

BUILD-TO-SUIT
SOLUTIONS

Trammell Crow Company

DAVITA WORLD HEADQUARTERS
DENVER, CO

DEVELOPMENT AND INVESTMENT

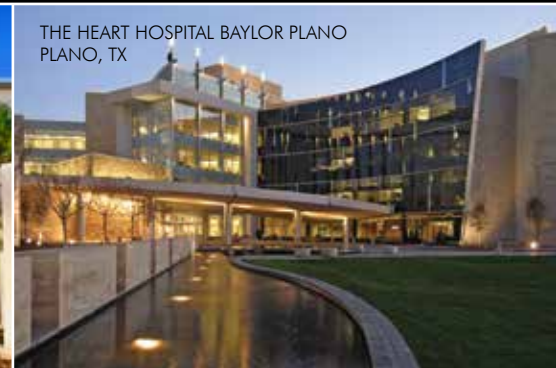
VOLKSWAGEN
JACKSONVILLE, FL



INNOVATION VILLAGE
POMONA, CA



THE HEART HOSPITAL BAYLOR PLANO
PLANO, TX



COMPANY OVERVIEW

Trammell Crow Company, founded in Dallas, Texas in 1948, is one of the nation's oldest and most prolific developers of and investors in commercial real estate. The Company has developed or acquired nearly 2,600 buildings valued at nearly \$60 billion and over 540 million square feet. Trammell Crow Company is an independently operated subsidiary of CBRE, Inc, the world's largest commercial real estate services firm, and retains the spirit instilled in the company by its founder, Trammell Crow:

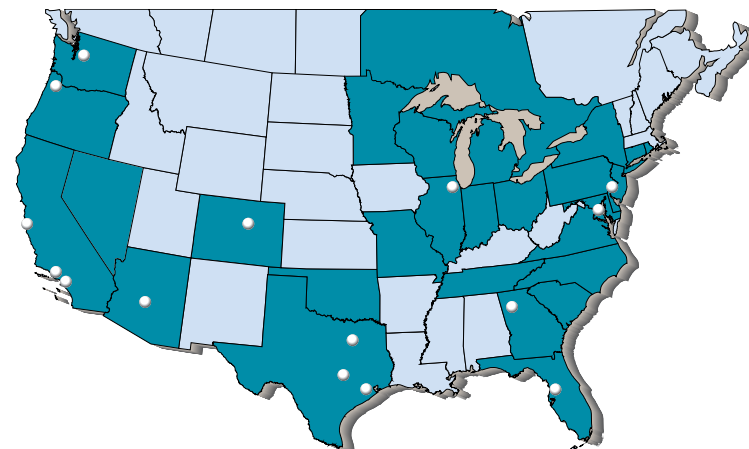
- Partnership • Entrepreneurship • Leadership

As of June 30, 2013, Trammell Crow Company had over \$4.7 billion of projects in process and \$1.7 billion in its pipeline.

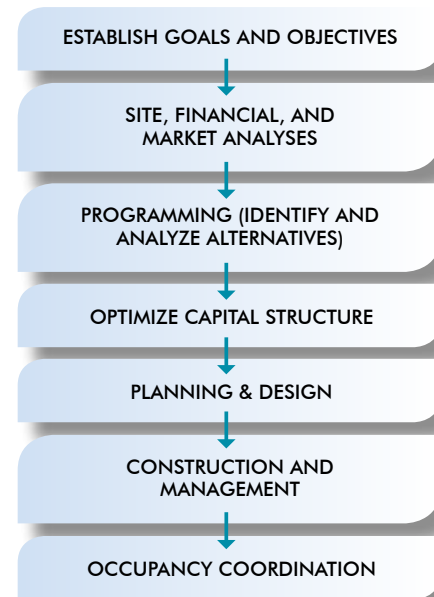
OFFICE | INDUSTRIAL | RETAIL | RESIDENTIAL | HEALTHCARE

OFFICE / GEOGRAPHIC COVERAGE

- | | |
|---------------|---------------|
| ATLANTA | PHILADELPHIA |
| AUSTIN | PHOENIX |
| CHICAGO | PORTLAND |
| DALLAS | SAN FRANCISCO |
| DENVER | SEATTLE |
| HOUSTON | TAMPA |
| LOS ANGELES | WASHINGTON DC |
| NEWPORT BEACH | |



