



MINOL-MTR ANNOUNCES PURCHASE OF MINOL CENTER

DALLAS, TX (April 2000) Minol-MTR, a leading full-service utilities management company, is pleased to announce their purchase of the Quorum Center Office Building located at 15280 Addison Road in Addison, Texas. The Class "A" three-story building is approximately 68,500 square feet and will serve as Minol-MTR's USA national headquarters.

Dallas based MTR National Utilities, founded in 1996 to specialize in the multifamily housing industry, recently announced their merger with Minol Group International, one of Europe's largest utilities submetering companies.

Mike Butler and Suzanne Perry, Co-Presidents and General Managing Partners of Minol-MTR are currently providing turnkey utilities management in 23 states. Perry and Butler's extensive experience in apartment development demonstrated the demand for a quality submetering company to service the apartment industry. This, coupled with the increasing need to conserve natural resources, led them to form MTR.

The partners agreed that a location in the heart of the Metroplex was essential to their needs and that The Quorum Center acquisition significantly enhances Minol-MTR's high expansion pattern. Perry stated, "The new Minol Center will serve as our hub and allows us access to great transportation arteries in every direction."

Davidson Conine Realty Advisors, Inc., of Dallas handled the sale