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MAX AT KIERLAND RECEIVES LEED® CERTIFICATION

North Scottsdale Office Building Becomes City's First Multi-Tenant Office Building Certified "Green"

Phoenix, AZ – MAX at Kierland has become North Scottsdale's first multi-tenant office building to be awarded a Leadership in Energy and Environmental Design (LEED) 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.

Located at the northwest corner of Scottsdale Road and Paradise Lane and within the Kierland master plan in the City of Phoenix, MAX at Kierland is a six-story, 258,000 square foot Class A multi-tenant office building developed in 2008 by a joint venture between Trammell Crow Company and ING Clarion Partners.

"We're pleased that Max at Kierland has been recognized as the first multi-tenant LEED certified office building in its submarket, and one of only a few in the City of Phoenix," said Jim Mahoney, Senior Managing Director of Trammell Crow Company's Phoenix Business Unit. Both partners agree that while LEED certification of office buildings is still in its infancy, we believe over the next 20-25 years workplaces will be viewed as either 'green' or 'brown' and we like being green. In this challenging time when office space is a commodity, it's important to offer tenants a differentiator that is good for both their employees and their business."

Doug Bowen, Managing Director and Portfolio Manager at ING Clarion Partners commented, "We believe strongly in both sustainable investments and environmentally responsible management practices; this view reinforces our portfolio strategy of seeking LEED certification for projects wherever possible. We view the design and implementation of 'green' policies as good business."

The partners implemented a number of strategies in order for MAX at Kierland to meet the high standards set by the USGBC. Noteworthy sustainability features include:

- Constructing the majority of parking underground, installing solar reflective materials on the exterior, and orienting the building along a northwest-southeast axis makes MAX at Kierland more heat resistant to the Arizona sun.
- Planting native, low water landscaping reduces the property's water use.
- Installing an energy-efficient central plant HVAC system, high insulative materials, computerized energy management systems, and energy-efficient fixtures decreases power consumption and operates the building with 40 percent less energy than comparable buildings.
- Purchasing 70 percent of the electricity from renewable energy sources increases the amount of "green power" in the electrical grid.
- Circulating fresh air throughout the building – 30 percent more than comparable buildings – provides a healthier environment for occupants. Additionally, the janitorial staff utilizes only non-harmful cleaning agents and techniques, which also improves the building's indoor environmental quality.

"The achievement of LEED certification for this project demonstrates tremendous green building leadership on the part of both Trammell Crow Company and ING Clarion Partners," 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 MAX at Kierland is a prime example of just how much we can accomplish."

MAX at Kierland is symbolic of Trammell Crow Company's commitment to sustainability. Nationwide, the firm is currently working on more than 15 million square feet of sustainable development. TCC has 25 LEED Accredited Professionals on staff with a national "green" task forces that focuses on building and operating practices that are environmentally sustainable.

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 ING Clarion

Founded in 1982, ING Clarion Partners and its affiliates manage \$44 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. The ING Clarion organization has more than 400 associates located in major markets throughout the United States.

ING Clarion is the U.S. arm of ING Real Estate Investment Management, one of the world's leading real estate investment managers with global assets under management of more than USD 96 billion. ING Real Estate Investment Management is part of ING Investment Management (ING IM), a global asset manager with over 6,000 associates worldwide. The principle asset manager of ING Group, ING IM is active in 35 countries across the Americas, Asia-Pacific, Europe and the Middle East.

More information about the firm is available at www.ingclarion.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 September 30, 2009, Trammell Crow Company had over \$6.1 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 2008 revenues). For more information visit www.TrammellCrow.com.

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