



IXIS AEW
Europe

PRESS RELEASE

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CURZON GLOBAL PARTNERS HOLDS FIRST CLOSING

CURZON GLOBAL PARTNERS, an affiliate of IXIS AEW Europe, today announced that it has finalised the first closing for its pan Eurozone core-plus, office and logistics fund named **Curzon Capital Partners II** (CCP II) for €187 million. The target equity raise for CCP II is €300 million.

"I think the reason we have had such a strong response is the success of the first fund in this series. We are honoured to have a number of repeat investors in this fund and we are pleased to have established relationships with new investors as well," said Ric Lewis, Chief Executive Officer of Curzon Global Partners and Senior Portfolio Manager of CCP II. He added, "We are particularly pleased with the mix of the investors in the fund, many of whom are among the largest and most respected in our industry."

CCP II is focused on acquiring, refurbishing or redeveloping single assets across sectors in stable and improving markets in the Eurozone. "The size of our platform and the breadth of our relationships afford us steady access to transactions, even in this competitive environment" commented Rob Reiskin, Head of Acquisitions of CCP II. Jean-Jacques Dayries, Chief Executive Officer of IXIS AEW Europe added, "The history and significance of our parent companies lends added weight to the performance track record of this series and expands our network even further."

A final closing for CCP II is anticipated for Q3: 2005.

About Curzon and IXIS AEW Europe (IAE)

Curzon Global Partners/IAE is an affiliate of IXIS Asset Management Group which is 100% owned by Groupe Caisse d'Epargne, one of Europe's largest diversified financial services institutions. With a staff of over 210 real estate professionals operating from offices in Paris, London, Luxembourg, Milan, Stockholm, Barcelona, Prague, Budapest and Warsaw, Curzon/IAE is one of the pre-eminent pan-European real estate investment management groups, with over €11.1 billion in gross assets under management and a broad, well-established network of relationships with property investors, owners, developers and lenders throughout Europe. Together with assets of sister company, AEW Capital Management, LP in the U.S., the group manages over €23 Billion AUM worldwide.

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