



PRESS RELEASE

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John T. Sughrue Museum Tower Partner

Mr. Sughrue established Brook Partners in 1994 to capitalize on real estate investment opportunities in the Southwest. Since that time, Brook Partners has evolved into a full- service real estate development and investment firm recognized as a leader in the ongoing redevelopment of Downtown Dallas. Since the early 1990s, Brook Partners and its principals have been involved in Downtown Dallas development projects exceeding \$500 million. He currently serves as the company CEO.

In 2005, Mr. Sughrue and Brook Partners Director of Development, Lyle Burgin, partnered with Turtle Creek Holdings, Inc. to design and build the ultimate luxury high rise in Dallas, Museum Tower. Located in the heart of the growing Dallas Arts District, Museum Tower will be a 42-story tower with 122 unique and spacious units designed by renowned Los Angeles-based architect Scott Johnson of Johnson Fain. Museum Tower is expected to break ground in the near future.

Prior to Brook Partners, Mr. Sughrue served as Director of Development for SCI Real Estate Development, an Italian investment and development firm affiliated with Pirelli Realty of Milan, Italy, and ROEV of Rome, Italy. In 1991, Mr. Sughrue directed SCI's acquisition of seven office buildings approximating two million square feet from NationsBank, Texas. Prior to joining SCI, Mr. Sughrue was employed with the Merrill Lynch Capital Markets Real Estate Investment Banking Group in New York City and with Chemical Bank's Real Estate Lending Group in New York City, where he was involved with in excess of \$1 billion of real estate debt and equity financings.

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Raised in Boston, Mr. Sughrue received his B.A. in Economics in 1982 from Harvard College and an M.B.A. from The Amos Tuck School of Dartmouth College in 1988. Mr. Sughrue is a founder of Magnolia Pictures, an Austin-based exhibition and distribution film company that opened the Magnolia Theatre in Dallas in 2002. He is also a Director and Executive Producer of Insignia Films, a documentary film company located in New York City and heralded for its production of "The West"--a \$12 million project for PBS on the history of the American West and, for its production of "Amato-A Love Affair with Opera", a cinema verite piece released in 2001 that was nominated for the prestigious Directors Guild 2001 Best Documentary Award. Mr. Sughrue was one of the 2002 recipients of the Neiman Marcus Renaissance Award for significant contributions to the revitalization of Downtown Dallas.

Mr. Sughrue created the Fashion Industry Gallery (f.i.g.), a contemporary fashion wholesale venue in the heart of the Dallas Arts District at 1807 Ross Avenue. In 2008, Mr. Sughrue launched the inaugural Dallas Art Fair, a nationally recognized art exhibit hosted at f.i.g. The annual event features art galleries from around the country displaying art from such artists as Damien Hirst, Joan Mitchell and Rufino Tomayo. Among numerous civic endeavors, in 2006, he was named to the Dallas board of directors of Colonial Bank, N.A., and serves on the board of the not-for-profit organization Dallas Scores.

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