

Press Release

For immediate release

Matrix Property purchase landmark IZD Tower for E247m

17th October 2006: Matrix Property Fund Management has just purchased the landmark IZD Tower in Vienna from Doughty Hanson for €247m. The property is the largest office space in Austria at 63,323 m².

Completed in 2001, the 38-storey office is let to around 30 tenants, from domestic companies to supranational organisations. Situated next to the UN complex, tenants include the US Embassy, Oracle, Ernst & Young and OEGB.

Matrix, known for its syndicated commercial property investment vehicles, has been purchasing European property since January 2005. Rob Randall, chairman of Matrix Property, commented, "The IZD Tower is an excellent asset that as a stand-alone property would deliver high quality core plus returns. As a diversifier with our rapidly expanding pan-European MEREIT portfolio it represents the next step forward". Earlier in June Matrix launched a European commercial property fund, Matrix European Real Estate Investment Trust ("MEREIT"), which they intend to grow to over €3 billion.

Vienna provides an attractive business location due to its political and economic stability, flexible work force and low crime rate. Business and investment has been further encouraged by a reduction in the Austrian corporate tax rate from 34% to 25% at the beginning of 2005. Situated at the heart of the 25 EU member states Vienna finds itself in the centre of a market with 372 million customers.