

Principal Real Estate Investors



Trammell Crow Company

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WORLEYPARSONS GROUP INC. EXPANDS AT ENERGY CENTER II

Office Building Now 74% Leased

HOUSTON, TX – Trammell Crow Company and Principal Real Estate Investors announce that WorleyParsons Group Inc. has signed a long-term expansion lease for 54,518 square feet at Energy Center II. In addition to occupying the top five floors and a portion of the ground floor, the Australian-based engineering and project delivery services firm will now occupy floors six and seven, bringing the firm's total occupancy in the 305,585 square foot building to 195,781 square feet.

"As WorleyParsons continues to grow throughout the Houston community, the proximity to our customers and resources, along with the quality of accommodating facilities, make Energy Center II the clear choice to serve as the center for our upstream hydrocarbon operations," said Chris Parker, Senior Vice President with WorleyParsons Group Inc.

In July, the building was awarded LEED® Gold Certification, becoming the largest speculative office building in Houston to receive such designation. Positively impacting both tenants and the environment, Energy Center II boasts a number of green design and construction features, some of which include open spaces, pedestrian areas, a water feature that creates a campus-like setting, preferred parking for fuel efficient vehicles, bike racks, showers for occupants who bike to and from the office, the use of high efficiency building systems, including a state of the art energy recovery wheel, that reduce energy and water consumption, and a controlled ventilation system that improves indoor air quality. The building characteristics distinctively fit WorleyParsons Health, Safety and Environment culture and principles.

Energy Center is a joint venture of Trammell Crow Company and Principal Real Estate Investors located adjacent to I-10, North Dairy Ashford and Eldridge Road in Houston's Energy Corridor. The two-building, Class A office campus totals 638,000 square feet and includes tenant amenities such as a fitness center, deli – scheduled to open in October, structured parking and premier ingress and egress. This lease brings the overall tenancy of the campus to approximately 88 percent.

WorleyParsons Group Inc. was represented by Louis B. Cushman, Vice Chairman, and Courtney D. Estenson, Associate, with Cushman & Wakefield of Texas, Inc. in the transaction. Trammell Crow Company was represented by Steve Rocher, Senior Vice President, with CB Richard Ellis.

About WorleyParsons

WorleyParsons is a leading provider of professional services to the energy, resource, and complex process industries, covering the full spectrum in size and life cycle- from the creation of new assets to services that sustain and enhance operating assets. In the areas of Infrastructure and Environment, Power, Minerals and Metals, and Hydrocarbons, WorleyParsons uses its extensive expertise to deliver small studies through to mega-projects. WorleyParsons has a global strategy supported by 28,800 personnel in 120 offices across 37 countries, developing fully functional operations at a local level to meet all customer needs. Major hub operations in the Americas, Asia, Europe, and Australasia are convenient for continuous delivery of high-quality solutions, added technical expertise and larger project delivery capability. www.worleyparsons.com

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 June 30, 2009, Trammell Crow Company had over \$6.7 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 21 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, student housing, 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 2008 revenues). For more information visit www.TrammellCrow.com.

About Principal Real Estate Investors

Principal Real Estate Investors is the fourth largest institutional real estate manager in the United States based on tax-exempt assets under management^[1] and manages or subadvises \$34.1 billion* in commercial real estate assets. The firm's real estate capabilities include both public and private equity and debt investment alternatives. Principal Real Estate Investors is the dedicated real estate group of Principal Global Investors, a diversified asset management organization and a member of the Principal Financial Group®. For more information about Principal Real Estate Investors, visit www.principalglobal.com/realestate/index.aspx.

^[1] Pensions & Investments magazine, out of 99 managers profiled as of June 30, 2008. "Real Estate Managers," September 29, 2008

* As of June 30, 2009

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