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For Immediate Release

Clarion Partners Acquires Historical 100 Franklin Street in Boston

NEW YORK, NY – Clarion Partners, a leading real estate investment manager, today announced the acquisition of 100 Franklin Street on behalf of a separately managed account client. The property is a 124,055 square foot, nine-story Beaux Arts-style office building located in Boston's Financial District.

100 Franklin is a historically significant building; it was originally developed in 1908, underwent a major renovation in 1998 and served as the headquarters for the Boston Stock Exchange. It is currently 93% occupied by a diverse roster of tenants in the financial services, legal services and technology industries and boasts 10,000 square feet of ground floor retail space.

Franklin Street serves as one of downtown Boston's major thoroughfares; the Property is situated in the Downtown Crossing area of the Financial District within close proximity to major transportation hubs, retail amenities and major Boston attractions including Faneuil Hall Marketplace and the Boston Common.

The \$800 million of new multi-family and mixed-use projects under construction or planned for the immediate area, will make Downtown Crossing a 24/7 neighborhood. 100 Franklin is expected to directly benefit from this transformation.

"With new residential, hotel and retail projects growing the amenity base and attracting a variety of today's knowledge-based companies, Downtown Boston is transforming into a dynamic neighborhood," said Mark Weld, Managing Director with Clarion Partners. "We are excited for the opportunity to expand our Downtown Boston portfolio with this unique property."

About Clarion Partners, LLC

Clarion Partners, an SEC registered investment adviser and FINRA member firm, has been a leading U.S. real estate investment manager for 33 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., in São Paulo, Brazil and London, England, as well as a presence in Mexico. With more than \$35 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 200 domestic and international institutional investors.

More information about the firm is available at www.clarionpartners.com.

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