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AIC VENTURES COMPLETES SALE LEASEBACK FINANCING WITH ORACLE PACKAGING

AUSTIN, Texas (July 14, 2008) – AIC Ventures announced today that it has completed a sale leaseback transaction with Oracle Packaging. The company is a leading manufacturer of flexible and specialty paperboard packaging solutions. Key markets served include healthcare/pharmaceutical, lidding substrates for beverage, dairy and shelf stable markets, specialty foils for high performance applications, and specialty paperboard in liquid/beverage and confectionary. The transaction included two industrial real estate assets in Winston-Salem, NC, encompassing a total of 836,900 square feet of manufacturing and office space, situated on 85 acres. AIC Ventures' real estate fund, NL Ventures VI, through an affiliate, acquired the properties and simultaneously entered into a long-term absolute net lease with Oracle.

“AIC came highly referred by a banking contact as an alternative to refinancing our real estate holdings,” said Hank Bird, Vice President of Oracle Packaging. “Initially we were hesitant to consider a sale leaseback transaction; however the opportunity to capture inexpensive capital for our core business was one we couldn't overlook. They were able to execute a firm commitment within a short, four business day period and their staff displayed sincerity, honesty and professionalism throughout the entire process. This was an extremely complicated transaction and AIC performed on their pledge to deliver a trouble-free experience.”

David Steinwedell, Acquisitions Partner of AIC Ventures, noted that, “AIC has never shied away from complex issues in real estate transactions. This was the ideal environment for us to demonstrate our

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key strengths in working with multiple parties, including banking relationships, other lenders, and private equity individuals. We are proud of how effectively our closing and financial teams resolved obstacles along the way - something that may have hindered Oracle's progress with traditional capital providers."

AIC Ventures is a leading provider of capital to middle-market companies with owned real estate. With \$350 million in discretionary capital to close all-cash sale leaseback transactions, AIC structures funding solutions for existing office and industrial properties as well as expansions, build-to-suits, re-locations and merger and acquisition activity. The company has closed in excess of \$770,000,000 in transactions nationwide in over 90 deals. Whether sellers need to close quickly, have environmental issues, multiple locations or other challenges, AIC Ventures can help.

Those interested in receiving future updates on AIC Ventures can register at www.aicventuresmedia.com.

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