

Contact:

Scott Sunshine/Kristina Ferrari
Middleberg Communications, LLC.
(212) 354-6912
ssunshine@middlebergcommunications.com
kferrari@middlebergcommunications.com

Daniel McDonough
Henderson Global Investors
860-723-8610
daniel_mcdonough@hendersonna.com

HENDERSON GLOBAL INVESTORS ACQUIRES LUXURY APARTMENT COMPLEX

Suburban Boston-Based Property Offers Investors
Additional Diversification Benefits

CHICAGO, December 9, 2008 – Henderson Global Investors, an independent investment manager with \$91.3 billion under management, announced today that it has acquired Reading Commons, a 204-unit multifamily housing complex located 10 miles outside Boston. Henderson purchased the property for \$48.5 million on behalf of its value-add CASA Partners IV fund. The property marks the fund’s first northeastern luxury acquisition, providing investors with added diversification benefits.

The community was originally developed by Archstone Properties and completed in 2006. “This acquisition is a result of our belief in the long term growth and stability of the Boston apartment market, the excellent product developed by Archstone and changing credit market conditions that provided Henderson the opportunity to acquire a tax-exempt bond financed property, consistent with our CASA strategy, at very attractive pricing that has not been available for the past several years” said James Martha, Managing Director Property, North America at Henderson Global Investors. “We were able to acquire this extremely stable property with 97 percent occupancy, making it a truly strategic long-term growth opportunity for the portfolio.”

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Henderson has hired Corcoran Management Company to manage day-to-day operations. Corcoran is a Boston-based owner-operator-developer of apartment communities in the New England area, and will use its expertise to drive continued growth and success at the Reading Commons property.

Reading Commons is the third property acquired by CASA IV in 2008, with nine properties in total. Having raised \$205 million in equity from institutional investors, including four U.S. pension funds and one corporate pension plan, the purchase of Reading Commons is part of the continued plan to acquire strategic properties during the next few months. Other CASA IV properties include:

- The Burlington – Minneapolis
- The Mansion – Kansas City
- Glenlake Club – Chicago
- Vista Pointe – Los Angeles
- Columbia Commons – Baltimore
- Royale Sherman – Los Angeles
- The Hamilton – New York City
- Montego Ridge – Oakland

In anticipation of CASA IV's final capital investments next year, Henderson Global Investors plans to launch the next fund in the CASA Series, CASA V, in 2009. The addition of the CASA V fund to Henderson's real estate offerings will allow investors to continue to access exposure to diverse opportunities available in the multifamily real estate marketplace.

About Henderson's Property Team

Henderson Global Investors (www.henderson.com) has been managing property investments for more than four decades and has more than \$16 billion in direct real estate assets and property securities under management globally (as of September 30, 2008). The property team comprises approximately 200 employees in offices throughout the world. The institutional property business manages commingled funds, separate accounts and funds of funds, offering core, value-added and opportunistic strategies. Henderson invests in property across the globe, in all commercial sectors, as well as managing funds with sector specialist and/or regional themes.

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About Henderson Global Investors

Henderson Global Investors is a global investment management company, providing a wide range of investment products and services to institutions and individuals in Asia, Europe and North America. Henderson manages \$91.3 billion in assets and employs approximately 950 people worldwide (as of September 30, 2008).

This press release may include information that could constitute forward-looking statements made pursuant to the safe harbor provision of the Private Securities Litigation Reform Act of 1995. Any such forward-looking statements may involve risk and uncertainties that could cause actual results to differ materially from any future results encompassed within the forward-looking statements. The information provided in this report is for educational and illustrative purposes only and should not be constructed as giving investment advice.

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