

# Investment Criteria

Current Investment Fund Equity Commitments

\$419 Million

Current Investment Fund Targeted Property Types

Existing Value-Add, Opportunistic or Core-Plus Office Portfolios or Single Assets, or To-Be-Developed Office Buildings in Select Submarkets

Current Investment Fund Geographic Preference

CBD or Suburban Submarkets in the Mid-Atlantic, Southeast and Southwest regions of the U.S.

Current Investment Fund Targeted Building Size

100,000 SF +

Current Investment Fund Targeted Building Attributes

Multi-tenant Class A

Current Investment Fund Targeted Minimum Transaction Size

\$15 Million

Current Investment Fund Leverage

0 – 65% of Investment Cost

Current Investment Fund Investment Structures

Outright Acquisitions

Recapitalizations/Joint Ventures

Development Joint Ventures