



News Release



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LaSalle Investment Management Announces Acquisition of Portfolio of Distribution Properties on Behalf of CalEast Industrial Investors, LLC from affiliates of Greenfield Partners, LLC

Portfolio located at 25 Airports in the United States and Canada

CHICAGO, IL May 4, 2005 – LaSalle Investment Management, Inc. (“LaSalle”), on behalf of its client CalEast Industrial Investors, LLC (“CalEast”), today announced their entrée into the on-airport air cargo real estate sector. The acquisition, believed to be the largest portfolio of privately held air cargo facilities, consists of 90 distribution properties at 25 airports across the United States and Canada and includes the formation of a venture to help grow CalEast’s presence with industry leader Aeroterm, LLC. The seller, a joint venture of Aeroterm, LLC and affiliates of Greenfield Partners, LLC, was represented by Mike Caprile, of CB Richard Ellis, and Banc of America Securities. Aeroterm will continue in its roles as Operating Partner and Property Manager. The portfolio contains 5.5 million square feet of distribution space and 4.3 million square feet of ramp space. CalEast was represented by the LaSalle Investment Management team of Dan Witte, Managing Director; Brian Trahan, Vice President; John Minahan, Vice President; and Neil Herceg, analyst.

“CalEast, one of the largest industrial landlords in North America, views the air cargo sector as an ideal complement to its existing portfolio,” said Witte. “Air cargo buildings represent a valuable niche of real estate in the supply chain, characterized by strong, current and expected demand, coupled by very limited supply, with a finite amount of ‘inside the fence’ space that typically is controlled by government bodies.”

“On behalf of CalEast, we are very pleased to team with Aeroterm as our operating partner,” Witte continued. “The firm, and its founders, John Cammett and Kenneth Code have established themselves as leaders in this unique sector with a proven track record in creating value for investors, tenants and airports. We’re confident in their ability to continue to provide the business with a distinct competitive advantage.”

The portfolio is approximately 93% leased with major tenants including FedEx Corp., UPS, DHL, the United States Postal Service, BAX Global and many of the major air carriers. It has a presence in some of the most active air cargo markets in North America including: New York, Miami, Dallas/Fort Worth, Newark, Houston, Portland, Philadelphia, Montreal, Edmonton, Calgary and Ottawa.

“We are excited to be venturing with CalEast,” said John Cammett, President of Aeroterm. “Their confidence and commitment is a validation of our plan and provides us with a stable, long term, competitive capital source, to continue expanding our business.”

“We are extremely happy to have accomplished such a positive outcome, after dedicating seven years to building a significant and compelling portfolio,” said Eugene A. Gorab, President and Chief Executive Officer of Greenfield Partners, LLC. “This has been an attractive investment for our Firm and a gratifying partnership with Aeroterm. We are confident that their new venture with CalEast and LaSalle will be equally successful.”

Russ Blackwell, CEO of CalEast Industrial Investors and Managing Director of LaSalle Investment Management added, “The acquisition of this portfolio represents a key element in CalEast’s strategy of adjusting our risk/return mix by rotating into property types that we feel offer the most attractive opportunities for income and growth. The portfolio also offers CalEast the opportunity to gain access to both a strong portfolio and exceptional management team.”

About LaSalle Investment Management

LaSalle Investment Management, Inc., a member of the Jones Lang LaSalle group (NYSE: JLL), is a leading global real estate investment manager with approximately \$26 billion of assets under management. LaSalle Investment Management is active across a range of real estate capital and operating markets including private and public, debt and equity. For more information, visit www.lasalle.com.

About CalEast Industrial Investors, LLC

Formed in April, 1998, CalEast Industrial Investors, LLC (CalEast) is a real estate operating company whose members include LaSalle Investment Management, Inc. and the California Public Employees' Retirement System (CalPERS). CalEast owns over 40 million square feet of industrial real estate, including warehousing, light assembly and distribution centers throughout the United States, Canada and Mexico. CalEast has developed critical mass in core markets and is able to tackle complex portfolio opportunities, the construction of new facilities and leverage strong relationships with regional and national developers. For more information, visit www.caleast.com.

About Greenfield Partners, LLC

Founded in 1997, Greenfield Partners, LLC (Greenfield), is a private equity firm specializing in the real estate sector. Since inception, Greenfield has sponsored five investment vehicles which have attracted over \$1.8 billion in equity commitments. Greenfield has offices in South Norwalk, CT and Chicago, IL. For more information, visit www.greenfieldpartners.com

About Aeroterm

Over the last decade, Aeroterm has focused on air cargo facilities, developing expertise in acquisitions, financing, day-to-day management, leasing and development. Aeroterm is headquartered in Annapolis, Maryland, with regional offices in Houston, Texas and Montreal, Quebec.

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