

Principal Real Estate Investors



Trammell Crow Company

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ENERGY CENTER II AWARDED LEED® GOLD CERTIFICATION

Largest Speculative Office Building in Houston to Receive LEED Gold certification

HOUSTON, TX – Trammell Crow Company and Principal Real Estate Investors announced today that the Energy Center II office development has been awarded Leadership in Energy and Environmental Design (LEED) for Core & Shell Gold Certification by the U.S. Green Building Council (USGBC). LEED is the nationally accepted benchmark for designing and constructing the world's greenest, most energy efficient and high performing buildings.

"We are pleased that Energy Center II was recognized as the largest speculative office building in Houston, and the first in Houston's Energy Corridor submarket, to receive LEED Gold Certification," said Adam Saphier, Principal, Development & Investment, for Trammell Crow Company. "This is further evidence that Trammell Crow Company, along with our financial partners at Principal Real Estate Investors and Bank of America, fully support the value green buildings bring to our tenants and the community."

Located adjacent to I-10 and Dairy Ashford, the 306,000 square foot Energy Center II was completed in January 2009 and is currently 56% leased to tenants that include WorleyParsons Group, CARBO Ceramics and Northern Offshore. Combined with its sister asset, Energy Center I, a 332,000 square foot office building leased to Foster Wheeler USA that is certified LEED Silver, the entire 638,000 square foot project is the largest speculative office development completed in Houston in six years.

"Trammell Crow Company's LEED certification demonstrates tremendous green building leadership," said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. "The urgency of USGBC's mission has challenged the industry to move faster and reach further than ever before, and Energy Center II is a prime example of just how much we can accomplish."

Energy Center II's LEED Gold certification was based on a number of green design and construction features that positively impact tenants and the environment. These features include:

- Installation of high efficiency chillers which, based on initial whole building energy simulation models, project the building to operate approximately 17% more efficient than baseline
- Installation of an energy recovery wheel that pre-treats outside air to reduce energy use
- Use of a non-chemical, pulsed-power, water treatment system to treat the building condenser water thereby eliminating the release of chlorine, zinc and phosphates into the atmosphere
- Use of a CO₂-based, demand controlled ventilation system to control the amount of outside air brought into the building
- Use of adhesives and sealants that reduce exposure of volatile organic compounds into the building atmosphere
- Installation of reduced-flow water faucets and toilets in all restrooms. Other water saving initiatives include landscaping that requires less water and a drip irrigation system
- Use of recycled and regional building materials that reduced waste and environmental impacts during construction
- The building was designed with high performance glazing to reduce solar heat gain and glare while maximizing daylight and providing views to 100% of the regularly occupied space
- Provides open spaces, pedestrian areas and a water feature that creates a campus-like setting
- Preferred parking for fuel efficient vehicles
- Bike racks and showers support occupants that want to bike to and from the development

Trammell Crow Company's national green task force oversees nearly 16 million square feet of sustainable development spanning the wide spectrum of building types which comprise the firm's core business and recognizes that prudent environmental stewardship is a fundamental social and ethical corporate responsibility. The company has 29 LEED accredited professionals throughout the U.S.

Principal Real Estate Investors received the 2008 Green Giant of the Year award from *Real Estate Finance & Investment* magazine. The company has 72 candidate buildings in its LEED existing building pipeline totaling 11.7 million square feet, and 18 projects totaling 5.8 million square feet in its LEED core and shell development pipeline. As a member of the USCBC and as an ENERGY STAR partner, Principal Real Estate Investors is committed to implementing responsible building and operating practices that are environmentally sustainable and economically feasible. The company has eight LEED accredited professionals on staff.

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.

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, 2009, Trammell Crow Company had over \$6.9 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 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 subadvise \$34.9 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 50 managers profiled as of June 30, 2008. "Real Estate Managers," September 29, 2008

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