

COHEN FINANCIAL SECURES \$65 MILLION FINANCING FOR PORTFOLIO OF INDUSTRIAL PROPERTIES IN MAJOR MARKETS ACROSS U.S.

Boston-Based Cabot Properties Inc. Selects Cohen Financial To Identify Lenders and Create Financing Strategy

Chicago (October 29, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured \$65 million in financing for a portfolio of newly acquired and recently purchased industrial properties. The portfolio consists of 14 buildings located in major metropolitan markets across the country, totaling approximately 2.4 million square-feet of space. The borrower is Cabot Properties, Inc., a Boston-based, private equity real estate firm focused on value creation within the industrial sector.

Commenting on Cohen Financial's expertise, Mark Bechard, Executive Vice President, Finance and Chief Financial Officer of Cabot said, "Because of the inefficiencies in today's capital market, we chose to go beyond our known lenders to ensure the best deal terms and knew that Cohen Financial would identify outstanding alternatives, as well as execute the financing strategy."

Cohen Financial secured the fixed-rate, 70 percent loan-to-value (LTV) loan priced off of the seven-year U.S. Treasury. A national life insurance company lender financed the transaction, which closed in September. Steve Roth, Cohen Financial Partner, and Steve Kundert, Vice President of Cohen Financial's Skokie, Illinois office, originated the transaction.

"A number of lenders were interested in this deal due to the diversification of the portfolio and Cabot's longstanding reputation as a leader in the industrial sector," said Mr. Roth.

About Cabot

Cabot Properties is the sponsor of the Cabot Industrial Value Fund II, a private equity fund, which acquires and develops industrial property in major metropolitan markets throughout North America. The company has invested over \$4 billion since 1988 in 450 investments for an average of \$10 million per transaction.

About Cohen Financial

Cohen Financial is a national real estate capital services firm offering debt and equity placement, investment brokerage, loan administration and advisory services. In 2008, the company marks 30 years of capital markets experience and is recognized as one of the nation's largest originators of commercial real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 9 major markets.