

HFF[®]

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May 1, 2007

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HFF places \$160 million in loans for Covington Realty Partners, LLC

HOUSTON, TX – The Houston office of HFF (Holliday Fenoglio Fowler, L.P.) has placed \$160 million in loans for Covington Realty Partners, LLC. The financings were used in the acquisition of Cameron Crossing, First Colony Commons, Dardenne Town Square and Lakeland Commons, four anchored retail properties in Texas, Missouri and Mississippi.

Managing Director Jeff Knowles represented Covington Realty Partners, LLC to secure the loans through Wachovia Securities, a conduit lender. A \$33.5 million 10-year, 5.61% fixed-rate securitized acquisition loan and a \$7.0 million mezzanine loan were arranged for Cameron Crossing; a \$50.6 million, 10-year, 5.73% fixed-rate securitized acquisition loan and a \$9.5 million mezzanine loan were arranged for First Colony Commons; a \$24.0 million, 10-year, 5.50% fixed-rate securitized acquisition loan and a \$4.0 million mezzanine loan were arranged for Dardenne Town Square; and a \$25.6 million, 10-year, 5.78% fixed-rate securitized acquisition loan and a \$5.7 million mezzanine loan were arranged for Lakeland Commons.

Cameron Crossing, a 366,881-square-foot regional shopping center in McKinney, Texas, was completed in 1999 and is currently 94% occupied by tenants including Home Depot, Best Buy, Ross Dress for Less and PetSmart. The 35-acre site is situated at the southwest corner of U.S. 75 and U.S. 380 in McKinney, Texas.

First Colony Commons is located on nearly 38 acres at the intersection of U.S. 59 and Williams Trace Boulevard in Sugar Land, Texas. The 410,117-square-foot, multi-anchored shopping center was completed in 1992 and is 93% leased to tenants including Home Depot, Office Depot, Conn's Appliance, Michaels and Babies R' Us.

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Dardenne Town Square is located 30 miles west of downtown St. Louis at the intersection of U.S. Highway 40/61 and Route N in Dardenne Prairie, Missouri. The 154,000-square-foot, multi-anchored shopping center was completed in 2006 and is 90% leased to tenants including Shop 'n Save grocery and Wehrenberg Theaters. The center also features a 124,000-square-foot Target and 99,250-square foot JC Penney.

Lakeland Commons, a 211,654-square-foot regional power center that was completed in 2006, is 88% leased to tenants including Babies R' Us, Hobby Lobby and Ross Dress for Less, and is shadow-anchored by Kohl's and Lowe's. The property is situated on 22 acres at the northwest corner of Lakeland Road and Old Fannin Road in the Flowood area of Jackson, Mississippi.

Covington Realty Partners is a real estate investment company that acquires and manages Class A commercial and multifamily assets nationwide. Currently, Covington Realty Partners manages 12 properties throughout the U.S., comprising a \$340 million portfolio.

HFF (NYSE: HF) operates out of 18 offices nationwide and is a leading provider of commercial real estate and capital market 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 sale and note sales advisory services and commercial loan servicing.

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