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FOR IMMEDIATE RELEASE

Medical/Office Building Sold for \$5.6 Million

*GMH Capital Partners announces the sale of Brighton Surgery Center,
located in Rochester, N.Y.*

NEWTOWN SQUARE, Pa.—July 29, 2008—GMH Capital Partners today announces the sale of Brighton Surgery Center, a specially designed, state-of-the-art, medical/office building located in Rochester, N.Y. Brighton Surgery Center, LLC, a privately owned and operated, multi-specialty ambulatory surgery center, purchased the building for \$5.6 million. Brighton Surgery Center, LLC is New York State licensed and AAAHC accredited. Dave Forrest and Tom Haak, of GMH Capital Partners, represented the seller, and were responsible for closing the transaction.

The property consists of 19,836 square feet of net rentable area in a two-story building. It is situated on 2.943 acres, and was 100 percent occupied by two tenants at the time of sale. Brighton Surgery Center, LLC occupies 17,395 square feet of the building, and Genesee Valley Anesthesiologists, PC occupies the remaining 2,441 square feet. The facility is specially designed to provide a wide-range of services to physicians specializing in ophthalmology, gastroenterology, podiatry, orthopedics, plastic surgery, and pain management.

“Brighton Surgery Center is located in Rochester’s premiere medical/surgical campus, offering the buyer an opportunity to enter a very stable medical office marketplace,” says Dave Forrest, Senior Vice President of Investment Sales for GMH Capital Partners. “In addition to its ideal location, this property has been exceptionally maintained, boasts an array of amenities, and has consistently been 100 percent occupied.”

Brighton Surgery Center was specially designed and constructed in 2002 for ambulatory surgery. It includes four, 20-foot-by-20-foot operating rooms equipped with

full anesthetic capability for a wide range of cases. There are also two, 14-foot-by-17-foot treatment rooms equipped for endoscopy, pain management, laser, and minor procedure cases. The waiting area has wireless Internet access and two television monitors.

About GMH Capital Partners

GMH Capital Partners is one of the fastest-growing providers of investment sales and asset management services in all real estate product types, including office, retail industrial, and multifamily. Headquartered in Newtown Square, Pa., GMH Capital Partners provides integrated investment and asset services to real estate investors, institutions, and developers in most primary and secondary markets across the United States. Major clients include GE Real Estate, Vornado Realty Trust, UBS Warburg, Fidelity Investments and Goldman Sachs.

For more information contact Dave Forrest, Senior Vice President of Investment Sales for GMH Capital Partners at 610-355-8233 or visit www.GMHCP.com.

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