

Trammell Crow Company

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Contact: Mark Allyn
Senior Managing Director
214.863.3640
mallyn@trammellcrow.com

Chris Gordon
Vice President
214.863.3052
cgordon4@trammellcrow.com

PARTNERS HEALTH TRUST ADDS WESTOVER HILLS MEDICAL PLAZA I TO PORTFOLIO

San Antonio, Tex. – Partners Health Trust, a joint venture of Trammell Crow Company and a public pension fund advised by Kennedy Associates, has purchased Westover Hills Medical Plaza I, a three-story, 60,549 square foot medical office building located at 11212 State Highway 151 in Westover Hills, a western suburb of San Antonio. The building is 96% leased and is adjoined to the newly constructed Westover Hills Campus for CHRISTUS Santa Rosa Hospital. PHT purchased the building from Trammell Crow Company. Life Company of the Southwest provided the financing for the transaction.

“Working with CHRISTUS, we were able to capitalize on an untapped opportunity to deliver one of the first medical office buildings in Westover Hills, an area that historically has been underserved by healthcare providers,” said Jud Jacobs, Principal of Trammell Crow Company’s Healthcare Development Initiative. “Since the opening of Westover Hills Medical Plaza I in 2008, new physicians, services and patients have been drawn to the area and the state-of-the art facilities.”

Westover Hills Medical Plaza I, which is comprised of 20 physician groups focused on obstetrics/gynecology and emergency services, is located 23 miles west of downtown San Antonio and is accessible by two ingress/egress points from State Highway 151 and from Ellison Drive.

“PHT was attracted to this asset because of the quality design and its desirable on-campus suburban location which experiences steady population growth,” said Chris Gordon, Vice President with Partners Health Trust. “Because of its location on the Westover Hills Campus of CHRISTUS Santa Rosa and the projection of significant residential growth in Westover Hills, we are confident this asset will provide steady returns for our investors and be a long-term hold for the PHT portfolio.”

Trammell Crow Company's Healthcare Development Initiative completed construction on the building in December 2007 as well as the 150-bed CHRISTUS Santa Rosa Hospital – Westover Hills in April 2009.

About PHT

Formed in 2005, Partners Health Trust, Inc. (PHT) is an investment fund established by Trammell Crow Company with major institutional investors to provide healthcare systems with a stable, long-term outsourcing solution for their medical office buildings.

About Kennedy Associates

Kennedy Associates is a full-service institutional real estate investment advisor with 31 years of experience serving as a fiduciary to public, corporate, and Taft Hartley retirement systems as well as major university endowments and sovereign wealth funds. A 2009 ENERGY STAR Partner of the Year, Kennedy has approximately \$8 billion in real estate assets under management and has been recognized as a global leader in Responsible Property Investing which considers environmental and social ramifications as well as its fiduciary responsibilities in managing real estate investments. The firm is invested in 25 major urban markets across the United States in all four major property types as well as hotels and medical office buildings.

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 their 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.

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