

Trammell Crow Company

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DARDEN RESTAURANTS RESTAURANT SUPPORT CENTER ACHIEVES LEED GOLD CERTIFICATION

Building Becomes Largest LEED Gold New Construction Building in the State of Florida

Orlando, FL –Trammell Crow Company is pleased to announce that Darden Restaurants' new Restaurant Support Center (RSC) has been awarded Leadership in Energy and Environmental Design (LEED) Gold for New Construction (NC) from the United States Green Building Council (USGBC). It is the largest LEED Gold NC building in the State of Florida. LEED is the nationally accepted benchmark for designing and constructing the world's greenest, most energy efficient and high performing buildings.

"Our new home is a shining example of our commitment to sustainability," said Drew Madsen, President and Chief Operating Officer of Darden. "We're working throughout our company to make our business smarter and more sustainable. By doing so, we can ensure the long-term success of our business while protecting and enhancing the communities where we do business."

The entire project consists of a three-story, 469,000-square-foot office and culinary training facility, a 19,900 SF Level III data center and a 380,000 square foot parking garage, all situated on a 50-acre campus. The new facility houses 1,300 employees who provide support to 1,800 Red Lobster, Olive Garden, LongHorn Steakhouse, The Capital Grille, Bahama Breeze and Seasons 52 restaurants throughout North America.

"We are pleased to have been awarded this designation, which is a symbol of Darden and TCC's commitment to sustainable building design," said Bob Abberger, Senior Managing Director of Trammell Crow Company's Florida Business Unit. "The entire development team was committed to taking a holistic approach to achieving sustainability inside and out, and as a result, the facility outperforms in each of the five key areas of LEED Gold certification, including human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality."

Sustainable design and construction elements include:

- Building orientation for proper solar efficiency and the use of high performance glazing system to increase natural lighting (daylighting) and views of the surrounding, preserved, wetlands while reducing solar heat gain.
- More than 90 percent of the Construction waste generated was recycled, saving landfill space and reducing cost of disposal fees.
- High-efficiency heating and air conditioning system, and an automated lighting system that dims or brightens according to the amount of sunlight entering the building, contributing to a reduced energy consumption 16 percent less than the newly enacted Florida energy codes.

- A highly reflective and insulated roof system reduces heat island effect and helps maintain the building's interior temperature.
- An innovative plumbing system utilizing reclaimed water to supply all restroom toilet fixtures. This system was a first of its kind in Orange County and will save the community over 2 million gallons of fresh drinking water each year.
- Landscape was designed with native Florida vegetation to reduce irrigation; all irrigation is supplied by reclaimed water.
- An innovative storm water management system utilizes bio-swale systems in the parking lots to promote rain water absorption and filtration prior to entering retention ponds.
- Indoor air quality standards were maintained throughout construction and occupancy phases to ensure clean air and a healthy work environment.

"Buildings are a prime example of how human systems integrate with natural systems," said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. "The Darden project efficiently uses our natural resources and makes an immediate, positive impact on our planet, which will tremendously benefit future generations to come."

Additional development partners included Perkins + Will, Hardin Construction Company, TLC Engineering for Architecture and MSCW, Inc. Building amenities include a 5,000 square-foot fitness center as well as a wellness center, an on-campus dining facility, a 1/2-mile walking trail and an on-site financial services center.

The building was recently awarded the Outstanding Green Building of the Year Award for 2009 by NAIOP's Central Florida Chapter.

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 March 31, 2010, 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, airport facilities, 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.

About the U.S. Green Building Council

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since UGSBC's founding in 1993, the Council has grown to more than 13,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 72 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and

Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008. Incentives for LEED are available at the state and local level and LEED has also been adopted nationwide by federal agencies, state and local governments, and interested private companies. For more information, visit www.usgbc.org/LEED.

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