

TCC and Clarion Partners Deliver 628K-SF Final Phase of Weiser Business Park in Northwest Houston

Phase three includes two Class-A warehouses

Houston, TX – February 9, 2026 – Trammell Crow Company (TCC), a leading commercial real estate developer, and JV partner Clarion Partners, a leading commercial real estate investor, have delivered the third and final phase of Weiser Business Park in northwest Houston. Phase III consists of two Class-A industrial buildings located at 14311 and 14281 Fallbrook Drive in Cypress, Texas. The JV delivered a 273,740 square foot cross-dock building, known as Building 5, and a 354,272 square foot cross-dock building, known as Building 6. The park is now home to six warehouses totaling approximately 1.7 million square feet, with the first two phases 100% leased.

Weiser Business Park Buildings 5 and 6 feature 36-foot clear heights, 54-foot-wide column spacing, trailer parking, ESFR sprinkler systems, and are seeking LEED certification. Seeberger Architecture acted as the architect of record, A&F General Contractors was the project's general contractor, and construction financing was provided by Cadence Bank.

"The completion of the final phase at Weiser Business Park marks a significant milestone for us," said Kyle Bateman, Senior Vice President with TCC in Houston. "We've seen tremendous leasing success throughout the development, which speaks to the strong demand for high-quality industrial space in Northwest Houston. Companies are drawn to this market for its strategic location, excellent transportation connectivity, and access to a skilled workforce. Weiser Business Park offers modern facilities designed to meet the evolving needs of today's industrial users, and we're proud to have delivered a project that supports growth and innovation in the region."

Payson MacWilliam, Managing Director with Clarion Partners in Dallas, added, "Houston remains a very strategic market for Clarion Partners, and the completion of this final phase at Weiser reflects our continued belief in the industrial sector. Weiser Business Park features a mix of building types and sizes, which has allowed us to attract a diverse tenant roster. The project has been a tremendous success for Clarion and our long-term partner, Trammell Crow Company."

Robert McGee and Taylor Schmidt of Colliers are handling the marketing of the project, which is currently available for lease. For more information, please visit <https://www.weiserbp.com/>.

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About Clarion Partners

Clarion Partners, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With over \$73 billion in total real estate and debt assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately

500 institutional investors across the globe. Clarion is scaled in all major property types and was an early entrant into the Industrial sector. The Firm's global industrial team manages a ~1,000-property portfolio in the U.S. and Europe consisting of more than 249 million square feet. Clarion Partners is an independent subsidiary of Franklin Templeton. Visit www.clarionpartners.com for more information.

About Trammell Crow Company

Trammell Crow Company (TCC) is a leading commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired 3,000 buildings valued at \$90 billion spanning more than 700 million square feet. As of September 30, 2025, TCC had \$18.9 billion of projects in process and \$11.5 billion in its pipeline. With 550 employees throughout the United States and Europe in 26 offices, the company serves users of and investors in office, industrial/logistics, healthcare, life science, data center and mixed-use projects, as well as multifamily through its residential operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.