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Capital Partners Acquires Properties in Tampa, Atlanta, Columbia, S.C.
Purchases bring company assets to approximately 9 million square feet

JACKSONVILLE, FL - January 12, 2006 – Capital Partners, Inc., one of the Southeast’s fastest growing real estate development firms, continues to expand throughout the region with the acquisition of more than 1.9 million square feet of office space, including 29 office and flex buildings, in Tampa, Atlanta, and Columbia, S.C. The assets were purchased from Highwoods Properties Inc. on January 9, 2006.

This latest achievement by Capital Partners includes 465,000 square feet in the Westshore district of Tampa; 1,230,000 square feet in Atlanta’s Chamblee and Norcross areas; and 174,000 square feet in Columbia’s Center Point Office Park, a premier multi-building office complex in the St. Andrews submarket.

Through this recent acquirement, Capital Partners now owns approximately 9 million square feet of office space in Jacksonville, Tampa, Ft. Lauderdale, Tallahassee, Atlanta, Charlotte, N.C. and Columbia, S.C.

“We are excited about the rapid success of what started as a small real estate investment firm,” said Kyle Burd, managing director of Capital Partners’ Tampa division. “Our goal is to continue growing throughout the Southeast and we truly feel that we have reached a benchmark in our industry now that we have surpassed 9 million square feet and nearly \$1 billion in assets.”

Capital Partners strives to continue enhancing their position nationally as a company that utilizes an innovative and aggressive approach to market share and portfolio profitability. This has been proven through the last calendar year where they were able to add more than 2.6 million square feet to their portfolio.

Based in Orlando with offices in Tampa, Jacksonville, Ft. Lauderdale, Tallahassee, Atlanta Charlotte, and Columbia, the mission of Capital Partners is to acquire real estate investments that achieve above average, risk-adjusted returns for its investment partners. Additional information is available at www.capitalpartnersinc.com.

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