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FOR IMMEDIATE RELEASE

Oaklands Corporate Center Properties Acquired by MIM-Hayden Funds

Eleven buildings added to growing portfolio

Conshohocken, PA, July 31, 2012 – Miller Investment Management and Hayden Real Estate Investments, general partners in MIM-Hayden Real Estate Funds, along with Boston-based The Davis Companies, have announced the Fund’s acquisition of eleven suburban Philadelphia commercial properties located within the Oaklands Corporate Center in Exton, Pennsylvania. Closing on the properties took place on July 18, 2012.

Oaklands Corporate Center is a 305-acre park that was designed and constructed in the late 1980’s and through the ‘90s, totaling more than thirty buildings. It is highly regarded for its combination of location, access, convenience, quality and prestige. The eleven-building portfolio totaling 466,719 square feet and including one two-story office building and ten one-story flex/office buildings, was purchased by MIM-Hayden Fund I from Brandywine Realty Trust.

“The Oaklands Corporate Center buildings are suited to a wide range of commercial uses including office, lab and warehouse/distribution. Oaklands Center’s location and setting makes it very attractive to businesses with diverse requirements. We are excited about the wonderful possibilities as we begin improvements that will maximize the value of all of these properties going forward” stated Anthony J. Hayden.

[continued]

MIM-Hayden Fund I is now invested in 24 properties. Currently the Fund is 60% invested with several significant acquisitions in the Fund's pipeline planned for the near future.

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About MIM-Hayden Real Estate Funds

MIM-Hayden is a real estate fund co-managed by Miller Investment Management and Hayden Real Estate Investments, LLC with headquarters in Conshohocken, PA, a suburb of Philadelphia. The Fund acquires primarily high quality but underperforming office, industrial and mixed-use properties in the Mid-Atlantic region. Utilizing the well established reputation and deep experience of its managers, the Fund repositions, redevelops and enhances the value of these commercial real estate assets. The Fund's geographic and portfolio focus, combined with its extensive network, have made it an industry leader in the region. (www.MIM-HaydenFunds.com).

About The Davis Companies

Founded in 1976, The Davis Companies has earned a reputation for integrity, creativity and excellence, making it one of the premier real estate investment, development and management firms in the Northeast U.S. The Company has applied a disciplined and value-oriented investment approach across multiple market cycles investing in over 100 properties representing over \$2 billion in gross asset value, and acquiring over \$250 million of commercial loans and real estate securities. Today, The Davis Companies together with its affiliates, owns and manages a real estate portfolio of approximately 6 million square feet. (www.TheDavisCompanies.com)

For more information about MIM-Hayden Fund I, visit www.MIM-HaydenFunds.com.

Photos attached:



435 Creamery Way (Oaklands Corporate Center), Exton, PA



457 Creamery Way (Oaklands Corporate Center), Exton, PA

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