

PRESSRELEASE

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For Immediate Release

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Announces 1101 Vermont Avenue, NW Energy Star Certification and its LEED Silver Certification

Washington DC: Cambridge Holdings, LLC, on behalf of UBS Global Asset Management, is pleased to announce that 1101 Vermont Avenue located in Northwest DC attained its Energy Star certification. On October 22, 2012, 1101 Vermont Avenue was also awarded its LEED Silver Certification. Built in 1982, renovated in 2000 and 2006, the property is a 174,592 square foot office building with 2 levels of underground parking. 1101 Vermont Avenue consists of twelve stories of office space with 5,883 square feet of retail space on the ground level. The building can accommodate both single-tenant & multi-tenant configurations with a generous window line.

1101 Vermont Avenue has approximately 16 tenants and 480 people making it a challenge to obtain LEED Silver status and meeting the Energy Star rating which is a prerequisite in pursuing the certification. The team had to focus on ways to run the building more efficiently. This included revising the start up and shut down times of the building equipment, removing Saturday hours unless specifically requested by a tenant, and making sure lights were being turned off throughout the property during evening hours.

“We are pleased to have worked with UBS in achieving a mutual goal of Energy Star and LEED Silver certification for 1101 Vermont Avenue.” states Randy S. Jaegle, Chief operating Officer of Cambridge.

Due to the age of the building several projects were also completed to assist with energy reduction, including lighting retrofitting throughout the building, transformer upgrades on each floor and replacing existing transformers with properly sized more efficient models. By taking these actions, we were able to bring the Energy Star rating from 33 in 2009 to 77 in 2012.

Cambridge Senior Property Manager, Ellen Wyviorka stated, “The Cambridge team is thrilled to have exceeded the goal we set for the building three years ago. Obtaining LEED Silver certification is a great achievement, especially for a 30 year old building.”

Cambridge provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today’s real estate market. Since 1983, Cambridge has successfully developed over 5 million square feet from New Jersey to Florida. In addition Cambridge has structured the acquisition and/or disposition of in excess of 15.6 million square feet of commercial real estate as well as 430 acres of land with a total value exceeding \$5.7 billion. In addition, Cambridge has been instrumental in the restructure of approximately \$1.5 billion of CMBS and institutional debt on behalf of clients and partners. The firm also provides property management, leasing and construction management services to approximately three million square feet of office, R&D and industrial space.