DEVELOPMENT & INVESTMENT PROCESS OVERVIEW

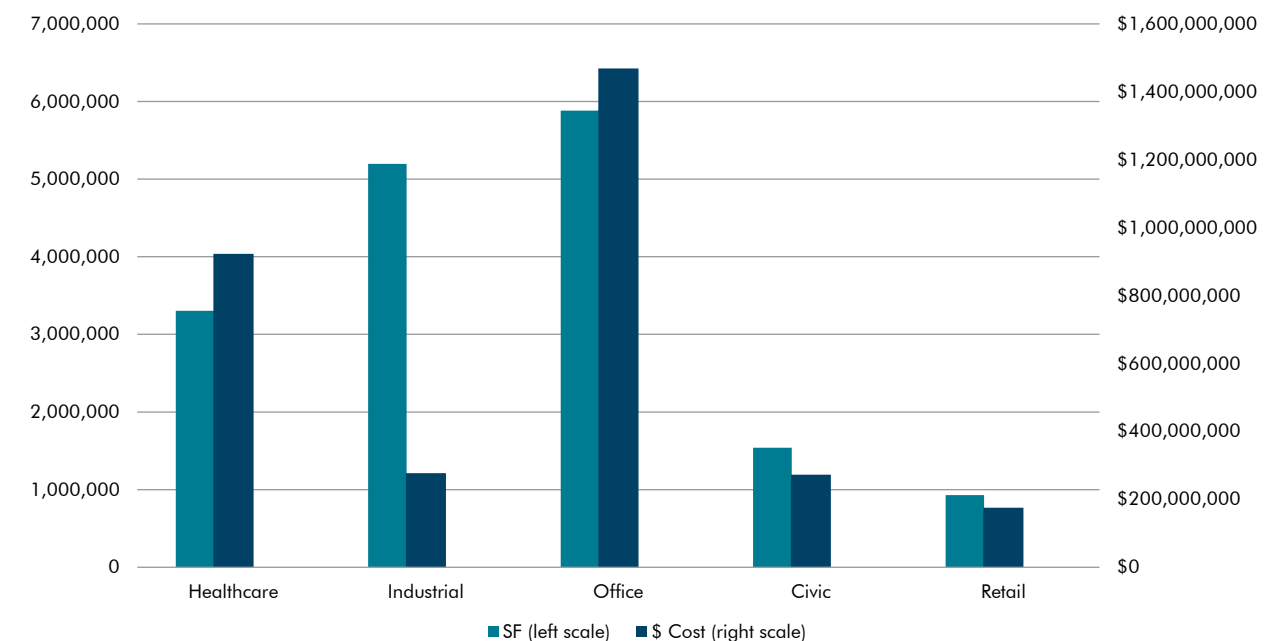


TCC has a long history of providing Build-to-Suit ("BTS") solutions for corporations, non-profits, civic groups, governmental organizations, and others. TCC provides value to its clients by providing customized real estate solutions that exceed client expectations. TCC can act as a fee developer for the client, or as a principal investor of the BTS. The benefits TCC provides are:

- TCC has completed over 104 BTS projects comprising 16.9 MSF at a total cost of nearly \$3.1 billion across all product types.
- Through these experiences, TCC understands the unique needs and processes of BTS clients.
- TCC offers broad geographic coverage by seasoned professionals, with TCC Principals averaging over 17 years with the company and 20 years of industry experience.
- TCC brings the financial sponsorship and credibility required by lenders and investors necessary to finance projects.
- TCC can provide numerous capital solutions and transaction structures for the client that can lower occupancy costs.
- TCC is on the forefront of sustainable building practices and LEED® certified buildings.



NATIONAL BTS ACTIVITY (2005-2012)



CURRENT PROJECTS



NOBLE ENERGY CENTER TWO HOUSTON, TX

TCC, in joint venture with Principal Real Estate Investors, was appointed master developer for Noble Energy Two in Houston's northwest submarket.

