

FOR IMMEDIATE RELEASE

PCCP, LLC PROVIDES SENIOR LOAN FOR DEVELOPMENT OF A 1.1 MILLION-SQUARE-FOOT INDUSTRIAL FACILITY IN PERRYVILLE, MARYLAND

New York, NY, May 18, 2016 – PCCP, LLC announced today it has provided a senior loan to a joint venture between Trammell Crow Company and Diamond Realty Investments for the speculative development of a warehouse/distribution facility totaling approximately 1.1 million square feet. The 96-acre site is within Principio Business Park, a 1,000-acre industrial center which is located along I-95 north of Baltimore in Perryville, Cecil County, MD.

“PCCP is pleased to provide a significant senior loan to this joint venture,” said Kevin Chin, senior vice president with PCCP. “Trammell Crow Company is one of the nation’s top developers and investors in commercial real estate and we feel strongly that this quality project will help meet the high demand in the market for functional, strategically located space for a large user.”

Chin noted that the local area has a current vacancy of just 4.6 percent for industrial space requirements over 400,000 square feet. Additionally, there has been approximately 5 million square feet of net absorption since 2010 with just 2.7 million square feet of new construction during that same time period.

The site is located at 600 Principio Parkway. Construction on the shovel-ready, fully entitled site will commence immediately with project completion anticipated in spring 2017. The development’s plans include a cross-docked bulk distribution facility with 36’ clear heights, 580’ building depth, 216 docks, 283 additional trailer parking spots, and 486 car parking spaces. In addition, the project will provide users great flexibility with 15-plus acres of expansion space allowing the building to expand by more than 300,000 square feet or providing for an additional 350 trailer drops.

Principio Business Park is home to a high profile roster of retail brands including Restoration Hardware and General Electric. It is in the center of the I-95 corridor, making it the ideal location for businesses serving the Mid-Atlantic and Northeast distribution markets. Strategically located along Route 40, Principio Business Park tenants can reach 32 million people within a three-hour drive, and two-thirds of the US population within a day’s truck drive. The property also benefits from access to superior intermodal transportation infrastructure relative to other northeastern competitive markets, with Baltimore-Washington International (BWI) and Philadelphia International Airports less than an hour’s drive. Additionally, access to the Port of Baltimore is within 45 minutes and nearby main lines for CSX and Norfolk Southern Railroads provide additional freight transportation linkages.

About PCCP, LLC: PCCP, LLC is a premier real estate finance and investment management firm focused on commercial real estate debt and equity investments. PCCP has approximately \$6.4 billion in assets under management on behalf of institutional investors. With offices in New York, San Francisco and Los Angeles, PCCP has a proven track record for providing real estate owners and investors with a broad range of funding options to meet capital requirements. PCCP originates and services each of its investments, ensuring that clients benefit from added value and outstanding investment returns. Since its inception in 1998, PCCP has successfully raised, invested and managed approximately \$12 billion of institutional capital through a series of investment vehicles including private equity funds, separate accounts and joint ventures. PCCP continues to seek investment

opportunities with proven operators seeking fast and reliable capital. Learn more about PCCP at www.pccpllc.com.

About Trammell Crow Company: Trammell Crow Company (TCC), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. The Company has developed or acquired more than 2,600 buildings valued at more than \$60 billion and over 565 million square feet. As of March 31, 2016, TCC had \$7.1 billion of projects in process and \$3.1 billion in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in 16 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street 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 specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development or providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm (in terms of 2015 revenue). For more information visit www.TrammellCrow.com

MEDIA CONTACT:

Jessica Spaulding Thompson / Darcie Giacchetto

Spaulding Thompson & Associates, Inc.

949-233-8575 / 949-278-6224 (cell)

jessica@spauldingthompson.com / darcie@spauldingthompson.com