

## A History of Innovation

Mr. Jay H. Shidler, the Chairman of Pacific Office Properties Trust, Inc. and the founder of The Shidler Group, has had a successful history of financial innovation within the REIT and real estate industries over the past 30 years. Public and private companies founded by Mr. Shidler have issued over \$11 billion of securities in the cash market and have created over \$30 billion in synthetic transactions in the non-cash market. Many of these entities, structures, and securities were unique when created.

The following is a brief description of several of Mr. Shidler's and his companies' financial innovations within the real estate industry:

- **Westinghouse/Shidler Funding Corporation** – One of the first commercial paper programs established to acquire and fund net leased corporate facilities.
- **Blue Bell Funding, Inc.** – The first non-investment grade, single-asset, single-class securitization used to finance a corporate headquarters.
- **TriNet Corporate Realty Trust, Inc.** – First NYSE-listed triple net lease REIT.
- **First Industrial Realty Trust, Inc.** – First NYSE-listed pure industrial REIT.
- **Investment Grade Structured Preferred** – First investment grade preferred security issued by a non-rated REIT (First Industrial Realty Trust, Inc., Series A - Cumulative Preferred Stock).
- **Corporate Office Properties Trust** – First defense and intelligence industry focused REIT.
- **Commercial Guaranty Assurance, Ltd.** – First AAA rated Bermuda financial guaranty insurance company focused on wrapping real estate debt securities.
- **Guaranteed Residential Securities Trust, 1998-1 and 1999-A** – Two of the first wrapped AAA, floating rate note programs used to fund the acquisition of adjustable-rate home equity loans.
- **Butler Trust, 1999-1 and Newport Trust** – Two of the first wrapped AAA debt structures backed by REIT fixed income securities.
- **Cobalt Holdings, LLC and Cobalt Capital, LLC** – Two of the first wrapped AAA commercial paper programs used to acquire REIT preferred stock.
- **KFH/First Industrial Investment Funds I and II** – Two of the first Shariah investment vehicles developed for an Islamic bank, Kuwait Finance House.
- **Senior Common Stock** – The first non-listed, preferred-like security issued by a publicly traded REIT (Pacific Office Properties Trust, Inc.) and sold exclusively into the retail investor market.