- Class AA, 20-story, 456,000 SF office building
- Connected to adjacent 498,000 square-foot, 10-story office building called Noble Energy Center One via elevated skybridge

- Entire 954,000 SF campus will serve as Noble Energy's new global headquarters
- Integrated eight-story parking garage and an adjacent Town Hall to serve corporate meetings
- Seeking LEED® Silver certification
- Complete by mid-2015



FAA SOUTHWEST REGION HEADQUARTERS FORT WORTH, TX

TCC and joint venture partner USAA Real Estate Co. have been selected as master developer by General Services Administration for the Federal Aviation Administration's Southwest Region Headquarters.

- Six-story building comprised of 357,214 SF of office and support space

- 1,600 employees will relocate to the new building
- Located in Fort Worth, TX's Alliance Park
- Project team includes Gensler, Manhattan Construction Company, B&A Consulting Engineers, Haynes Whaley Associates, Mycoskie Mcinnis Associates, Pacheco Koch and Weidlinger Associates
- Construction is slated to begin September and complete in October 2015

CURRENT PROJECTS



DENVER UNION STATION TRANSPORTATION CENTER DENVER, CO

TCC is the Owner's Representative for the Denver Union Station Project Authority (DUSPA), a consortium of the Regional Transportation District, City, Denver Regional Council of Governments, CO Department of Transportation and private citizens appointed by the Mayor, to manage the financing, design and construction of the public infrastructure for the Denver Union Station Transit District.

- Most comprehensive and ambitious multi-modal transportation hub TOD being built in the US

- The project, being built at a cost of \$491 M, is the hub of RTD's FasTracks Program, a transit expansion plan to build 140 miles of new commuter rail, light rail, and bus rapid transit to serve over 25 million annual passengers
- Transforming 42 acres of former rail yards centered into a community of mixed-use development organized around a 21st century transportation infrastructure in an exemplary sustainable urban environment
- Integrates the transit modes with over 3 MSF of new private development
- Uses the LEED® rating system and enables future LEED® for Neighborhood Development rating and LEED® ratings for adjacent sites
- Completion date Summer 2014

COUNTY OF LOS ANGELES LOS ANGELES, CA



OREGON RESEARCH INSTITUTE EUGENE, OR

- Class A, four-story 80,000 SF office building
- Located within the University of Oregon's Riverfront Research Park
- Occupants will be the Oregon Research Institute (ORI) and the Educational Policy Improvement Center (EPIC)
- Construction financing was provided by the Bank of Texas
- Features office space, a conference center, gym and locker rooms and research labs
- LEED® Gold
- Completion date Fall 2012



- Class A, three-story, 120,000 SF office building, and renovation of an existing 525 car, 6 level parking structure
- Represents a collaborative Public Private Partnership (P3) financing through a \$44 million tax exempt bond
- Features a dramatic parking structure linkage design that connects the parking structure to the office building
- Includes passive courtyards to create employee interaction
- Sits on 2.6 acres in Alhambra, CA, just east of downtown Los Angeles
- LEED® Gold
- Completion date August 2012

CURRENT PROJECTS



DAVITA WORLD HEADQUARTERS DENVER, CO

Trammell Crow Company served as the master developer for the headquarters building of DaVita Inc., a Fortune 500 company that is a leading provider of kidney care in the United States, delivering dialysis services and education to patients with chronic kidney failure and end stage renal disease.

- Class A, 260,000 SF office building with 265 parking spaces
- Features a DaVita museum, kidney dialysis training and information center, DaVita University, a top floor open terrace and cafeteria
- \$100 million owner financed project located in Denver's CBD
- LEED® Gold
- Completion date August 2012



ENDO HEALTH SOLUTIONS MALVERN (PHILADELPHIA), PA

Trammell Crow Company, in joint venture with Chambers Street Properties, is developed 1400 Atwater Drive in Malvern, PA. The building will be fully leased as the headquarters of Endo Health Solutions, a specialty healthcare solutions company focused on branded products, generic pharmaceuticals and medical devices and services.

