

FOR IMMEDIATE RELEASE
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CONSTRUCTION BEGINS ON WESTOVER HILLS MEDICAL PLAZA II

-TCC to Deliver Second Medical Office Building on CHRISTUS Santa Rosa Campus in Less than Two Years-

San Antonio, Tex. – Trammell Crow Company announces it has broken ground on Westover Hills Medical Plaza II, a three-story, 72,000 square foot medical office building located on the campus of CHRISTUS Santa Rosa Hospital-Westover Hills, 23 miles west of downtown San Antonio. The MOB is expected to be complete December 2010.

“CHRISTUS Santa Rosa has recruited exceptionally talented physicians to Westover Hills and is obviously succeeding in its mission to provide outstanding medical service to the rapidly growing surrounding population,” said Jud Jacobs, managing director of Trammell Crow Company’s Healthcare Development Initiative.

Stan Erwin, Senior Managing Director for Trammell Crow Company in Central Texas adds, “Since the hospital opened in July, demand for medical office space on-campus has only increased. As a result, CHRISTUS Santa Rosa continues to expand its presence, we have fully leased our first building and are moving quickly to keep up with demand by building a second and larger MOB. We are fortunate to be part of the CHRISTUS Santa Rosa success story in Westover Hills.”

The second building will be in the center of the campus adjacent to the hospital. The two MOB’s will flank both sides of hospital, both just a few steps from the front entrance, surrounded with ample parking, offering exceptional convenience for physicians and patients. Partners Health Trust, an affiliate of TCC, will own both buildings. Trammell Crow Company was also the development manager of the hospital.

Trammell Crow Company’s Healthcare Initiative completed Phase I, a 60,465 square foot MOB in December 2007. The building is fully leased to 20 physicians groups and is connected to the CHRISTUS Santa Rosa Hospital - Westover Hills.

CHRISTUS Santa Rosa Health System President and C.E.O, Patrick B. Carrier commented, “We are excited about moving forward collaboratively with Trammell Crow Company in bringing the new medical office building on line this year. Interest among physicians in practice opportunities in Westover Hills is strong and our intent is to provide an excellent practice venue for them. Because of the strong physician interest in new practice

opportunities to our campus, our second medical office building is quickly gaining interest.”

“The Medical Plaza II project is certainly a welcome addition to our campus,” stated Jeff Bourgeois, Vice President/Administrator for CHRISTUS Santa Rosa Hospital – Westover Hills. “This is a great opportunity to expand the medical services available on our campus and our expectation is that ultimately it will be the patients who benefit from having convenient access to top physicians offering high quality health care.”

Paul Barker with Endura Advisory Group in San Antonio has been appointed the leasing agent for the building.

Since 2002, TCC’s Healthcare Development team has completed over 60 healthcare projects valued at \$2.5 billion for market leaders like Adventist Health, Baylor Healthcare, CHRISTUS Health, Cleveland Clinic, Main Line Health, Memorial Hermann and Swedish Medical. The company’s medical fund, Partners Health Trust, was established in 2005 and has made commitments to own 24 buildings totaling approximately 2 million square feet. Trammell Crow Company was ranked as the third largest medical developer by volume of projects completed in 2008 by *Modern Healthcare Magazine*.

About CHRISTUS Santa Rosa Health System

Founded in 1869 by the Sisters of Charity of the Incarnate Word, CHRISTUS Santa Rosa is a Catholic faith-based, non-profit health and wellness ministry dedicated to extending the healing ministry of Jesus Christ and providing the highest quality medical care and services available. As one of the top health care organizations in South Texas, CHRISTUS Santa Rosa has four hospital campuses, CHRISTUS Santa Rosa Hospital City Centre located in downtown San Antonio, in the South Texas Medical Center, in New Braunfels, and CHRISTUS Santa Rosa Children's Hospital, San Antonio’s first children’s hospital, an academic teaching facility affiliated with the University of Texas Health Science Center at San Antonio. In July 2009, we extended our ministry to the fast-growing Westover Hills community with the opening of the area’s first full-service hospital.

CHRISTUS Santa Rosa Health System also owns a majority interest in CHRISTUS Santa Rosa Physicians Ambulatory Surgery Centers – San Antonio, LLC, a joint venture physician partnership which is comprised of four outpatient surgery facilities in San Antonio including Alamo Heights, Stone Oak, and in the Medical Center area. Additionally, CHRISTUS Santa Rosa Health System owns a majority interest in the CHRISTUS Santa Rosa Physicians Ambulatory Surgery Center in New Braunfels joint venture physician partnership. CHRISTUS Santa Rosa is one of only three hospitals in Texas and the only one in San Antonio to receive the Distinguished Hospital Award for Clinical Excellence™ seven years in a row and to be named one of America’s 50 Best Hospitals two years in a row by HealthGrades®. It is also the preferred health system of the San Antonio SPURS. For additional information on CHRISTUS Santa Rosa, visit www.christussantarosa.org.

About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation’s leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with

a value exceeding \$50 billion. As of December 31, 2009, Trammell Crow Company had over \$5.6 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in approximately 15 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, higher education, on-airport distribution, multi-family residential, and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2009 revenues). For more information visit www.TrammellCrow.com.

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