



For more information, contact:

Andrew Neilly

Gallen.Neilly

(925) 930-9848

Andrew@Gallen.com

180 Montgomery Receives LEED Gold Certification

San Francisco, CA - November 22, 2010 – The Swig Company and Mitsui Fudosan America Inc. announced that 180 Montgomery, a 25-story Class A office building in downtown San Francisco, has been awarded LEED® Gold certification for an Existing Building: Operations & Maintenance (EB O&M) by the United States Green Building Council (USGBC) and verified by the Green Building Certification Institute.

Completed in 1979 and renovated in 2008 - 2010, 180 Montgomery totals 300,000 square feet of Class A office space and is located in the heart of San Francisco's financial district. The twenty-five-story building is the corporate headquarters of Bank of the West, one of the largest commercial banks in the western United States. In addition to its prime financial district location, the building has easy access to a variety of transit options and is less than a block away from BART and MUNI stations.

LEED (Leadership in Energy and Environmental Design) is the nation's preeminent program for the design, construction and operation of high performance green buildings and a globally accepted benchmark for building sustainability.

Over the past two years the office tower has gone through an extensive "greening" process, in addition to continuing renovation improvements. Measures taken as part of that process included a major renovation of the building's lobby incorporating low energy lighting and increasing the impact of natural light during the day. The owners also conducted an exhaustive energy audit and subsequent improvements to the energy systems resulting in the building receiving an Energy Star® rating of 95 percent. As manager of the building, The Swig Company also promotes various recycling programs and supports ongoing tenant education in sustainability.

The building is owned by MF/SIC 180 Montgomery, LLC, a joint venture formed in 2007 between Mitsui Fudosan America, Inc. and The Swig Company, LLC. The Swig Company manages the building on behalf of the partnership.

###

About The Swig Company:

The Swig Company, LLC, headquartered in San Francisco, is a private investment company with a 75-year history of ownership, development and management of commercial real estate properties in major markets throughout the United States. Its primary investment mission is to add value to its investment portfolio through proactive and creative asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. For more information, please visit <http://www.swigco.com>

Mitsui Fudosan America, Inc.

Mitsui Fudosan America, Inc. (MFA), the US subsidiary of Japan's largest real estate company, Mitsui Fudosan Co., Ltd., is a real estate investment and development company headquartered in New York, NY. The company's history in the US market began in the early 1970's with, among others, its acquisition and re-development of the renowned Halekulani Hotel in Waikiki, Hawaii. MFA's flagship commercial property is located in Rockefeller Center at 1251 Avenue of Americas in New York. For more information, please visit <http://www.mfamerica.com>