- Class A five-story, 300,000 SF office building
- Dramatic two-story glass lobby with elevated pedestrian bridge
- Located in the 388-acre, mixed-use Atwater Corporate Center
- LEED® Certified
- Lake-fed water source geothermal HVAC system
- Amenities include full-service cafeteria, fitness center and conference center
- Overlooks the 60-acre Atwater Lake
- Completion date January 2013

CURRENT PROJECTS



MEDASSETS PLANO, TX

- Class A, four-story, 225,000 SF office building
- Tenant has 15-year lease on the building, which is owned by Cole Real Estate Investments
- Represents the consolidation of two locations and 1,000 employees
- Sits on 19 acres within Plano's renowned Legacy Business Park
- Amenities include a childcare center, fitness center, wellness center/pharmacy and a full service cafeteria
- Completion date early 2013



DIGITAL RIVER TECHNOLOGY, A BOEING COMPANY GERMANTOWN, MD

- 162,000 SF building featuring four stories of Class A office space connected to a 54,000 SF first floor research and assembly space
- Provides efficient and functional space to meet firm's present and future business needs, which expects to grow employees from 400 to over 600 within the next five years
- TCC secured over \$2 million in economic development incentives for the tenant
- One of only two build-to-suit projects started in Montgomery County in 2011
- LEED® Silver
- Completion date October 2012

BLOUNT INTERNATIONAL KANSAS CITY, MO

- Joint venture with Clarion Partners
- Class A, 349,440 SF industrial building
- Situated on 22.54 acres at Kansas City International Airport
- Represents first building of the first phase of TCC's KCI Intermodal BusinessCentre, an 800-acre master planned business park
- Foreign Trade Zone and Missouri Enhanced Enterprise Zone designations
- LEED® Certified
- Completion date January 2012

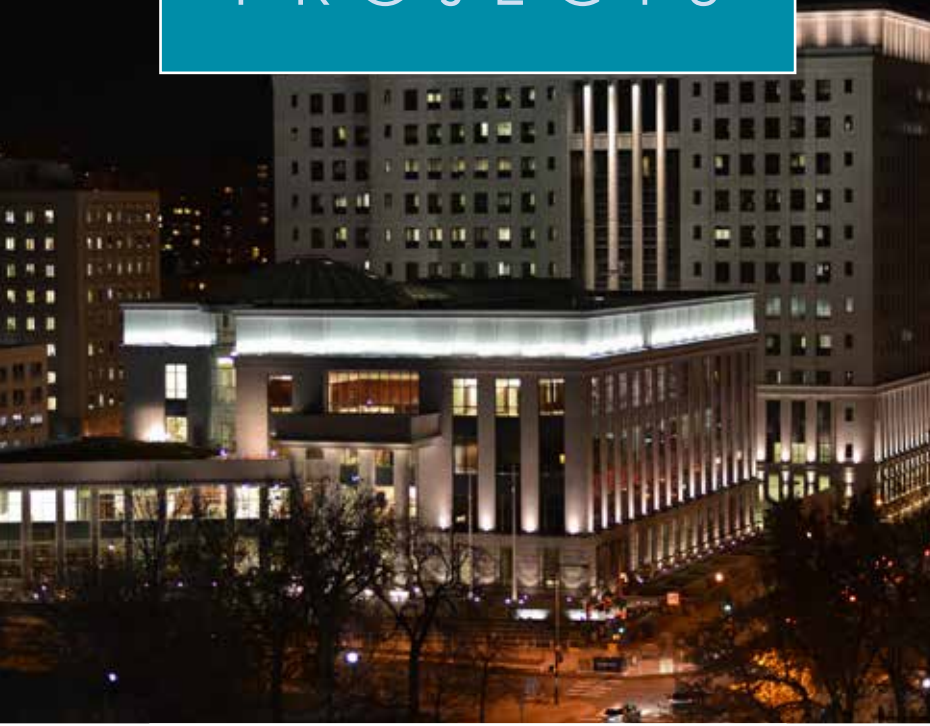


HOME DEPOT DALLAS, TX

- 1.1 MSF regional distribution center
- Phase 1 - 887,810 SF – Home Depot began occupancy in March 2012
- Phase II – 286,000 SF – under construction
- Sits on nearly 72 acres
- LEED® Silver
- Completion date August 2012



