



**AMERICAN ASSETS ANNOUNCES EXPANSION PLANS
FOR VALENCIA CORPORATE PLAZA**

50,000-Square-Foot Office Building Planned for Valencia, Calif.

SAN DIEGO, Calif.— American Assets, a San Diego-based real estate investment firm, announced development plans for a 50,000-square-foot, Class A office building in Valencia, Calif. The office building, located at 28480 Avenue Stanford, will be the third building at Valencia Corporate Plaza. The office complex sits on 12 acres directly adjacent to Interstate 5 with nearby access to Highway 126 and will encompass 200,000 square feet of office space upon completion.

Construction is expected to start in September with planned completion in July 2006. San Diego-based Milo Architecture Group is designing the three-floor building to architecturally match the two existing buildings and will include marble, granite and high-performance glass exteriors and interior finishes complete with raised, white oak wood panels, coffered ceilings and a lobby finished with slate and marble flooring.

The first two buildings at Valencia Corporate Plaza were built in 1999 and currently maintain 100 percent occupancy. Onsite amenities include a shared cafeteria and workout facilities along with state-of-the-art security and direct access to both northbound and southbound Interstate 5. For more information about leasing opportunities, interested parties can contact Jim Durfey at (858) 350-2600.

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Valencia is a community within the city of Santa Clarita, the fourth largest city within Los Angeles County boasting the highest growth rate and lowest unemployment rate of any of LA county's cities with more than 150,000 people. Santa Clarita is located in the western portion of the county, 35 miles from downtown Los Angeles.

"We were one of the first to build an office complex in this area," said John Chamberlain, chief executive officer for American Assets. "Now, demand has outpaced supply and we are eager to meet the needs of tenants looking to locate in this fast-growing area."

American Assets was founded in 1967 and currently is one of the largest real estate groups in San Diego. The company's portfolio encompasses approximately 3.7 million square feet of retail, 1.6 million square feet of office and over 1,000 residential apartment units throughout California, Arizona, Nevada, Texas and Hawaii. Additional information is available on the company's website at www.americanassets.com

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