaSalle
+1 312 228 2387
brooke.houghton@am.jll.com

Jones Lang LaSalle Completes Sale on Behalf of TMG Partners of 180 Montgomery Street in San Francisco

SAN FRANCISCO, Jan. 26, 2007 - Jones Lang LaSalle has successfully completed the sale of 180 Montgomery Street, a 300,000 s.f. Class A office building in the heart of San Francisco's financial district. Jones Lang LaSalle represented the seller in this transaction, a partnership led by San Francisco-based TMG Partners. The buyer was a joint venture of locally-based The Swig Company and New York-based Mitsui Fudosan America, Inc. (MFA).

TMG Partners acquired 180 Montgomery in September 2000. Built in 1979, the 25-story office tower is currently almost 100 percent leased. Tenants include Bank of the West, Ameriprise, Daoro Zydell, Intermediary Insurance and Schneider & Wallace. Terms of the transaction were not disclosed.

“We have seen a strong flow of offshore capital into the Bay Area office markets over the last year and our read is that foreign investor appetite for well-located, quality assets shows no sign of dissipating,” said Michel A. Seifer, Managing Director, Jones Lang LaSalle. “At a price in excess of \$425 per square foot, this sale also demonstrates the significant and rapid recovery the San Francisco real estate market has experienced.”

Jones Lang LaSalle's Capital Markets Group has led several high profile transactions in the Bay Area recently including the sale of 425 Market Street, Great America Plaza in Santa Clara and the Sun Microsystems' campus in Newark.

Jones Lang LaSalle has more than 600 employees in Northern California and manages nearly 30 million square feet of the area's most prestigious commercial real estate. In 2005 alone, Jones Lang LaSalle professionals completed over 4.2 million square feet of lease transactions valued at \$415 million on behalf of occupiers and arranged over \$410 million of investment sales. The firm was recently named to the San Francisco Business Times, "Best Places to Work in San Francisco" list.

###

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE: JLL), the only real estate money management and services firm named to FORTUNE magazine's "100 Best Companies to Work For" and Forbes magazine's "400 Best Big Companies," has more than 125 offices worldwide and operates in more than 450 cities in over 50 countries. With 2005 revenue of approximately \$1.4 billion, the company provides comprehensive integrated real estate and investment management expertise on a local, regional and global level to owner, occupier and investor clients. Jones Lang LaSalle is an industry leader in property and corporate facility management services, with a portfolio of 982 million square feet worldwide. In 2005, the firm completed capital markets sales and acquisitions, debt financings, and equity placements on assets and portfolios valued at \$43 billion. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse real estate money management firms, with approximately \$40 billion of assets under management. For further information, please visit www.joneslanglasalle.com.

About TMG Partners

TMG Partners, founded in 1984 and headquartered in San Francisco, is a full service real estate development and management company. TMG has developed more than 17 million square feet of property throughout the San Francisco Bay Area, including San Francisco, Emeryville, Novato, San Bruno, San Jose. One of the most active developers in this area in the last decade, the company has developed a variety of office, retail, residential and industrial properties, ranging from office campus and multi-story properties in urban, infill locations to mixed-use retail and single-story suburban buildings. For detailed information, visit www.tmgpartners.com