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PRESS RELEASE

Aeroterm Acquires 7 Building Air Cargo Portfolio in Texas Gateway Markets

Annapolis, MD, August 31, 2006- Aeroterm LLC, a leading owner and manager of airport related distribution warehousing, announced today that it has acquired a portfolio, of seven buildings totaling more than 435,000 square feet of high quality air cargo warehousing in the core US gateway markets of Dallas Texas and Houston Texas in a transaction valued at approximately \$30 million. This transaction was conducted in conjunction with Aeroterm's capital partner CalEast Industrial Investors, LLC.

"This acquisition will enable Aeroterm to continue to service our customers who are the leading users of air cargo space globally, and will enable us to continue our successful partnerships with these two airports, Dallas/Ft. Worth International (DFW) and George Bush Intercontinental Airports (IAH), which are vitally important to global trade," said John Cammett, Aeroterm CEO.

Logan Smith, Senior Vice President of Acquisitions for Aeroterm added "This transaction, coupled with Aeroterm's existing market strength at international gateway airports such as Miami International Airport (MIA), John F. Kennedy (JFK) and others, will create additional opportunities from which we will be able to service the increasingly international needs of our air cargo customers throughout Latin America, Asia, and Europe."

About Aeroterm

Aeroterm is a leading provider of air cargo distribution facilities in North America, with approximately 110 facilities managed and under development encompassing more than seven million square feet across 30 markets globally. Aeroterm continues to expand the world's first and largest network of air cargo facilities with the objective of servicing its customers and building shareholder value. It expects to achieve this through its commitment to provide exceptional facilities and services to meet the needs of its customers and its airport partners.

About CalEast Global Logistics, LLC

CalEast Global Logistics, LLC, is a real estate operating company whose members include LaSalle Investment Management, Inc. and The California Public Employees' Retirement System (CalPERS). CalEast, through its various divisions, owns millions of square feet of industrial real estate, including warehousing, light assembly, distribution centers, truck terminals, intermodal centers and air cargo facilities throughout the United States, Canada and Mexico, and soon the UK and Europe.

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