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BILTMORE COMMERCIAL REAL ESTATE RECEIVES FOUR NATIONAL AWARDS OF EXCELLENCE

Recognized for Achieving the Highest Level and Quality of Service

ASHEVILLE, NC – February 7, 2006 – Biltmore Commercial Real Estate, a Biltmore Farms company, announced today that four of its properties received a 2005 National Commercial Real Estate Customer Service Award for Excellence, also referred to as the “A List” Award, from CEL & Associates, Inc.

“We’re thrilled to be recognized with these awards,” said Tammy McIntosh, Vice President, Leasing and Property Services, Biltmore Farms LLC. “Biltmore Commercial Real Estate continues to provide unmatched property management. We have a relationship-based property services team, dedicated to tenant retention, safety and efficiency. By encouraging open communications, we are able to properly service our clients, and in turn, they are able to focus on their clients.”

According to CEL & Associates, Inc., when compared to other properties throughout the country, Biltmore Commercial Real Estate has properties with tenant satisfaction scores among the highest in the nation. The local properties recognized with the Award are

Volvo Construction Equipment, One Town Square, LLC, Two Town Square, LLC – Office, and Two Town Square, LLC – Retail.

Biltmore Commercial Real Estate previously won six “A List” Awards, four for its Volvo Construction Equipment property and two for its One Town Square property.

CEL & Associates, Inc. is a respected leader in providing real estate strategies, benchmarking and performance solutions to the real estate industry.

About Biltmore Commercial Real Estate

Based in Asheville, North Carolina, Biltmore Commercial Real Estate, a Biltmore Farms company, provides a full portfolio of services to companies ranging from global corporations to entrepreneurial technology start-ups. Leasing, property management, development, and project management comprise the firm’s core competencies. For more information about Biltmore Commercial Real Estate, please visit biltmorecommercial.com.