CURRENT PROJECTS



RALPH L. CARR COLORADO JUSTICE CENTER DENVER, CO

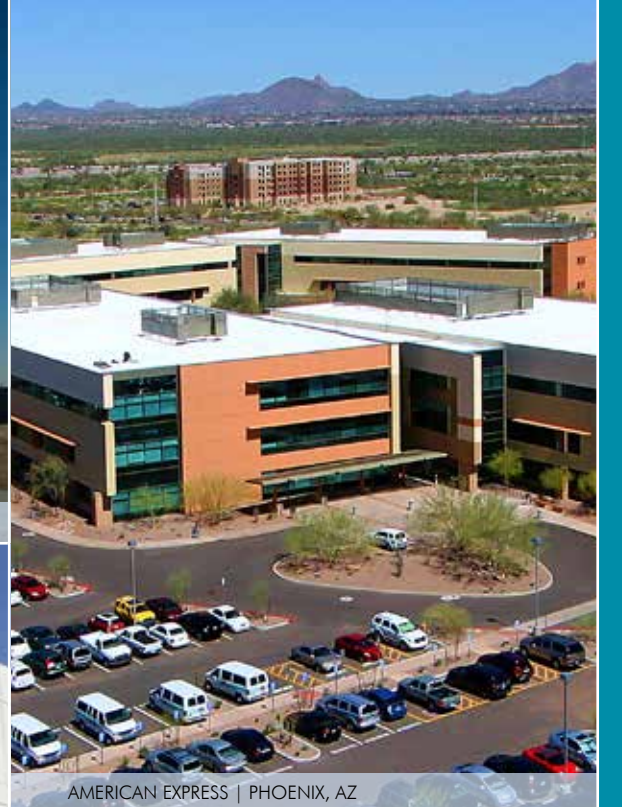
- Class A, 600,000 SF building
- Facility includes the consolidation of seven different Judicial and law-related entities from 10 different locations into a single Judicial Center
- Includes a Supreme Court, two Court of Appeals, the State law library, Clerk of the Courts, the State Court Administrator's Office, the Attorney General's offices and numerous other State legal-related entities
- LEED® Gold
- Completion date December 2012



AUDI | GOLDEN, CO



SIEMENS | DALLAS, TX



AMERICAN EXPRESS | PHOENIX, AZ

USC HEALTH SCIENCES BUILDING LOS ANGELES, CA

- Class A, 120,000 SF office building
- Built for USC's Keck School of Medicine; and features classrooms, research and dry lab space, faculty and staff offices, a 10,000 SF fitness center, a 5,000 SF restaurant
- Features an open ceiling plan and expansive, 11 foot, floor-to-ceiling glass on the sides which enclose a half acre outdoor multipurpose courtyard
- Provides expansive views of the University's Health Sciences Campus, and establishes a clear sense of visual connection with the school and hospital buildings, and the Downtown Los Angeles skyline beyond
- 5.3 acres adjacent to University's Health Science Campus in downtown Los Angeles
- Completion date August 2011



DICK'S SPORTING GOODS HEADQUARTERS | PITTSBURGH, PA



HISTORY COLORADO CENTER | DENVER, CO

BUILD-TO-SUIT EXPERIENCE



READING HOSPITAL | READING, PA



BAYLOR REGIONAL MEDICAL CENTER AT PLANO | PLANO, TX



ARIZONA DEPARTMENT OF HEALTH SERVICES | PHOENIX, AZ



HUGHES SUPPLY | ORLANDO, FL



SUBURU | PORTLAND, OR



VOLKSWAGEN | JACKSONVILLE, FL



CLEVELAND CLINIC | CLEVELAND, OH



LEAR CORPORATION | SOUTHFIELD, MI



ERICSSON | PLANO, TX

BUILD-TO-SUIT EXPERIENCE



PARK CITIES BAPTIST CHURCH | DALLAS, TX



DARDEN RESTAURANTS HEADQUARTERS | ORLANDO, FL



ITT TECHNICAL INSTITUTE | PORTLAND, OR



MEMORIAL HERMANN HEART HOSPITAL | KATY, TX



BALTIMORE AIRCOIL COMPANY | JESSUP, MD



PIZZA HUT HEADQUARTERS | PLANO, TX



NORTEL NETWORKS | ATLANTA, GA



1 INNOVATION WAY | POMONA, CA



MCKESSON | HOUSTON, TX



MICROSOFT CORPORATION | CHARLOTTE, NC

PARTNERSHIP
ENTREPRENEURSHIP
LEADERSHIP



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