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For Immediate Release

Morgan Stanley Real Estate Acquires Logistics Portfolio From Curzon Global Partners

London & Frankfurt, 5 December 2005 --- Morgan Stanley Real Estate today announced it has acquired a logistics portfolio comprising sixteen assets across Western Europe from Curzon Global Partners, a subsidiary of IXIS AEW Europe. Assets include a stabilised 7-building industrial portfolio located throughout France, Spain and the Netherlands, eight German warehouse assets and a development asset in France. The entire logistics portfolio comprises approximately 417,000 square meters of space of which 20,000 square meters are currently under development.

The assets are positioned in strategic locations highlighted by a low vacancy rate of approximately 5%, which is below the industrial sector average, and long term leases. The entire logistics portfolio has a strong tenant base.

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Morgan Stanley Real Estate is comprised of three major global businesses: Investing, Banking, and Lending. Since 1991, Morgan Stanley has acquired more than \$68.7 billion of real estate assets worldwide and currently manages \$38.0 billion in real estate assets on behalf of its clients. Using its own capital, Morgan Stanley also originates upwards of \$11 billion in commercial mortgages annually. In addition, Morgan Stanley Real Estate provides a complete range of investment banking services including merger, acquisition and restructuring advisory and recapitalisations, as well as public and private debt and equity financing. Morgan Stanley established its real estate organisation in 1969.

Morgan Stanley (NYSE: MWD) is a global financial services firm and a market leader in securities, investment management, and credit services. With more than 600 offices in 28 countries, Morgan Stanley connects people, ideas and capital to help clients achieve their financial aspirations.

Curzon Global Partners, an affiliate of IXIS AEW Europe, is a London-based real estate investment management company dedicated to designing and executing sophisticated real estate investment strategies which match client capital with real estate market opportunity. With a staff of over 200 real estate professionals operating from 10 offices in Paris, London, Luxembourg, Milan, Dusseldorf, Stockholm, Barcelona, Prague, Budapest and Warsaw, Curzon/IAE is one of the pre-eminent pan-European real estate investment management groups, with over €1.7 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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