

Overview



The Sail@Marina Bay
Singapore



Le Centorial
Paris, France

Our Team

AIG Global Real Estate has a cohesive team of real estate professionals around the world with diverse backgrounds, language abilities, and areas of expertise. We actively invest in and develop all major property types, complemented by a strategic network of local real estate alliances around the world.



Legacy At Studio City
Studio City, California

AIG Global Real Estate: An Investor And Developer Of Global Scale

AIG Global Real Estate invests in and actively manages real estate for a globally diversified client base, including unaffiliated investors and AIG companies around the world. AIG Global Real Estate has approximately US \$24 billion in assets under management.¹ AIG Global Real Estate is headquartered in New York with 15 regional offices, including Atlanta, Dubai, Hong Kong, London, Mexico City, Moscow, Mumbai, San Francisco, Seoul, Shanghai, Singapore and Tokyo. Robert G. Gifford serves as AIG Global Real Estate's president and currently leads the real estate team, which includes diverse professionals.

Investment Philosophy

AIG Global Real Estate is an opportunity-driven, worldwide investment operation that is enhanced by AIG's corporate relationships and capital strength.

Formed in 1987, AIG Global Real Estate invests in and actively manages real estate around the world for a globally diversified investor base including unaffiliated investors and American International Group, Inc. (AIG) member companies.

AIG Global Real Estate targets above-market returns through a responsive and global investment strategy that features:

- an expertise and proven track record in major real estate markets²
- extensive access to deal flow and the ability to execute quickly
- an established investment process, a culture of risk management and a spirit of entrepreneurialism
- longstanding relationships with local real estate operators

Local Presence With Global Perspective

Strategically located around the world, AIG Global Real Estate invests from more than 35 real estate offices worldwide.

The investment team is divided into focused groups based on geographic and/or asset class expertise, including:

Region	Property Type
■ Asia (ex. Japan)	■ Office
■ India	■ Residential
■ Japan	■ Industrial
■ Europe	■ Retail
■ Mexico & Latin America	■ Hotel and Resort
■ U.S.	■ Mixed-use

From 15 regional offices worldwide, AIG Global Real Estate acquires, develops and manages all major property types

Geographic Reach And Product Diversity

AIG Global Real Estate's property portfolio includes over 53 million square feet of retail, residential, industrial, office and hospitality properties owned, managed, or under development in more than 50 countries.

1 As of 30 March 2009. 2 Past performance is not indicative of future results. See reverse for important disclosure.



Freccia Rossa Shopping Center
Brescia, Italy

Regional Focus

Asia

Major Asian markets across all asset types with a focus on those markets with high barriers to entry and strong economic indications

Europe

Acquisition and development opportunities throughout Western, Central and Eastern Europe

United States

Concentrated in major U.S. cities, primarily infill and coastal markets

Latin America

Major markets, with an emphasis on Mexico; focus on institutional quality assets, dollar-denominated cash flows, and realistic exit strategies

India

Opportunistic developments across all asset classes primarily in Tier I/II markets with best infrastructure and labor pools; select investments in Tier III markets with attractive labor costs

Longstanding Leader In Green Building Around The World

Recognized by **U.S. Green Building Council, the Sierra Club, Audubon International, U.S. Environmental Protection Agency**, among others.

Contact Information (New York Headquarters)

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AIG Global Real Estate Expertise

AIG Global Real Estate's funds provide investors access to its network of experienced real estate experts, global deal flow, and an established track record. Funds vary in regional focus and return expectations, but each benefits from the following:

Alignment Of Interest

AIG member companies invest a minimum of 10% in each fund, sharing in the same goals as our investors at every stage of the process - from analysis and execution to monitoring and long-term follow-through.

Ability To Warehouse Investments

AIG Global Real Estate often pre-specifies a portion of each fund, offering a tangible example of the investment strategy and faster deployment of capital.

20-Year History

To date, AIG Global Real Estate has closed a variety of funds and investment programs, providing outstanding returns to investors:¹

Broad Spectrum Of Strategies

North America	
AIG Real Estate Opportunity VIII - Mexico L.P. (2007)	Value Add/Opportunistic
AIG U.S. Residential Real Estate Partners, L.P. (2005)	Value Add/Opportunistic
Asia	
AIG Asian Real Estate Partners II, L.P. (2008)	Opportunistic
AIG Real Estate Opportunity XII - India, L.P. (2008)	Opportunistic
AIG Japan Real Estate VA III Y.K. (2006)	Value Add
Prime Property Program II (2006)	Core Plus
AIG Japan Real Estate Value Added II Y.K. (2005)	Value Add
Prime Property Program I (2005)	Core Plus
AIG Japan Real Estate Y.K. (2004)	Value Add
AIG Asian Real Estate Partners, L.P. (2003)	Opportunistic
Europe	
AIG European Real Estate Partners II, L.P. (2008)	Opportunistic
AIG European Real Estate Partners, L.P. (2004)	Opportunistic
AIG French Property Fund, B.V. (1998)	Opportunistic
Property Mezzanine Partners (1995)	Opportunistic
Global	
AIG International Real Estate GmbH & Co. KGaA (2002)	Value Add/Opportunistic

¹ Past performance is not indicative of future results.

AIG Asset Management ("AIGAM") is a group of international companies that provide investment advice to clients around the world. AIGAM is a registered mark of American International Group, Inc. ("AIG"). Services and products are provided by one or more affiliates of American International Group, Inc. (AIG). The real estate activities of AIG and its subsidiaries are conducted primarily by AIG Global Real Estate. AIG Global Real Estate is a group of international companies that actively invests in and manages real estate for clients and member companies of AIG around the world. Interests in a real estate fund are speculative, may be leveraged and involve a significant degree of risk, and investors may lose all or a significant portion of their invested capital. There is generally no secondary market for fund interests nor is one expected to develop; additionally, there are restrictions on transferring fund interests. Fund returns will be reduced by management fees and other expenses. We are not soliciting or recommending any action based on this material. Unless otherwise noted, all information contained herein is sourced with AIG and/or AIGAM internal data. In the UK this material is intended for Intermediate Customers only and has been approved by AIG (Europe) Ltd, authorised and regulated by the Financial Services Authority.