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ORCHARD PARTNERS ANNOUNCES NEW LEASE WITH ALPHA AND OMEGA SEMICONDUCTOR, INC.

January 25, 2010---Orchard Partners announces that Alpha and Omega Semiconductor, Inc. has leased 57,310 square feet at Orchard's recently renovated Office/R&D building located at 475 Oakmead Parkway in Sunnyvale, California. Jim Beeger and Ken Tsukahara of Colliers represented Orchard Partners, while Tom Sweeney of Cornish & Carey Commercial and Chad Leiker of GVA Kidder Mathews represented the tenant.

"The property turned out to be ideally suited for Alpha and Omega due to its location and existing improvements", stated Michael J. Biggar, Managing Partner of Orchard Partners, LLC. "With our significant exterior and interior renovations, Alpha and Omega found the building to be consistent with their requirements for a superior quality building."

Alpha and Omega Semiconductor, Inc. will be consolidating and expanding from two nearby buildings in Sunnyvale. The company is a fabless semiconductor company that develops leading-edge analog power management solutions. AOS' products meet the ever increasing performance and power efficiency requirements in computing and consumer applications such as portable and desktop computers, digital cameras, cell

phones, and LCD TVs. AOS has offices worldwide including the United States, China, Hong Kong, Taiwan and South Korea. For more information, please visit www.aosmd.com

Founded by Michael J. Biggar and Tyler W. Higgins, Orchard Partners, LLC is a diversified real estate investment and development firm with offices in San Jose and Lafayette, California. The Company focuses on value-add and core investment opportunities, and specializes in office and industrial properties throughout the Western United States. Additional information about acquisition criteria and leasing availabilities can be found at www.orchardpartners.com.