

Younan Properties Hires Director of Business Development/Investor Relations

Woodland Hills, Calif. May 5, 2004 Ruben Dua has joined Younan Properties, Inc., one of the fastest growing privately held commercial real estate and hospitality investment firms in the U.S., as director of business development and investor relations.

Ruben's strong management and marketing experience, coupled with his capability for developing and executing sound, strategic business plans, will be a significant asset in growing Younan Properties into the leading commercial and hospitality investment group, said Zaya S. Younan, chairman and CEO of Younan Properties.

Mr. Dua began his career at Sony Corporation in the business affairs department, where he served as a key component of the enhancement of the company's distribution efforts. Mr. Dua's more recent accomplishments include serving as a manager for one of the leading real estate lenders in the country -- Lending Tree, Inc. At Lending Tree, he was responsible for business development with companies such as Costco, American Airlines, Yahoo and Sears. Additionally, Ruben served as a lead manager for Genex, Inc., where he served as a business consultant for private and Fortune 500 companies such as Honda, Honda Finance, Acura and Warner Bros.

Mr. Dua graduated with a bachelor's degree from the University of Southern California in business administration and communications.