



Press Release

AEW PURCHASES A MAJORITY INTEREST IN 1310 NORTH COURTHOUSE ROAD, ARLINGTON, VA *in a Partnership with Rockpoint Group and MRP Realty*

BOSTON, September 5, 2014 – AEW Capital Management, L.P. (AEW) announced the acquisition of 1310 North Courthouse Road, a 380,000-square-foot office tower located in Arlington, Virginia. AEW made the investment on behalf of AEW Partners VII, AEW's opportunistic real estate fund. Eastdil Secured arranged the sale and procured new financing from Mesa West Capital, the lender, which originated the loan out of the Mesa West Income Fund III, L.P.

The result of this transaction gives AEW a majority interest in the property while the existing joint venture partners, Rockpoint Group and MRP Realty, retained an interest in the property. MRP Realty has managed the property since 2006 and has previously partnered with AEW and its predecessor Partners Funds.

"The Courthouse-Clarendon submarket is currently one of the strongest office markets in Arlington, with a vacancy rate of approximately 10%," said Marc Davidson, Portfolio Manager of AEW Partners Funds. "Our strategy is to lease the vacant space in an improving D.C. market."

"This loan provided us the opportunity to partner with three top tier institutional sponsors on a high quality building in a desirable submarket. We are pleased to add it to our portfolio" said Raphael Fishbach, Principal at Mesa West Capital.

The high-quality, 11-story office tower is located in the amenity rich Rosslyn-Ballston corridor. The property underwent extensive renovations in 2009 and 2010, which included exterior plaza enhancements, new lobbies and restrooms, elevator renovations, mechanical systems and life safety system replacements. It also received its Gold EB and LEED Gold Certifications.

About AEW

Founded in 1981, AEW Capital Management, L.P. (AEW) provides real estate investment management services to investors worldwide. One of the world's leading real estate investment

advisors, AEW and its affiliates manage over \$38 billion of capital invested in \$53 billion of property and securities in North America, Europe and Asia (as of March 31, 2014). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, London, Paris, Singapore and Hong Kong, as well as additional offices in nine European cities. For more information please visit www.aew.com.

About Mesa West Capital, LLC

Los Angeles-based Mesa West Capital (www.mesawestcapital.com) is a privately held portfolio lender with a current capital base of approximately \$3.5 billion. Mesa West has an established debt platform that continues to provide flexible and reliable capital for real estate acquisitions, re-financings and re-capitalizations on office, retail, industrial, multifamily and hotels in the United States.

About Rockpoint Group, L.L.C.

Rockpoint Group, L.L.C. (www.rockpointgroup.com) is a real estate private equity firm headquartered in Boston, with additional primary offices in Dallas and San Francisco. Rockpoint is led by Bill Walton and Keith Gelb, who are co-founders and Managing Members of Rockpoint, and who have been working and investing together for almost 20 years. Rockpoint's additional Managing Members, who have been working together for almost 15 years, include Pat Fox, Tom Gilbane and Aric Shalev. Since 1995, the Rockpoint team has sponsored ten commingled funds and seven co-investment vehicles, raising approximately \$13 billion in capital commitments and investing approximately \$11 billion of equity in over 335 transactions with a total capitalization of approximately \$42 billion. Rockpoint employs a fundamental value approach to investing in both its opportunistic and lower-risk strategies and focuses on select product types and geographic regions, with a primary emphasis on opportunities in major coastal markets in the United States, and with a particular focus on value creation opportunities, distressed/restructuring opportunities and complex situations.

AEW PURCHASES MAJORITY INTEREST IN

1310 NORTH COURTHOUSE ROAD, ARLINGTON, VA

Page 3

For further information please contact Elizabeth Herlihy, AEW Capital Management at 617-261-9301 or eherlihy@aew.com

###