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Optibase to Introduce at NAB 2010 World's First Encoding Platform with up to 104 HD and SD Channels

Mountain View, California, April 1, 2010 - Optibase (NASDAQ:OBAS), a leading provider of advanced video solutions, today announced that it will unveil its new high performance MGES 6000 quad-channel encoding blade at the 2010 National Association of Broadcasters (NAB) show on April 12-15 in Las Vegas at Stand SL3329.

MGES 6000, the first truly converged encoding module, provides 4 HD & SD channels in a single blade. Up to 13 blades may be combined for an unprecedented 52 channels in a single platform. Secondary stream functionality doubles streaming capacity to 104 streams at two different bit rates.

The flexible second generation MGES 6000 H.264 HD encoder offers a full range of bit rates and resolutions that make it ideal for diverse applications. These include situation awareness for military forces; traffic monitoring, surveillance and collaboration between government agencies; and Telco and broadcast services. The bandwidth-efficient second generation MGES 6000 maximizes available bandwidth with H.264 CBR encoding that enables delivery of more HD channels at superior quality. It provides a cost-effective solution for a wide range projects, from very small installations to large-scale deployments.

At NAB 2010, Optibase will also demonstrate exciting new features of its advanced EZ TV enterprise solution for delivering customized lineups of live and on-demand video content to every PC and TV throughout an organization.

Visit us at NAB Booth SL3329

About Optibase

Optibase provides video over IP solutions, specializing in video encoding, decoding and streaming for federal and state government agencies, Telco operators, enterprise organizations and the world's leading broadcast service providers. With a collection of open, standards-based products, Optibase enables its customers to take full advantage of video distribution over their IP

network, ensuring superb video quality in a scale of bit-rates for simple and effective video streaming to desktops, STBs and VOD applications. Optibase has recently started operating in the fixed-income real-estate sector. On March 16, 2010, Optibase announced that it has entered into an asset purchase agreement with Optibase Technologies Ltd., a wholly owned subsidiary of VITEC Multimedia ("Vitec") pursuant to which Optibase will sell its video business to Vitec. For further information, please visit www.optibase.com.

This press release contains forward-looking statements concerning our marketing and operations plans. All statements other than statements of historical fact are statements that could be deemed forward-looking statements. All forward-looking statements in this press release are made based on management's current expectations which involve risks, uncertainties and other factors that could cause results to differ materially from those expressed in forward-looking statements. These statements involve a number of risks and uncertainties including, but not limited to, risks related to the video technologies market in general, and the evolving IPTV market in particular, competition, our ability to manage growth and expansion, , general economic conditions and other risk factors. For a more detailed discussion of these and other risks that may cause actual results to differ from the forward looking statements in this news release, please refer to Optibase's most recent annual report on Form 20-F. The Company does not undertake any obligation to update forward-looking statements made herein.