

ROSA MEXICANO SIGNS LEASE AT SEAPORT WEST

*Pembroke Real Estate and Colliers International Bring
Upscale Mexican Restaurant to Boston's Seaport District*

BOSTON, October 20, 2011 – Pembroke Real Estate and Colliers International today announced the signing of Rosa Mexicano as a new tenant at Seaport West leasing 8,000 square feet of commercial space for 15 years on the corner of Seaport Boulevard and B Street. Rosa Mexicano was represented by Corporate Realty Advisors. Colliers International's Retail Services group represented Pembroke Real Estate. Seaport West is a 575,000 square foot, 17-story, LEED[®] Silver certified office tower located at the heart of the Seaport District and Boston's evolving Innovation District.

“We are excited to welcome Rosa Mexicano not only to our building and the Seaport, but to the city of Boston,” said David Lucey, vice president, Pembroke Real Estate. “Rosa Mexicano is a high quality operation that will attract a great lunch and dinner crowd to the area, as well as enhance and diversify the amenities available to our tenants and guests.”

With thirteen locations across the country, Rosa Mexicano offers authentic Mexican cuisine in a festive, contemporary atmosphere. The upscale restaurant incorporates regional accents to create award-winning dishes and acclaimed cocktails. Opening in 2012, the Boston location will include an outdoor patio overlooking Boston Harbor and the Financial District.

In addition to the 17-story office tower, Seaport West includes the adjacent three-story podium building, Sebastians, Action Kitchen, and elevated Westport Park, a recipient of the Green Roof Award of Excellence from Green Roofs for Healthy Cities.

Developed by Pembroke Real Estate, Seaport West opened in 2002 and is part of Seaport Place, Boston's only modern waterfront business center, which also includes Seaport East, the Seaport Hotel, Seaport World Trade Center, retail shops and two parks.

Seaport Place is home to more than 5,000 workers, as well as Morton's, Aura, Tamo, Dunkin Donuts, Fresh City, 7-Eleven, Wave Health & Fitness Center, Boston Private Bank, Sovereign Bank, and Stapleton Floral. The integration of Seaport Place's offices, hotel, meeting space and retail creates a unique experience for tenants who have access to full concierge services, a premium fitness center, additional meeting space, a 24-hour cab stand, complimentary shuttle services and on-site parks. Surrounded by Boston's newest museums and galleries, residential developments, restaurants, hotels and nightspots, Seaport Place is ideally located within a well-designed transportation hub with the MBTA's Silver Line stop on-site, the adjacent I-90 and I-93 entrances and direct access to Logan International Airport via subway, water taxi or car.

“With a diverse mix of retailers and amenities, Pembroke has made Seaport Place a destination for people to entertain, dine and conduct business,” said Jonathan Martin, assistant vice president with Colliers International's Retail Services group. “Rosa Mexicano will be a strong addition to the Seaport and will further enhance the area as a dining and nightlife destination. After looking at many locations in the city, the fact that Rosa Mexicano decided to open its first Boston restaurant in the Seaport is a testament to the area's strong reputation.”

The Retail Services group at Colliers International's Boston office provides tenant and investor/owner services to local and multi-market retail clients. The team offers 50 years of combined experience and expertise in identifying and evaluating new sites, as well as in the disposition of excess locations. Martin, along with restaurant consultant Marty Bloom, has brokered several high-profile restaurant deals since the launch of the retail team's restaurant specialty practice in January 2011.

About Pembroke Real Estate

Pembroke Real Estate is an international real estate advisor that provides investment, asset management and development services to our investors. Pembroke facilitates the investment of private capital of FMR LLC (Fidelity Investments) and its shareholders and FIL Limited (Fidelity International) into superior, long-term opportunities. Established in 1997, Pembroke currently manages more than 635,000 sqm/6.8 million sf in key markets in Europe, North America, Asia and Australia. Strongly committed to the environment through property operations and development, more than 65 percent of Pembroke's portfolio is sustainably certified, or in the process of becoming certified. Pembroke acquires, develops and manages well-located assets and development opportunities in the office, residential and mixed-use sectors. Located in Boston, London, Stockholm and Tokyo, the firm's dedicated team of real estate experts is committed to delivering the highest-performing, quality product in every aspect of the business. For more information, visit the company's website: www.pembrokere.com.

About Colliers International

Colliers International is the third-largest commercial real estate services company in the world with 12,500 professionals operating out of more than 500 offices in 61 countries. A subsidiary of FirstService Corporation (NASDAQ: FSRV; TSX: FSV and FSV.PR.U), it focuses on accelerating success for its clients by seamlessly providing a full range of services to real estate users, owners and investors worldwide, including global corporate solutions, brokerage, property and asset management, hotel investment sales and consulting, valuation, consulting and appraisal services, mortgage banking and research. Commercial Property Executive and Multi-Housing News magazines ranked Colliers International as the top U.S. real estate company and the latest annual survey by the Lipsey Company ranked Colliers International as the second most recognized commercial real estate brand in the world.

Colliers International's Boston office has been providing its clients with innovative real estate solutions for over 130 years. In addition to its full platform of integrated services, it is one of 21 owner/members of Strategic Alliance Mortgage (SAM). SAM's goal is to combine local entrepreneurial expertise with a nationwide network to deliver the very best capital markets execution and alternatives to its clients.

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