



NEWS RELEASE

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Franklin Tower Earns LEED Silver Certification

Washington D.C. – December 21, 2010 – Shorenstein Properties LLC announced that Franklin Tower, a 12-story Class A office building in downtown Washington DC, has been awarded LEED® Silver certification for an Existing Building: Operations & Maintenance (EB O&M) by the United States Green Building Council (USGBC) and verified by the Green Building Certification Institute.

Completed in 1967 and redeveloped in 1991, Franklin Tower totals 227,845 square feet and is located on the southwest corner of 14th and Eye Streets, overlooking Franklin Park and three blocks from the White House. LEED (Leadership in Energy and Environmental Design) is the nation's preeminent program for the design, construction and operation of high performance green buildings and a globally accepted benchmark for building sustainability.

Some of the recent sustainable improvements include adding motion sensors to all restrooms and elevator lobbies and retrofitting the common area lighting to energy-efficient fixtures. Since 2007 Franklin Tower has reduced its associated carbon dioxide output by 460 tons and improved its EPA ENERGY STAR rating from 71 to 81.

“As a company, we are committed to energy efficiency and sustainable operations, so we are delighted to be able to round out 2010 with yet another LEED certification in our national portfolio. We are also delighted that our operational efforts and environmental commitment have been able to further enhance the efficiency of buildings like Franklin

Tower,” said Stanley Roualdes, Executive Vice President of Property Management and Construction Services.

Shorenstein is committed to pursuing “green” initiatives across its national portfolio and now has successfully completed LEED certification for six buildings. In addition to its LEED initiative, Shorenstein is a partner in EPA’s ENERGY STAR program. Nearly 80 percent of the company’s portfolio has either qualified for the ENERGY STAR label or is pending approval, with an average score of 84. The company also participates in BOMA’s 7-Point Challenge for energy reduction and has 26 other “green” initiatives currently underway.

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About Shorenstein Properties LLC:

San Francisco-based Shorenstein Properties LLC (www.shorenstein.com) is one of the oldest and most successful private real estate investment companies active throughout the United States in the acquisition, development, ownership and management of office and mixed-use properties. Since its beginning in 1924, the company has evolved from a regional real estate operating company to an active national investor and manager of commingled institutional capital. Since 1992, Shorenstein has sponsored nine closed-end real estate investment funds. Shorenstein’s substantial co-investment, integrated investment and operating strategy, and strong performance have positioned the company as an experienced leader in the value-added arena.