

FOR MORE INFORMATION:

For Éilan:

Dawn Robinette, APR
The CE Group, Inc.
Phone: 210-564-9417
drobinette@cegroupinc.net

For Lone Star Funds:

Jed Repko
Joele Frank, Wilkinson Brimmer
Katcher
Phone: 212-895-8636
jrepko@joelefrank.com



FOR IMMEDIATE RELEASE

SALE CLOSSES ON ÉILAN DEVELOPMENT

New Ownership Plans Expanded Services, Amenities and Events

San Antonio, TX (March 20, 2013) – Éilan, the luxury mixed-use development community located on Interstate 10 at La Cantera Parkway, is under new ownership. Lone Star Funds purchased Éilan (pronounced “ā-lon”) in March from the original designer and developer of the site as part of a 20 property U.S. portfolio.

Opened in 2011, the 120-acre high-end community combines residential, office, retail space and a luxury hotel featuring a full service spa and Sustenio, a world class restaurant by Celebrity Chef Stephan Pyles. The property is located at 17101 La Cantera Parkway along IH-10, one of the fastest-growing intersections in San Antonio, and is easily accessible from both IH-10 and Loop 1604.

“From residential to retail, Éilan offers a luxury, integrated lifestyle well-suited to San Antonio. With the city’s impressive influx of business and rapidly growing population, we think this property has a great future. We’re excited to have such a high quality asset in the city and look forward to making Éilan an even better place to live, work and play,” said Giovanni Cutaia, Managing Director, Lone Star Funds.

Lone Star Funds’ plans include expanding the property’s amenities and services and creating more community events. The community will soon open a new 5,000 square foot luxury fitness center available to hotel guests, as well as residential and office tenants. Two new pools will also be opening and a hike and bike trail is being added. Construction will also soon begin on Piatti, a restaurant featuring rustic Italian cuisine, an extensive wine list and unique, handcrafted cocktails. Éilan will be the restaurant’s second San Antonio location.

“We’re excited to be working with Lone Star Funds and look forward to their hands-on approach to Éilan. They understand how to truly make people feel welcome in a first class setting. The energy they’re bringing to the development and the features they’re adding will take this already first-class property to an

Éilan

At A Glance

- 120 acres located at the intersection of IH-10 and La Cantera Parkway
- 205,000 square feet of office space
- 165-room luxury hotel and spa
- 539 apartment residences
- 34,382 square feet of retail space
- Sustenio, a world-class restaurant by Celebrity Chef Stephan Pyles

even better level and will provide residents and tenants with more amenities to enjoy. Their leadership and vision will make Éilan the place to be in San Antonio,” said Lindsey Tucker, Vice President, CBRE San Antonio, the leasing company responsible for Éilan’s office and retail space.

Nestled naturally in the area’s rolling hills, the development includes 205,000 square feet of office space defined as “Class A+,” featured in two four-story buildings situated in a prominent location on the property. The buildings offer large blocks of column-free space suited for both open plan and traditional office layouts, surrounded by elegant architecture, high-quality finishes and grand lobbies. The offices feature underground VIP parking with direct elevator access to the main lobbies and offices, concrete construction for sound dampening, enclosed loading docks, and covered-structure parking.

The Shops at Éilan consists of in-line space and pad sites that are ideal for a gourmet market, cafés, restaurants, a sports lounge, pharmacy and much more. The project consists of 34,382 square feet of in-line space and pad sites along Interstate 10 and internal to the property.

Éilan’s office leasing is managed by Lindsey Tucker and Steve Thomas of CBRE San Antonio. Gene Williams of CBRE San Antonio manages the leasing of Éilan’s retail space.

Residential options onsite include one, two or three bedroom apartment units as well as studios. The apartments feature hardwood floors, premium stainless steel appliances, stone countertops and deluxe baths. Additionally, apartment residents have access to the Éilan Hotel Resort & Spa facilities and services. The apartments are leased and managed by Alliance Residential Company.

Located at the top of the property’s grand staircase, Éilan Hotel Resort & Spa is 186,000 square feet and includes 165 rooms. The hotel’s comprehensive amenities include a luxury spa, a world class fitness center with lap pool, 24-hour in-room dining and guest services, lush gardens, and resort-style pool. The professionally designed meeting and presentation facilities feature more than 10,000 square feet of meeting rooms and expansive pre-function space.

Sustenio, the flagship restaurant in the Éilan Hotel Resort & Spa, features the signature style and culinary flair of Celebrity Chef Stephan Pyles. Working with Executive Chef Mike Spalla, the two masters fuse their creative genius to offer a menu that is comprised of innovative, original new dishes with some reinventions of Texas classics. The restaurant serves breakfast, lunch and dinner; features a ceviche bar, a communal table and a private dining room with its own exhibition kitchen and is known for its expansive, high quality wine list and signature cocktails.

Éilan’s stone and stucco facades, varying tile rooflines and intimate public spaces give the community a vibrant feel. That vibrancy is enhanced by Éilan’s special events and commitment to supporting San Antonio’s non-profit community: the development enjoys hosting a variety of fundraising activities and fun runs. The next event is the Fiesta Fun Run on April 13, benefiting Rey Feo Consejo Educational Foundation. Lone Star Funds plans to expand the number of community events held at Éilan to possibly include a farmer’s market, art fairs and music offering, making Éilan a destination everyone will enjoy.

For more information about Éilan and upcoming events, visit www.eilan.com.

About Lone Star Funds: Lone Star invests capital committed to it by institutional investors worldwide in corporate, commercial real estate, single-family residential, and consumer debt products, as well as equity investments in residential and commercial real estate, banks and other operating companies. Since 1995, the principals of Lone Star have managed private equity funds totaling approximately \$33 billion of committed capital.