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**HFF closes \$55.5 million sale
of a five-property grocery-anchored retail portfolio in Florida**

MIAMI, FL – HFF announced today that it has closed the sale of a five-property grocery-anchored retail portfolio totaling 333,615 square feet in northern and central Florida.

HFF marketed the properties on behalf of the seller, EDENS. H&R REIT purchased the portfolio for \$55.5 million.

Property details are listed below:

| <u>Property Name</u> | <u>Anchor</u> | <u>Size</u> | <u>Occupancy</u> |
|--|------------------|-------------|------------------|
| Corridors at Ponte Vedra Jacksonville, FL | The Fresh Market | 52,959 SF | 89.5% |
| Mandarin Oaks Jacksonville, FL | Publix | 56,700 SF | 97.2% |
| First Merritt Center Merritt Island, FL | Publix | 88,316 SF | 91.0% |
| Publix at Holly Hill Holly Hill, FL | Publix | 57,870 SF | 97.8% |
| Publix at Summer Bay Clermont, FL | Publix | 77,770 SF | 93.8% |

The HFF investment sales team representing the seller was led by senior managing directors Danny Finkle and Brad Peterson, director Luis Castillo and real estate analyst Rob Saracco. Within the past 90 days, HFF has capitalized more than \$325 million of retail transactions in Florida.

“This portfolio provided an excellent opportunity for H&R REIT to gain a significant foothold within the Florida retail market and is yet another great example of the strong demand we’re seeing for grocery-anchored retail product within the state,” according to Castillo.

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EDENS develops, owns and operates neighborhood shopping centers in primary markets throughout the East Coast. Focusing on innovative development and redevelopment together with key acquisitions in urban areas, the company has built an institutional-quality portfolio of 130 retail centers. EDENS has Regional Headquarters in Boston, New York, Washington D.C., Atlanta, Miami and Columbia, SC. For additional information about the company and its retail real estate portfolio, please visit www.edens.com.

H&R REIT is an open-ended real estate investment trust, which owns a North American portfolio of 41 office, 118 industrial and 133 retail properties comprising more than 44 million square feet and three development projects, with a fair value of approximately \$9.7 billion. The foundation of H&R REIT's success since its inception in 1996 has been a disciplined strategy that leads to consistent and profitable growth. H&R REIT leases its properties long term to creditworthy tenants and strives to match those leases with primarily long-term, fixed-rate financing.

Holliday Fenoglio Fowler, LP ("HFF") and HFF Securities LP ("HFFS") are owned by HFF, Inc. (NYSE: HF). HFF operates out of 21 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF together with its affiliate HFFS offer clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, equity placement, loan sales, and commercial loan servicing. www.hfflp.com.

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