



NEWS RELEASE

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Shorenstein's Congress Center Receives LEED-EB Gold Certification

Portland, OR – October 4, 2011 – Shorenstein Properties LLC announced that Congress Center, a 368,965 square foot Class A office building at 1001 SW Fifth Avenue in Portland, has received LEED Gold certification for an Existing Building Operations and Management (EBOM) from the US Green Building Council.

In making the announcement, Stan Roualdes, executive vice president, property management and construction services, said: "Congress Center is the tenth building we've guided through LEED certification and the ninth property in our current portfolio. I want to congratulate the entire team at Congress Center, led by property manager David Genrich, for this accomplishment."

LEED for Existing Buildings: Operations & Maintenance addresses whole-building cleaning and maintenance issues (including chemical use), recycling programs, exterior maintenance programs, and systems upgrades. The system helps building owners and operators measure operations, improvements and maintenance on a consistent scale, with the goal of maximizing operational efficiency while minimizing environmental impacts.

Built in 1980 and renovated in 2001, Congress Center is a 23-story Class A office

building on the site of the famed Congress Hotel. Elements of the 1912 hotel, which was demolished in 1977, are preserved and incorporated into the current design and the office building was awarded the Certificate of Merit by the Portland Historical Landmarks Commission.

Congress Center is located in the heart of Portland's central business district and is bounded by SW 5th and 6th Avenues, and Salmon and Main Streets. The building is central to the heart of the city and all its conveniences, from government offices to transportation, hotels, restaurants, shopping and entertainment centers.

In addition to analyzing its existing portfolio and benchmarking against LEED and other standards, where practical, Shorenstein has a goal of meeting, at minimum, LEED Gold certification guidelines for all future construction projects.

Shorenstein's commitment to sustainability also extends beyond its LEED program. The firm is a partner in EPA's ENERGY STAR® program and 80 percent of the company's portfolio has either qualified for the ENERGY STAR® label or is pending approval. The company also participates in BOMA's 7-Point Challenge and the Environmental Defense Fund's Climate Corps Initiative. Climate Corps is a nationwide program dedicated to supporting businesses' pursuit of energy efficiency in their buildings and headquarters. Shorenstein is also constantly assessing new programs and industry best practices in energy efficiency and sustainability.

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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 ten 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.