

FOR IMMEDIATE RELEASE

Investcorp and Global Fund Investments Acquire The Shops at Tech Ridge, a 333,000 Square-Foot, Value-Add Power Center in Austin, TX

Austin, TX – February 09, 2011 – Global Fund Investments has acquired The Shops at Tech Ridge in Austin, Texas, in a joint venture with global alternative investment manager Investcorp. Built in 2003 and shadow-anchored by SuperTarget, the 332,845 square-foot shopping center is 84% occupied and anchored by Best Buy, Toys 'r' Us, Ross, PetSmart, Hobby Lobby, Party City, and Pier 1 Imports. It is located at the northeast corner of Interstate 35 and Parmer Lane in Austin.

This is Global's first acquisition of a shopping center in the Austin area. Global will manage the property, and Austin-based Endeavor Real Estate Group will run the leasing effort. The Investcorp and Global joint venture was able to secure new market-rate financing for the shopping center and plans to reposition and renovate the property.



Global Principal, Rafi Zitvar, stated, "We're excited to announce our first acquisition in Austin, a dynamic city with a strong economy, solid growth prospects and high barriers to entry. We are thrilled to partner up and cooperate with Endeavor, the dominant real estate group in Austin. We are also pleased to expand our longstanding relationship with Investcorp. We look forward to implementing our leasing, management and capital improvement strategy for Tech Ridge to unlock value for our investors."

To learn more about The Shops at Tech Ridge, please visit www.tech-ridge.com

For leasing opportunities at The Shops at Tech Ridge, please contact Billy Osherow at 512.682.5558

For property dispositions and loan sale opportunities, please contact John Strzalka at 305.535.6305

About Investcorp

Investcorp is a leading provider and manager of alternative investment products. It has offices in New York, London and Bahrain and is listed on the Bahrain Bourse (INVCORP). Investcorp has three business areas: real estate investment, corporate investment and hedge funds. As at December 31, 2010, Investcorp had \$12.2 billion in assets under management. Over the last 15 years, Investcorp's New York-based real estate business has completed debt and equity transactions totalling over \$10 billion and currently has more than \$6 billion of property and debt funds under management. Further information is available at www.investcorp.com

About Global Fund Investments, LLC

Global Fund Investments, LLC, is a real estate investment company headquartered in Miami Beach. The company acquires, develops, redevelops, manages, leases, and finances retail shopping centers across the Southeastern United States, with a core focus on Florida and Texas. To learn more about Global, please visit the company's website at www.gfinvestments.com