



For Immediate Release

Contact:

Fred Gortner, Paladin Realty
fgortner@paladinrp.com
(310) 996-8762

Paladin Realty Latin America Fund is Fully Invested

LOS ANGELES, December 2, 2008 – Paladin Realty Partners, LLC announced today that its second Latin America real estate fund, *Paladin Realty Latin America Investors II LP*, has committed all of its available capital to ten investments, including an office building in Brazil and nine homebuilding joint ventures in Brazil, Chile, Mexico, Costa Rica and Peru. The homebuilding ventures currently have over forty housing projects in various stages of development totaling approximately 8,300 units. The projected total capitalization of the fund's portfolio is in excess of \$1 billion.

Paladin Realty closed its Latin America II fund in September 2006 with \$200 million of capital from several leading pension funds and institutional investors. The fund continues the same investment strategy that Paladin has successfully pursued in Latin America for over a decade, primarily focusing on the investment-grade countries of Brazil, Mexico, Chile and Peru. The fund's strategy has two main components – (1) programmatic or "platform" joint ventures with experienced local homebuilders to provide housing targeting the region's low-income and rapidly growing middle-income populations, and (2) opportunistic investments in commercial and other property types. The fund executes its strategy with relatively low leverage; debt financing accounts for about 35% of the projected total capitalization of the fund's portfolio.

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About Paladin Realty:

Paladin Realty Partners, LLC is private real estate investment firm that sponsors real estate investment funds on behalf of institutional investors and high net worth individuals. Founded in 1995 in partnership with former U.S. Treasury Secretary, William E. Simon, the firm is now wholly-owned by its active management team. Since its establishment, Paladin Realty's private investment funds have acquired or developed hundreds of properties, comprising a variety of product types located throughout the United States and select emerging markets, with a total projected capitalization of over \$4 billion.

Paladin Realty has been investing in emerging markets since 1997, focusing initially on countries in Latin America such as Brazil, Mexico, Chile, Peru, and Costa Rica. Since inception, the firm has developed

projects throughout Latin America with a total projected capitalization in excess of \$3 billion. Paladin Realty made its first investment in India in 2006 and opened an office in Istanbul, Turkey in 2007.

Paladin Realty is headquartered in Los Angeles, with offices in New Jersey, Brazil, Argentina and Turkey.

For more information, please visit www.paladinrp.com.

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