

FOR IMMEDIATE RELEASE

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MACARTHUR PLAZA EARNS LEED[®] SILVER CERTIFICATION
FIRST MULTI-TENANT HIGH RISE IN DALLAS/FORT WORTH METROPLEX
TO RECEIVE DESIGNATION

(January 21, 2009 – DALLAS) – Falcon Southwest and Transwestern today announced that MacArthur Plaza has received Silver Certification by the U.S. Green Building Council (USGBC) in the Leadership in Energy and Environmental Design (LEED) for Existing Buildings: Operations & Maintenance Green Building Rating System™. MacArthur Plaza, located at 5525 N. MacArthur Boulevard in Irving, Texas, is the first high-rise office building in the Dallas/Fort Worth Metroplex, and the second in Texas to receive LEED Silver certification under the new LEED for Existing Buildings: O&M program. Located in the Las Colinas submarket, MacArthur Plaza is an 185,000 square foot, Class A office building. The property is owned by a partnership controlled by Falcon Southwest, an investor headquartered in Austin, Texas.

Philip Capron, president of Falcon Southwest, said, “When Transwestern presented the opportunity to apply for LEED status at MacArthur Plaza, the LEED certification process was fairly new and the costs involved with running a LEED certified building were unknown. We decided that embracing the changes to the building and the operations required under LEED was the right thing to do environmentally. As it turns out, LEED certification is becoming increasingly important to corporate America, so in addition to the environmental benefits of our certification, it will also give us a competitive advantage in the leasing market.”

To earn the certification, MacArthur Plaza implemented a number of “green” operations which included “green” cleaning and building recycling programs, “green” pest control, “green” landscaping procedures, as well as improvements to exceed indoor air quality standards and improve water efficiency. A major percentage of MacArthur Plaza’s LEED certification points were obtained from the building’s high EPA ENERGY STAR[®] score, which is currently 87. In addition, the building currently boasts energy costs of only \$1.50 per square foot.

“Transwestern is extremely proud that MacArthur Plaza is now LEED Silver certified,” said Mike Ogden, managing senior vice president of Transwestern’s Central region. “This certification is another example of Transwestern’s dedication and commitment to creating value through operational excellence. We greatly appreciate the tremendous efforts of everyone on the team, locally led by senior property manager, Angelique Wade, LEED AP, and the commitment to sustainable practices by our client Falcon Southwest.”



PRESS RELEASE

Transwestern continues to chart the course industry-wide in the LEED for Existing Buildings: O&M program with over 100 buildings seeking certification across the Transwestern managed portfolio. The Transwestern standard of operational excellence is only furthered by these initiatives to incorporate sustainable practices including water savings, energy efficiency and indoor environmental quality within the Transwestern managed portfolio. As of January 2009, Transwestern has five LEED certified properties within its managed portfolio, with many more currently going through the certification process.

About Falcon Southwest

Falcon Southwest, based in Austin, Texas, is a dynamic, entrepreneurial real estate investment firm dedicated to earning high, risk-adjusted returns through value-added acquisition and repositioning opportunities. The company's investment strategy emphasizes direct acquisitions or recapitalizations of office, industrial and multifamily properties. Primary target markets are located throughout the Southwestern United States and include Phoenix, Houston, Dallas-Fort Worth, Austin and San Antonio. Typical acquisitions range in size from \$10 million to \$50 million.

About Transwestern

Transwestern, one of the largest privately held commercial real estate and development firms in the U.S., is focused on creating value for our clients in each local market we serve. Transwestern's unique business model offers fully integrated real estate services and operates through six distinct functional lines of business - agency leasing, property and facility management, investment services, tenant advisory, development and research - for a broad range of property types, including office, industrial, retail, healthcare and multifamily. Transwestern leads the industry in sustainability and has received multiple EPA ENERGY STAR® awards. We have partnered with our clients and the USGBC to pursue LEED® certification on projects across the country. Please visit us at www.transwestern.net.

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