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Purchase of Bank of America Building by T. Stacy & Associates and Walton Street Capital Opens World of Possibilities for Corner of 'Main and Main'

***Vision Includes Constructing City's Tallest Building to Attract Major
Hotelier and 100,000 Square Feet of Retail to 6th and Congress***

AUSTIN—T. Stacy & Associates and Walton Street Capital, which closed on the purchase of Bank of America Center last week, could easily justify simply updating the landmark black-glass tower and then moving on to other projects. With the 1975 building's incredible location, it has long been a desirable spot for Austin companies, and the trademark T. Stacy touch would ensure that it would retain a spot as a premier office tower.

But that's just not enough for Tom Stacy, president of the Austin-based commercial real estate development, management and leasing company focusing on the acquisition and redevelopment of properties throughout Texas.

"This site, at the corner of what we call 'Main and Main,' is at the bull's eye of Austin's downtown," Stacy said. "I believe we have a once-in-a-generation opportunity to use this property to spur a retail renaissance downtown and to implement the community's vision for 24/7 life on Congress Avenue."

So, in addition to enhancing the existing tower, Tom Stacy has a big vision. That vision includes utilizing the site's southern and eastern parcels to build an adjacent structure that will become Austin's tallest building and that will house 100,000 square feet of retail space at street level, a chic luxury hotel, elegant high-rise condominiums *and* loft-style apartments.

"This project is an extraordinary opportunity to implement the community's vision for downtown Austin," Stacy, said. "Our dream is to build a project that is not only architecturally exciting but also a real catalyst for a world-class downtown."

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“The R/UDAT studies affirmed a commitment to a dense downtown Austin,” Stacy said. “The only way to have density sufficient to encourage round-the-clock living downtown is to require height.”

Stacy noted that the Urban Planning and Design Committee of the American Institute of Architects (AIA) has been sending Regional/Urban Design Assistance Teams (R/UDAT) out nationwide since 1967; Austin has been the beneficiary of an initial study and two follow-up studies, all of which were wholeheartedly affirmed by the Austin City Council in office at the time.

Chicago-based Walton Street Capital is T. Stacy’s financial partner on the Bank of America Redevelopment Project. Walton Street’s projects have included the Galleria in Houston and Union Tower in Chicago.

Tom Stacy’s dreams usually come true—during the last decade, he has been behind many of Austin’s most significant projects, including site development for the Frost Tower, the revitalization of the Stephen F. Austin Hotel, the renovation of the Scarbrough Building and the rebirth of the Littlefield Building.

Stacy said his next step, now that he officially owns the property, will be to attract a retailer or mix of retailers who share his vision. “We’re looking for the type of shopping that draws people downtown like a magnet—a store or stores that reflect Austin’s personality and quality of life,” Stacy said. He said he has already begun conversations with a targeted handful of hoteliers whose style would fit the project.

“Once we have these two pieces of the puzzle in place, we’ll begin work with an architect who can bring this vision to life,” Stacy said. “We’ll want a design that dramatically enhances Austin’s already-beautiful skyline, and we’re committed as well to ensuring that the ‘street feel’ of the building is warm, friendly and very Austin. In addition, we’ll want an innovative approach that preserves views for the tenants in the original tower as well.”

Stacy said construction could begin in early to mid-2006 and that the project could open by late 2008.

Originally developed, owned and managed by Hines, the Bank of America tower was built in 1975, the four-story adjacent structure called “the annex” in 1961, valet garage in 1955 and the motor banks in the 1980s and 1990s. The net rentable area is 344,264 square feet on 2.163 acres. T. Stacy closed on the property in late November.

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“This project opens up so many opportunities for downtown Austin,” said Stacy. “Austin is ready to make a move in the right direction toward positive growth, and that’s what T. Stacy & Associates plans to spur with Bank of America Center.”

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ABOUT T. STACY & ASSOCIATES:

Austin-based T. Stacy & Associates, Inc., is a commercial real estate development, management and leasing company focusing on the acquisition and redevelopment of properties throughout Texas. Since 1993, T. Stacy & Associates has been at the forefront of the major resurgence and growth of downtown Austin. With the purchase of the Bank of America property, T. Stacy & Associates will have been responsible for redeveloping three of the four corners at the corner of “Main and Main” (6th Street and Congress Avenue) in Austin. For more information, please visit www.tstacy.com

ABOUT WALTON STREET CAPITAL:

Walton Street Capital, headquartered in Chicago, sponsors a series of performance-based, private equity real estate investment funds with a total equity commitment of \$1.8 billion from public and corporate pension funds, foreign institutions, insurance companies and banks, endowments and foundations, trusts and high-net-worth individuals. For more information, please visit www.waltonst.com

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