



גזית-גלוב בע"מ  
GAZIT-GLOBE LTD.

6/7/2007

**ProMed Properties Acquires Two Medical Office Buildings in Miami for \$20.6 Million**

**-- Buildings Are Centrally Located in the Heart of Kendall in Close Proximity to Major Hospitals --**

**NORTH MIAMI BEACH, FL (June 7, 2007)** — ProMed Properties, Inc. announced today that it has acquired two medical office buildings in Miami, FL for a total of \$20.6 million, including transaction costs. The medical office buildings, which comprise 53,000 square feet of Gross Leaseable Area (GLA) over 3.23 acres of land, are centrally located in the heart of Kendall, in close proximity to the Baptist Hospital, the largest not-for-profit health care organization in the region.

Today's announcement underlines ProMed's acquisition strategy that it set out in early 2006 and brings the Company's total GLA to 740,000 square feet, along with two multi-story parking garages under ownership and management. In May 2007, ProMed acquired strategically located medical-research buildings on the campus of the Science Center in the University District of Philadelphia, PA. In February 2006, ProMed acquired a medical office building and two multi-story parking garages on the campus of Hackensack University Medical Center in New Jersey. All of the properties are located on or in close proximity to the leading hospitals and medical-research universities in the region.

Roni Soffer, President and CEO of ProMed Properties, stated, "This acquisition builds upon ProMed's existing platform and furthers our strategy of owning and operating a portfolio of properties in strategic locations with strong demographic characteristics. We continue to seek out properties in the regions that are located near best-in-class hospitals and medical-research universities. Today's acquisition will

strengthen the Company's foothold in South Florida and establishes an advantageous relationship with leading healthcare providers in the region."

The medical office buildings are located in the heart of Dade County, one of the fastest growing counties in Florida, with approximately 700,000 people located within a seven-mile radius of the buildings. In addition to its proximity to two hospitals with over 1,000 beds, the medical office buildings are easily accessible to major transportation arteries such as the Palmetto Expressway.

The buildings are currently occupied by various medical practice groups, with 13.5% of the space anchored by Public Health Trust, the operator of the Jackson Memorial Health System.

The estimated un-leveraged return on the Buildings, after leasing and operational improvements, is approximately 6.5%. ProMed Properties financed the acquisition with existing cash.

### **About ProMed Properties**

*ProMed Properties is a privately owned company engaged in the acquisition and management of medical office and medical-research buildings in growing metropolitan areas of North America. Its primary investment objective is the creation of value through long-term maximization of cash flow and capital appreciation from its real estate investments. Further, the Company expands its portfolio by serving the real estate requirements of major US hospital and university systems. ProMed Properties owns and operates 740,000 sq. ft. of medical office and medical research buildings and two multi-story parking garages (1700 spaces). For more information, please contact Roni Soffer at (305) 947-8800.*

