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PERSEUS REALTY CAPITAL COMPLETES \$107 MILLION FINANCING PACKAGE FOR ROCKVILLE, MARYLAND OFFICE DEVELOPMENT

347,000 SF of Class A office space to be developed in existing office park

WASHINGTON, DC – November 26, 2007 – Perseus Realty Capital, (“PRC”) is pleased to announce that it has secured an \$82.5 million construction loan on behalf of Perseus Realty, LLC (“Perseus Realty”), for the acquisition and development of Redland Corporate Center Phase II & III in Rockville, MD. This transaction closely follows a \$24.5 million JV equity piece and \$10.4 million land loan that PRC arranged for the Redland Corporate Center on behalf of the sponsor in April 2007. Located at the intersection of I-270 and Redland Road in the heart of the Shady Grove market, the site is easily accessible from Washington, DC and key suburban communities. The property sits adjacent to a strong residential and retail amenity base and is also within close proximity of Metrorail.

Positioned at the southwest corner of Gaither Road and Redland Blvd on 12.6 acres of land, Redland Corporate Center Phase II & III will consist of one nine-story building (Phase II) and one six story building (Phase III) totaling approximately 347,000 square feet of prime Class A office space. Also included in the development plan is a six level above grade parking garage made up of 1,115 spaces with an additional 75 surface spaces. Phase I of Redland Corporate Center is currently fully leased to the National Institutes of Health, providing Phases II and III with the luxury of being developed in an established office park. Construction is expected to begin in December 2007.

“PRC structured a competitive financing package for the acquisition and development of Redland Corporate Center II and III, enabling Perseus Realty to capitalize on an outstanding opportunity in an area poised for tremendous growth in the office market,” said John Wood “Woody” Bolton, Jr., Founder and

PRESS RELEASE



Executive Vice President of Perseus Realty, LLC. Vice President Lindsay Stroud led the transaction for PRC.

About Perseus Realty, LLC

Perseus Realty, LLC is a private real estate firm specializing in commercial property investments and development of office and residential properties. Perseus Realty, formed in early 2004, is an affiliate of Perseus, LLC, a private equity firm based in Washington, D.C. Perseus Realty has intentionally focused its development efforts on select regional markets where it possesses in-depth knowledge of market conditions and is able to maintain a close management and control of its investments. The company's current portfolio of office and residential developments is exciting and encompasses projects in the District, Northern Virginia and Maryland. For more information, visit www.perseusrealty.com.

About PRC

PRC, founded in 2005, is a private, boutique real estate investment bank headquartered in Washington, DC focused on providing creative solutions for clients seeking to capitalize real estate assets, including the placement of all forms of debt and equity capital. Through extensive relationships with institutional lenders and equity investors, PRC provides clients access to attractive sources of capital and structuring expertise and a comprehensive approach to investment analysis. Principals of the firm have completed hundreds of transactions, totaling more than \$10 billion in value, and represent many of the country's most innovative real estate developers, investors and owners. For more information, visit www.perseusrealtycapital.com.

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