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Madison Capital Management Announces New Operating Headquarters

Firm's Steady Growth Calls for Material Increase in Office Space

DENVER, Sept. 9, 2008 – Madison Capital Management, LLC (“Madison”), specializing in niche distressed, real estate, natural resources and special situation financial assets, announced today the relocation of its Denver-based operating headquarters.

Madison, employing more than 75 portfolio management, back office and executive personnel, is now located at 5619 DTC Pkwy., Suite 800, in Greenwood Village. With approximately 16,000 square feet on the eighth floor of Terrace Tower, the new office space is 45 percent larger than the firm's previous office and displays an impressive 180 degree view of the Rocky Mountains. As Madison continues to execute its long-established investment strategy, the increase of space accommodates the firm's rising number of highly specialized professionals.

“Beyond accommodating our headcount growth, our new facility has double the conference room space and will enable us to take full advantage of a number of technology advancements such as video conferencing,” said Barbara A. O’Hare, one of the firm’s managing directors. “We are pleased with the firm’s achievements over the past decade that has led to this facility upgrade. The firm’s value-oriented investment strategy in combination with the evolution of our operating platform has resulted in steady growth in assets under management.”

The firm’s growth in assets under management (“AuM”) has been steady since Madison’s founding in 1996, with more robust growth occurring during the past five years. From the end of 2003 through the end of the first quarter of 2008, Madison’s AuM nearly quadrupled. In 2007, the firm’s AuM grew by double digits, increasing by more than 25 percent to approximately \$430 million across Madison’s funds. In 2008, the firm has continued its vigorous AuM growth, surpassing \$500 million at mid-year.

New Mailing Address:

Madison Capital Management
5619 DTC Pkwy., Suite 800
Greenwood Village, CO 80111

MORE

About Madison Capital Management

Founded in 1996, Madison Capital Management is a recognized leader in the United States and worldwide in the direct acquisition of fractionalized distressed, real estate, natural resources and special situations financial assets. The firm has offices in New York, Denver and Kansas City, and through Madison Capital Management (Europe), LLC, in Luxembourg. Utilizing an event-driven and value-oriented investment approach, Madison has invested more than \$830 million in capital and currently manages more than \$550 million in assets. For more information, visit madisoncap.com.

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