



Holliday Fenoglio Fowler, L.P.

September 30, 2008

Contacts:

JOHN W. ROSE

HFF Managing Director
(214) 265-0880
jrose@hfflp.com

LAURIE FISH MCDOWELL

HFF Associate Director, Marketing
(617) 338-0990
lmcdowell@hfflp.com

**\$90.5 million refinancing secured by HFF
for 2.7 million square feet of industrial space in three states**

DALLAS, TX – The Dallas office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it secured a \$90.5 million refinancing for an industrial portfolio in Florida, Georgia and Texas totaling approximately 2.7 million square feet.

HFF managing director John Rose worked exclusively on behalf of the borrower, ING Clarion Partners to secure the five-year fixed-rate refinancing through a life insurance company.

The portfolio includes nine industrial properties that are 97% occupied. The properties are located in Atlanta, Georgia, Jacksonville and Miami, Florida, and Austin, Dallas and Houston, Texas. Notable tenants include Laney & Duke, Shippers Warehouse and HD Supply.

Founded in 1982, ING Clarion and its affiliates manage almost \$50 billion in assets in the private equity, public equity and public debt sectors of the real estate markets. The ING Clarion organization has almost 500 associates located in major markets throughout the U.S. The firm is the U.S. investment management arm of ING Real Estate, a global real estate company active in investment management, development and finance. With a total business portfolio of more than \$175 billion and offices in 22 countries in Europe, the Americas, Asia and Australia, ING Real Estate ranks among the world's strongest real estate companies. ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 75 million private, corporate and institutional clients in more than 50 countries. More information about the firm is available at www.ingclarion.com.

HFF (NYSE: HF) operates out of 18 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, structured finance, private equity, note sales and note sale advisory services and commercial loan servicing. www.hfflp.com.

###