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## The Swig Company Announces Sale of Chicago Fairmont Hotel

San Francisco, CA – September 6, 2005 – The Swig Company, a private real estate investment firm headquartered in San Francisco with a nationwide portfolio, announced the successful closing of the sale of the luxury 692-room Chicago Fairmont Hotel to an affiliate of Strategic Hotel Capital Inc. (NYSE: SLH) for \$154,650,000. Jones Lang LaSalle Hotels represented the seller and the transaction closed on September 1, 2005.

The AAA Four-Diamond hotel, located in the center of downtown Chicago adjacent to the city's new 24-acre Millennium Park and Lakeshore East development, includes 62,000 square feet of function space including fourteen meeting rooms, and Aria Restaurant, the highly acclaimed dining room. The hotel was developed by The Swig Company in 1985 and is operated by Fairmont Hotels & Resorts.

Commenting on the sale, Jeanne Myerson, President and Chief Executive Officer of The Swig Company, said: "The Chicago Fairmont is a tremendous asset and we are happy after many years of stewardship to pass it on to a dedicated and highly reputable hotel owner and operator. This sale marks our third successful major capital market transaction in the last three months and continues the strategic development of our national real estate investment portfolio."

In July, The Swig Company, in a joint venture with GMAC Institutional Advisors, purchased Kaiser Center, a 900,000 square foot office complex next to Lake Merritt in downtown Oakland. In the same month, the company completed the refinancing of a 100% leased, 500,000 square foot office complex in suburban Dallas.

The Swig Company focuses on acquiring and operating office buildings in urban coastal markets such as New York, Washington, DC, San Francisco and Los Angeles. Following the sale of the Chicago Fairmont, the company's investment portfolio will still include more than 800 hotel rooms, 650,000 square feet of industrial space, four major commercial development parcels and over eight million square feet of office space in four major markets.

### About The Swig Company

The Swig Company ([www.swigco.com](http://www.swigco.com)) is a private investment company with a 70-year history of development, ownership and management activity in commercial real estate properties in major markets throughout the United States. During the past year, the Company completed more than \$1.2 billion in combined transactions, including sales, purchases, refinances and other real estate investment activities. The Swig Company's diversified national portfolio includes over eight million square feet of office buildings in markets such as

New York, San Francisco and Southern California. The Company also owns and controls over 800 full-service luxury hotel rooms, approximately 650,000 square feet of industrial space, and an assortment of other credit-leased properties and land parcels. The Swig Company's primary investment mission is to add value as an owner and operating partner to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. It's target markets include urban Coastal Northern and Southern California, New York City and Washington DC.