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***TWO PREMIER OFFICE TENANTS LEASE MORE THAN
120,000 SQUARE FEET AT 12TH & MIDTOWN***

*Seyfarth Shaw LLP and The Boston Consulting Group to relocate to
Midtown Atlanta's \$2-billion flagship mixed-use development*

ATLANTA (January 16, 2009)— Seyfarth Shaw LLP, one of America's leading full-service law firms, will lease 84,000 square feet of Class A office space and The Boston Consulting Group, Inc., a global management consulting firm, will lease 37,000 square feet of Class A office space at 1075 Peachtree Street, the second phase of the massive 12th & Midtown mixed-use development.

The two companies are the first office tenants to execute leases at the landmark 725,000-square-foot office tower in the heart of Midtown Atlanta. Set to open in early 2010, the state-of-the-art building is registered with the U.S. Green Building Council and is being constructed to LEED specifications.

12th & Midtown, the cornerstone of the Midtown Mile, is a more than 3-million-square-foot mixed-use development spanning four city blocks. The second phase is a \$600-million, 1.4 million-square-foot integrated multi-use structure featuring the 38-story office tower, a 414-room Loews Atlanta Hotel, 52 luxury residences and 60,000 square feet of flagship retail space.

Seyfarth Shaw searched for nearly three years to find the best location to expand its Atlanta office and determined that 12th & Midtown was the ideal fit.

"We wanted to remain in Midtown and on Atlanta's signature Peachtree Street," says Paul Mattingly, managing partner for the Atlanta office of Seyfarth Shaw. "12th & Midtown's location, first-class amenities and accessibility were major factors. Our team members ability to use MARTA, enjoy some of the city's best restaurants and culture, and jog through Piedmont Park after work, all also played a role in the decision of our partners. We had a lot of options, but Daniel Corporation and the other members of the development team were wonderful to work with and were able to meet our economic objectives. This space will permit us to follow Seyfarth Shaw's national pattern of more efficient attorney offices and more client friendly conference space – reducing our overall space expense, while providing a better experience for our clients."

The Boston Consulting Group wanted to locate to a flagship building that was commensurate with its brand and clientele. They were attracted to the tower's amenities, sweeping panoramic views of the Midtown and Downtown Atlanta skylines, and the tower's unparalleled convenient access to Atlanta's finest offerings. "We are thrilled to call this world-class location home," says



Mark Kistulinec, senior partner & managing director of Atlanta for The Boston Consulting Group.

“12th & Midtown offers a high-quality office tower in a premier location, unlimited amenities and an excellent ownership group,” said Phil Barry, who along with Hilton Barry of Grubb & Ellis Company represented The Boston Consulting Group in the transaction. “The property offers an image that benefits The Boston Consulting Group’s employees and customers, making it a great new home for the company’s Atlanta operations. We’re proud to have represented the world’s premier consulting group in this transaction.

“These premier firms are a perfect fit for the office tower,” says Steve Baile, senior vice president for Daniel Corporation. “These leases go to show that quality real estate in a central location weathers economic volatility. We look forward to continued momentum at 12th & Midtown.”

As one of Atlanta’s most exclusive business centers, 12th & Midtown displays stunning architectural design, large flexible and efficient floor plates, green energy saving construction techniques, superior finishes and amenities, and a convenient central location with easy access to Interstate 75/85 and MARTA, ensuring tenants and visitors will spend less time in transit and more time closing deals and enjoying the Midtown lifestyle.

To learn more, visit www.12thandmidtown.com.

ABOUT 12th & MIDTOWN

Spanning approximately four city blocks, 12th & Midtown will be a more than 3-million-square-foot mixed-use development featuring Class A office towers, luxury hotels, premium residences and flagship retail. With this development, the team (Daniel Corp., Selig Enterprises, MetLife and Canyon-Johnson Urban Funds) becomes the largest single contributor to Atlanta’s Midtown Mile. 12th & Midtown, located at the intersection of Peachtree and 12th streets, will deliver a robust masterplan in the heart of Midtown, featuring more than 1.2 million square feet of Class A office space, more than 600 hotel rooms, more than 1,000 residences and over 200,000 square feet of flagship retail space akin to the much heralded Magnificent Mile in Chicago. For more information about retail or office leasing or condominium sales, visit www.12thandmidtown.com.



ABOUT THE 12th & MIDTOWN DEVELOPMENT TEAM

Daniel Corporation

Founded in 1964, Daniel Corporation (www.danielcorp.com) is an innovative, full-service real estate organization engaged in the development, acquisition, and management of commercial office, multi-family, residential, urban mixed-use and senior living properties. These activities have resulted in a substantial and diverse portfolio. Headquartered in Birmingham, Al., with a regional office in Atlanta, Ga., Daniel Corp. currently focuses on markets in the Southeast and Mid-Atlantic states. Daniel Corp.'s broad range of real estate expertise and fiduciary tradition enables the company to respond with the flexibility and timeliness demanded by the real estate industry.

Selig Enterprises, Inc.

For nearly a century, Selig Enterprises (www.seligenterprises.com) has maintained a commitment to excellence, dedicated to meeting the needs of its tenants as well as the community. Founded in 1918 by Ben J. Massell, Selig Enterprises' portfolio includes shopping centers, industrial complexes and office developments throughout the Southeast. The company provides leasing, development, acquisition, space design, construction, legal, property management, parking operation (owns AAA Parking), brokerage and accounting services for more than 250 properties in 37 cities across 5 states. Under the direction of Stephen Selig III, Selig Enterprises is one of the largest privately held real estate companies in the Southeast.

MetLife

MetLife is a subsidiary of MetLife, Inc. (NYSE: MET), a leading provider of insurance and financial services with operations throughout the United States and Latin America, Europe and the Asia Pacific regions. MetLife, through its real estate investments department, has been in the real estate business since 1878 as a mortgage lender, developer and owner. MetLife maintains a well-diversified portfolio of over \$47 billion invested in real estate products including equities and commercial mortgages. MetLife is a global leader in real estate investment and real estate asset management services, with a vast network of regional offices that keep in close contact with the major real estate markets. MetLife's real estate investment focus includes full-service hotel, office, multi-family, industrial, retail, senior and student housing and structured transactions. For more information, please visit www.metlife.com/realestate.

The Canyon-Johnson Urban Funds

The Canyon-Johnson Urban Funds (www.cjuf.com) is a joint venture between Canyon Capital Realty Advisors and Earvin "Magic" Johnson, formed to identify, enhance and capture value through the development and redevelopment of real estate in densely populated, ethnically diverse urban communities. The Funds' objectives are to seek current income and capital



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appreciation and, in addition to meeting investment goals, the fund is committed to providing for and fostering economic opportunities for the residents of the urban neighborhoods in which CJUF invests. With nearly \$2 billion in committed equity capital, the joint venture is positioned to facilitate more than \$8 billion in development and revitalization in major U.S. metropolitan areas.

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