



Integrated Solutions to Real Estate & Development

PRESS RELEASE

THE FESTIVAL COMPANIES ANNOUNCES SIX NEW PROPERTY ACQUISITIONS

Renovations Planned: Properties Under Construction Or Scheduled To Break Ground Soon

May 13, 2005

As one of the fastest growing developers in the retail industry and who have successfully renovated high-profile properties such as Buena Park Downtown and Royal Hawaiian Shopping Center, The Festival Companies announces today their most recent property acquisitions.

"The Festival Companies has the instinct, the knowledge and the experience required to negotiate real estate transactions encountered in today's highly competitive marketplace," says Mark Schurgin, President, The Festival Companies.

The six new property acquisitions include:

La Palma: Located on the Southeast corner of Orangethorpe and Moody, this property is an existing Union 76 Service Station. This 20,000 square foot corner pad will soon feature a 4,800 square foot retail center with an end cap drive through. Anchor tenants and other key retailers still to be named. Acquired March 2005.

Montebello: Located on the Southwest corner of Via Campo and Garfield, this property includes a Mobil Gas Station. The property will be developed into a 6,000 retail strip center. Acquired March 2005.

Huntington Park: Located on the Southeast corner of Alameda and Slauson, this property is approximately three-acres and is the first portion of an 80-acre redevelopment that Festival is planning in conjunction with the Redevelopment Agency of Huntington Park. The ultimate development is anticipated to be approximately 600,000 square feet of buildings with many large box retailers. Acquired in April 2005.

Del Amo Metro: Located in Lakewood on the Southeast Corner of Del Amo and Woodruff, the Del Amo Metro is currently under construction to be completed as a 4,800 square foot retail center with an end cap drive through. The Festival Companies recently leased 1,500 square feet of the space to Starbuck's. The estimated time of completion is third quarter of 2005. The property was acquired in January 2005.

Mesa, AZ: Located on the Northwest corner of Southern and Val Vista, this property was a former Exxon Mobil Service Station on the pad of a neighborhood supermarket shopping center. The property will be developed as a 6,500 square foot retail center with an end cap drive through. The property consists of up to six retailers and will be anchored by Starbuck's. The Festival Companies is currently obtaining building permits and expect to break ground in the Summer of 2005. Acquired in December 2004.

Del Amo Square: Located in Lakewood on the Northeast corner of Del Amo and Palo Verdo, Del Amo Square consists of a proposed development consisting of 6,700 square feet of new retail space. This neighborhood retail center can lease up to six tenants and new leases will be announced soon. Del Amo Square is currently under construction with an estimated time of completion to be third quarter of 2005. Acquired September 2004.

The Festival Companies, a Los Angeles-based real estate advisory firm and leading shopping center developer, has developed or redeveloped more than 100 retail projects from regional malls to open-air centers throughout Southern California and in select markets nationwide. Many of these retail projects have stimulated revitalization and economic growth in their surrounding communities. The Festival Companies has leased over 12 million square feet of retail space. Recent noteworthy accomplishments include a \$90 million transformation of the ailing, nearly vacant, 1950's-era Buena Park Mall into today's Buena Park downtown, a vibrant shopping and entertainment venue with 1 million+ square feet of new big-name retailers and an 18-screen movie theatre. For the Franciscan Metro Center, The Festival Companies carefully combined an updated design with the "sense of history" important to these ethnic communities. Today, The Festival Companies is overseeing a \$55 million redevelopment of the Royal Hawaiian Shopping Center to restore it to its former position as the leading retail and entertainment destination in Waikiki. The Festival Companies has developed retail projects in 14 states comprising of over 20 million square feet. For more information on The Festival Companies, please call (310) 665-9600 or visit the company's Web site <http://www.festivalcos.com/>.

