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Jones Lang LaSalle to Manage Leasing of Towers Crescent
Firm is “Honored to be a Part of Such a Prestigious Project”

TYSONS CORNER, VA, August 2, 2006— Quadrangle Development Corporation and AEW Capital Management have named Jones Lang LaSalle the exclusive leasing agent for the office component of Towers Crescent, a mixed-use project in Tysons Corner, Virginia. AEW serves as investment advisor to the institutional owner of the complex. Upon completion, the 1.9 million square foot development will include more than one million square feet of Class A office and retail space, and over 750 luxury residential units.

Mike Ellis, Market Director, Tony Womack, Senior Vice President, and Brooks Brown, Vice President, of Jones Lang LaSalle will handle the leasing of the office space at Towers Crescent.

“Towers Crescent brings the convenience, amenities and luxury of downtown urban life into Tysons Corner in a fashion that is unprecedented in the Northern Virginia market. This property boasts trophy quality office space, first-rate residential units and is surrounded by incredible retail and entertainment,” said Mike Ellis, Market Director, Jones Lang LaSalle. “With the future expansion of Metrorail into the community and the completion of Towers Crescent, Tysons Corner will continue to flourish. It is truly an honor for Jones Lang LaSalle to be a part of such a prestigious project.”

Towers Crescent is located on more than 18.5 acres directly adjacent to Tysons Corner Center. The final phase of the project includes 8030 Towers Crescent Drive, a 13-story trophy quality office building with more than 285,000 square feet of flexible office space. A pedestrian bridge will connect 8030 Towers Crescent Drive directly to Tysons Corner Center, providing tenants with access to the shopping center’s retail amenities.

8000 Towers Crescent Drive was the first building in the multi-phase project. This landmark 17-story building offers 450,000 square feet of office space and is home to the exclusive Tower Club. Located on the 17th floor, the Tower Club is the highest point in Fairfax County and offers views of Washington D.C., Maryland and Virginia’s Blue Ridge Mountains in the distance. 8010 and 8020 Towers Crescent Drive were both completed during the second phase of construction in 2002 and delivered an additional 300,000 square feet of trophy-quality office space.

More than 750 luxury residential units are also planned as part of the final phase of development at Towers Crescent, establishing Tysons Corner and Towers Crescent as a 24-hour, upscale urban community.

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE: JLL), the only real estate money management and services firm named to Forbes magazine's Platinum 400, has more than 100 offices worldwide and operates in more than 430 cities in 50 countries. With 2005 revenues of approximately \$1.4 billion, the company provides comprehensive integrated real estate and investment management expertise on a local, regional and global level to owner, occupier and investor clients. Jones Lang LaSalle is an industry leader in property and corporate facility management services, with a portfolio of 923 million square feet worldwide. In 2005, the firm completed capital markets sales and acquisitions, debt financings, and equity placements on assets and portfolios valued at \$43 billion. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse real estate money management firms, with approximately \$30 billion of assets under management. For further information, please visit www.joneslanglasalle.com.

About Quadrangle Development Corporation

Quadrangle Development Corporation is one of Washington's largest and most reputable developers and managers of office space. Over the past 35 years, the company has built or acquired 60 buildings totaling 14.7 million square feet at an aggregate cost of \$3 billion. As a vertically integrated real estate development company, Quadrangle is known for executing the highest quality development projects and providing its tenants with attentive service and impeccable property management. For more information, please visit www.quadrangledevcorp.com

About AEW Capital Management, L.P.

AEW Capital Management, L.P. serves as investment advisor for the institutional owner of Towers Crescent. Founded in 1981, AEW Capital Management, L.P. provides real estate investment management services to investors worldwide. AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. Currently, AEW and its affiliates manage over \$24 billion of capital, which is invested in approximately \$33.5 billion of real estate and securities in North America and Europe, on behalf of many of the world's leading institutional and private investors. Headquartered in Boston, AEW also has an office in Los Angeles and affiliate offices in ten major European cities. For further information, please visit www.aew.com