



LOWE ENTERPRISES INVESTORS PROVIDES \$51.2 MILLION SENIOR LOAN FOR RENOVATION OF SLS HOTEL SOUTH BEACH

LOS ANGELES – November 16, 2011 – Lowe Enterprises Investors announced today that it has arranged a \$51.2 million senior construction loan for the renovation and redevelopment of the historic former Ritz Plaza Hotel in Miami Beach, Florida into the SLS Hotel South Beach. Planned to open in Spring 2012, the 142-room luxury boutique hotel will be the second property for sbe’s SLS Hotel group and is jointly owned with CIM Group. The loan term is for three years with two one-year options and was arranged by LEI on behalf of a pension fund client.

CIM and sbe began renovations in early 2011, including the remodeling of all 132 rooms in the existing hotel by acclaimed designer Philippe Starck as well as the addition of a 14,500-square-foot pool deck and 10 bungalow suites. The SLS Hotel South Beach will offer two of sbe’s most popular restaurants The Bazaar by award-winning chef Jose Andres and Katsuya by Starck as well as the Hyde Beach lounge.

“The Miami hotel market is experiencing a strong recovery and is among the nation’s top performers in 2011. The SLS Hotel South Beach will benefit from its premier location in the heart of this luxury hotel district, sbe’s innovative management, and the successful and established restaurant and club concepts that it will bring to this renovated and expanded beach front hotel,” said Bleecker Seaman, CEO of LEI. “We have a long history with hotel investments which allows us to fully understand all of the aspects of the property from costs for the redevelopment to marketing and management plans which is a significant benefit in evaluating and issuing this financing.”

Joining Starck as a collaborator on SLS Hotel South Beach is Lenny Kravitz and his team at Kravitz Design Inc., who will design the penthouse suite and one of the poolside bungalows. Chef Jose Andres, as the SLS Hotels Culinary Director, has re-invented The Bazaar experience for South Beach, blending influences from local flavors while featuring an array of pioneering culinary concepts. SLS Hotel South Beach also will include the seventh location of Katsuya by Starck from Master Sushi Chef Katsuya

Uechi. Elevating the landscape for Japanese dining experiences in South Beach, Katsuya by Starck will offer a menu of traditional Japanese cuisine, the freshest sushi and sashimi, and a selection of fire-grilled Robata dishes.

The property will also include the fifth location of sbe's renowned Hyde Lounge brand. Known as Hyde Beach, the venue will feature 8,000 square feet of indoor/outdoor lounge amenities emptying onto the sand just steps from the Atlantic Ocean.

The SLS South Hotel Beach is located at 1701 Collins Avenue in Miami Beach, Florida with 100 feet of beach frontage. Originally built in 1939 by renowned South Beach architect L. Murray Dixon, the SLS Hotel South Beach features a rooftop architectural design depicting a lantern reaching to the sky and is the tallest art deco structure in South Beach. For more information on SLS Hotel South Beach please visit www.slshotels.com/southbeach.

About Lowe Enterprises Investors

Lowe Enterprises Investors is owned by a strategic partnership of Guardian, Lowe Enterprises, Inc. and senior members of the Lowe Enterprises Investors management team. Lowe Enterprises Investors provides real estate investment management services on behalf of a select list of institutional and high net worth clients and partners through both individually managed and commingled fund relationships. The firm has been responsible for \$6 billion in real estate assets, including commercial, hospitality and debt investments, since inception in the late 1980s. Lowe Enterprises Investors has been a leading value-added investor through multiple cycles, employing equity and structured debt in its investment strategies. For more information about Lowe, please visit: www.LowInvestors.com

About CIM

CIM Group is a premier real estate fund manager that makes private equity and/or debt investments in urban communities throughout North America, utilizing its full array of investment and operational expertise to maximize returns while mitigating risks. With offices in Los Angeles, Bay Area, Bethesda and New York, CIM has three distinct portfolios each diversified by geography and type of property. They include: Opportunistic or repositioning and development projects in established and emerging urban areas; Stabilized/Core or well-positioned operating properties in transitional districts; and Infrastructure or properties serving the public interest. Once involved in a qualified community, CIM seeks to routinely make additional investments in order to support the growth of the community and enhance the value of its previous investments. For more information, please visit www.cimgroup.com

About SBE

Founded in 2002, Los Angeles-based sbe brings exquisite balance to the worlds of hospitality, real estate development and entertainment. As a privately-held company founded and helmed by Chairman and CEO Sam Nazarian, sbe acquires, develops and manages exceptional projects through its divisions – Hotels, Restaurants, Nightlife and Real Estate. With a mission to redefine the standards of excellence in hospitality, sbe has harnessed the creativity and innovation of the best minds in the business, including design visionary Philippe Starck, with whom the company has an exclusive agreement for the creation of hotels, restaurants and lounges in North America. As the cornerstone of its synergistic approach, sbe has also completely rethought and reimagined the luxury hotel experience. sbe debuted its luxury hotel brand, SLS Hotels, with the Fall 2008 opening of SLS Hotel at Beverly Hills,

which has won international acclaim and numerous awards. In April of 2012, sbe will unveil the SLS Hotel South Beach in Miami. In 2010, sbe launched its second hotel brand, The Redbury, located in the heart of Hollywood. Also in the sbe Hotel collection is the Four Points by Sheraton LAX. sbe's Restaurant and Nightlife Groups constantly stay ahead of the curve, creating and expanding trend-setting concepts, which currently include 7 Katsuya locations (Hollywood, Brentwood, Downtown at L.A. LIVE, Glendale, Laguna Beach, Houston and Miami), The Bazaar by José Andrés, Cleo, Gladstones, Papaya King, Mercato di Vetro, 5 Hyde Lounge locations (Sunset, STAPLES Center, Mammoth Mountain, Miami and Bellagio Hotel & Casino), The Abbey Food & Bar, Greystone Manor, The Colony, MyHouse, MyStudio, Eden, Crimson, East and The Sayers Club. Recently, sbe established a strategic marketing partnership with MGM Resorts International, which unites MGM's M Life and sbe's PREFERRED PARTNER programs. In December 2010, Colony Capital, led by Founder, Chairman and CEO Thomas J. Barrack Jr., partnered with sbe through a minority investment focused on the national and international expansion of sbe's award-winning hospitality platform. In July 2011, sbe invested in Umami Burger, named "Burger of the Year" by GQ magazine, to fuel the burger brand's national expansion. More information about sbe can be obtained at www.sbe.com.

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