



**ProMed Properties Expands in Canada with the Acquisition of a Medical Office Building Across from Victoria Hospital in London, Ontario**

**Toronto, Ontario (December 3, 2008)** – ProMed Properties Group announced today that its Canadian affiliate, ProMed Properties (CA), has acquired a Medical Office Building in London for \$5.8 Million, plus transaction costs.

The Medical Office Building, comprising approximately 50,000 square feet of Gross Leaseable Area (GLA), also includes 210 parking stalls and over 2.5 acres of land.

The subject property is well positioned across from the 430-bed Victoria Hospital within London's suburban office node and is currently substantially leased to medical style tenants and ancillary medical services. Victoria Hospital and its affiliates occupy 23% of the property.

Victoria Hospital is a large teaching hospital affiliated with the University of Western Ontario and is part of the London Health Sciences Centre (LHSC), one of Canada's largest acute-care teaching hospitals. The Victoria Hospital Campus is also the location of the new Children's Hospital and Grace Donnelly Women's Centre, a 465,000 sq. ft. facility directly opposite the subject property, a project expected to be completed in 2010.

**Roni Soffer, President and CEO of ProMed Properties** stated, "This acquisition fits well with ProMed's strategy. Victoria Hospital is a dominant system dedicated to excellence in patient care, teaching and research, and ultimately enhances the Group's newly-established portfolio in Canada."

The property's purchase price is well below replacement cost especially factoring its proximity to a major hospital system where the supply of land for future development is limited. The Company estimates the un-leveraged return on the property after leasing and operational improvements to be 8.5%. ProMed Properties (CA) financed the acquisition with cash.

**About ProMed Properties Group**

*ProMed Properties Group is privately owned by a global public real estate company and operates through affiliates in the United States and in Canada. The Group owns and operates 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 Group expands its portfolio by serving the real estate requirements of major hospital and university systems. In North America, ProMed Properties Group owns and operates 15 medical office/research buildings totaling over one million square feet and two multi-story parking garages (1,700 spaces).*