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TAURUS INVESTMENT HOLDINGS ACQUIRES BEAR HILL PORTFOLIO IN WALTHAM

BOSTON — (July 11, 2014) — Taurus Investment Holdings, LLC, has acquired an Office and R&D/Lab portfolio known as the Bear Hill Portfolio located in Waltham, Massachusetts, a premier suburban Boston submarket. The Portfolio comprises eight assets, which are located along Route-128 in the heart of suburban Boston's nationally-recognized Route-128 Central corridor. Totalling 220,000 square feet (125,000sf of Office and 95,000sf of R&D/Lab), the Portfolio offers space to accommodate the growing demand for high-quality office, lab, and R&D space from the region's expanding financial, technology, and life sciences sectors. The 70.0% occupied Portfolio was purchased for \$35,500,000 (\$160 per foot).

"Taurus was excited to have acquired a set of well-located Waltham assets. Waltham has historically been considered Boston's preeminent suburban office market, but has recently seen an influx of life science companies as well. As Waltham becomes a more dynamic market, the Bear Hill Portfolio will be well positioned to accommodate the needs of a variety of prospective tenants," noted Taurus CEO Peter Merrigan.

Brookline Bank and A-10 Capital provided the financing for the Portfolio. Eastdil Secured brokered the transaction.

About Taurus Investment Holdings:

Taurus was founded in 1976 and has evolved into a global owner-operator and value-add developer of both directly managed and joint venture assets with offices throughout the US, Canada, Argentina, Turkey, UK and Germany. Taurus has purchased and sold more than 20 million square feet of residential, office, industrial, retail, hotel and other commercial real estate assets since its inception. Presently the firm has a portfolio that is valued at more than \$2 billion.



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