



NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT:
HEATHER DAVIS
202.624.8650
HDAVIS@AKRIDGE.COM

September 4, 2014

Akridge Welcomes AmeriSphere Plus Two Global Firms to The Homer Building Washington, D.C. Trophy Class Building Sees Growing Roster of Health Care and Biopharmaceutical Clients

(Washington, D.C.) – Akridge announced today that AmeriSphere and two international firms will move to [The Homer Building](#), majority owned by Mitsui Fudosan America. Together these firms will lease over 11,000 square feet of space in the building, which has seen tremendous leasing momentum since January. The Homer Building, which saw sustained leasing interest throughout the summer, offers turnkey solutions to Clients and provides creative deal structuring to help facilitate fast occupancy.

AmeriSphere, looking to grow the firm's presence in the metro area, will relocate its employees from Bethesda, MD to downtown Washington, D.C. The firm will occupy 7,500 square feet on the fifth floor of the building with an 11-year lease. This new Washington, D.C. location will serve as a regional office for employees that originate, underwrite, and service multifamily and health care mortgages.

A Fortune 500 company and a member of the S&P 500, providing specialized insurance products and services in the United States, Canada, Latin America, and Europe, will occupy over 1,800 square feet of space on the tenth floor of the building with a seven year lease. Relocating from 1101 Pennsylvania Avenue NW, this firm chose The Homer Building for its superior views in addition to its distinguished amenities.

A leading global medical device company specializing in cardio vascular health and cardiac surgery will occupy over 2,000 square feet of space on the third floor of the building with a seven year lease. The space will become the new home of its government affairs office. This prestigious firm joins The Homer Building's growing list of health care and biopharmaceutical Clients, which also include Amgen and the American Academy of Pediatrics.

These Clients cite The Homer Building's central location, unsurpassed amenities, and trophy quality as reasons they committed to the building. Located just a few blocks from the White House and minutes from the Capitol, The Homer Building offers the perfect location for Washington, D.C.'s leading health care, biopharmaceutical, and government affairs offices. Clients enjoy white glove property management services from Akridge, whose superior property management team annually outperforms local and national firms in all key performance indicators of the Kingsley Index.

Akridge maintains the highest standards in the industry at The Homer Building by continuously upgrading technology, incorporating sustainable features, and further enhancing building amenities. The Homer Building achieved LEED Gold Certification in 2011, is an EPA ENERGY STAR property, and has earned a BOMA 360 Performance Building designation. The Homer Building's dual core design and

ASSET AND PORTFOLIO MANAGEMENT LEASING PROPERTY MANAGEMENT ACQUISITIONS BUILD TO SUIT INVESTMENT FEE DEVELOPMENT

601 THIRTEENTH STREET NW, SUITE 300 NORTH, WASHINGTON, DC 20005 T 202.638.3000 F 202.347.8043 AKRIDGE.COM

flexible floor plates also allow it to accommodate a wide range of suite sizes. This further allows it to respond to Clients' changing needs. The property features efficient space configuration options with a high ratio of window lines. Internal windows offer impressive views of its iconic 12-story atrium, which features a two-story marble staircase and terrace.

Keith Purcell, Vice President, Asset Management & Leasing with Mitsui Fudosan America, said "I am pleased that The Homer Building and the Akridge leasing team continue to generate robust leasing activity. In part, we secured these deals because we can provide rapid, turnkey solutions for tenants with immediate space needs and/or limited in-house construction resources. Mitsui is also pleased that these three new leases add additional diversity and credit worthiness to The Homer Building's strong rent roll."

Rodrigo López, President and CEO stated, "The Homer Building offers an outstanding location for AmeriSphere employees; direct access to the Metro, vibrant business district, excellent building amenities and proximity to a wide array of cultural activities."

Greg Tomasso, Vice President and Managing Director of Akridge, stated, "We are proud to welcome our newest Clients to the Homer Building and to providing them with first class service during the course of our long term relationship."

Kim Roth and Jay Bothwell of Savills Studley represented AmeriSphere. Lucy Wadeson of Cresa represented the global medical device company. Dean Burch of Newmark Grubb Knight Frank represented the global insurance products and services firm. Wil Pace and Greg Tomasso of Akridge represented Mitsui Fudosan America.

ABOUT AKRIDGE

Akridge is a commercial real estate operating company and a prominent and highly successful investor and developer in the greater metropolitan Washington, DC market. Since its founding in 1974, the company has acquired, developed and/or entitled 14 million square feet of commercial real estate and land. We believe in transforming the landscape of our nation's capital through places that make working more productive, playing more delightful and living in our city more harmonious. Akridge is committed to sustainable development and practices, and has been recognized as an Energy Star Top Performer and Partner of the Year. Akridge's most notable projects include the 1 million square foot Gallery Place, the internationally recognized Homer Building, and the 3 million square foot Burnham Place air rights development project at Union Station. For more information, please visit www.akridge.com.

ABOUT MITSUI FUDOSAN AMERICA

Mitsui Fudosan America, Inc. (MFA) is a real estate investment and development company headquartered in New York, NY. MFA is the U.S. subsidiary of Mitsui Fudosan Co., Ltd., Japan's largest publically quoted real estate company. MFA's history in the U.S. markets dates back to the early 1970's and includes the acquisition and redevelopment of the renowned Halekulani Hotel in Waikiki, Hawaii, with additional investments in San Francisco, Los Angeles, Washington, D.C., Chicago, and New York. MFA's flagship commercial property is located at 1251 Avenue of the Americas in New York, one of the city's most prestigious business addresses. In 2012, MFA acquired an 80% interest in The Homer Building and a 95% interest in 1200 Seventeenth Street, both in Washington, D.C. For more information please visit <http://www.mfamerica.com>.

ABOUT AMERISPHERE

AmeriSphere is a mortgage banking company engaged in originating, underwriting, closing, and servicing high quality multifamily and health care mortgage loans throughout the United States. They provide financing for existing and proposed apartment buildings, senior living properties, and hospitals in rural or metropolitan areas, including single-asset or pooled transactions. AmeriSphere also helps increase the availability of affordable multifamily housing through financing of properties that qualify for federal housing tax credits. For more information please visit <http://www.amerisphere.net/>.