



For Immediate Release

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Shamrock – Hostmark Hotel Fund LP Acquires the Wyndham Boston-Andover

Schaumburg, IL, May 1, 2007 – The Shamrock-Hostmark Hotel Fund LP closed on its latest acquisition on May 1, 2007 adding to its portfolio of assets, Wyndham Boston - Andover located in Andover, Massachusetts.

“We are elated about the acquisition of the Wyndham Boston – Andover and the upside potential it exudes,” said George Buchler, Vice President, Shamrock – Hostmark Hotel Fund LP. “We will continue to search for assets that match our model and objectives by ultimately adding value to underperforming hotels,” Mr. Buchler added.

The 293 room Wyndham Boston – Andover is located 30 minutes north of Boston and 20 minutes from the coast. The Wyndham Boston – Andover just completed a stunning \$4 million guestroom and corridor renovation to accommodate the area’s prestigious corporate clientele which includes Raytheon, Phillips, AGFA, Putnam Investments and Wyeth. The new guestrooms offer direct high speed internet access, cordless two-line phones, Herman Miller ergonomic desk chairs, pillow top mattress, deluxe showerheads and Golden Door Spa bath products. The property features 8,000 square feet of meeting and event space which includes a 7,100 square foot ballroom, two restaurants, two lounges, an indoor pool, fitness facility and business center. The Wyndham ByRequest loyalty program recognizes frequent guests to the hotel by tracking individual preferences and honors them during every visit.

“The Wyndham Boston – Andover is a proud addition to the Hostmark Hospitality Group portfolio of operated hotels and resorts,” said C.A. “Bud” Cataldo, Chairman and CEO of Hostmark Hospitality Group. “Plans are already underway to implement a multi-million dollar capital infusion to reflect its position within the market and to exceed service expectations of the targeted consumer.”

Shamrock Holdings of California, Inc. (www.shamrock.com) was founded in 1978 as the investment vehicle for the Roy E. Disney family. Since that time, Shamrock has invested more than \$2 billion in real estate and private equity transactions across a broad range of property types and industries. Shamrock currently manages five private equity and real estate funds comprising roughly \$2 billion of equity capital.

Hostmark Hospitality Group (www.hostmark.com) is a leading hospitality management firm operating upscale full-service hotels, resorts and select service hotels worldwide. Hostmark has a proven long-standing reputation for performance-driven results through superior operating and asset management.

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