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HFF to Relocate Dallas Office to Victory Park

Investment banking and property sales firm will occupy 31,608 square feet at One Victory Park

DALLAS – (Dec. 20, 2012) – Victory Park today announced that HFF has leased 31,608 square feet at One Victory Park, a 19-story office tower located just south of the American Airlines Center. The lease brings occupancy at One Victory Park to 94 percent.

"We are proud to welcome another dynamic tenant, HFF, to the Victory Park business community," said Lance Fair, vice president of Victory Park. "HFF's commitment to One Victory Park further validates the strength of the Victory Park district and the attractiveness of the Uptown area to a growing number of office tenants."

Approximately 105 employees from HFF's debt placement, investment sales, equity placement and loan sales departments will occupy the 12th floor of One Victory Park, located at 2323 Victory Avenue, in September 2013. Currently, HFF is located in One Lincoln Park at the intersection of North Central Expressway and W. Northwest Highway.

One Victory Park is a Class A, 19-story, 436,000-square-foot tower located within the Victory Park development. The LEED Silver certified building is owned by a joint venture with Hines and UST Victory Park, a German real estate fund managed by Estein and Associates. Other tenants include Haynes & Boone, Ernst & Young and Plains Capital Bank.

"HFF was looking for a space that would allow them to consolidate their employees onto one floor and would provide first rate access and amenities for both their employees and clients," said Bill Brokaw, leasing director at Cushman & Wakefield. "We are pleased to have this premier tenant join the growing list of high profile office tenants at Victory Park."

Bill Brokaw and Mark Dickenson of Cushman & Wakefield negotiated the lease. Jon McNeil and Matt Craft of Jones Lang LaSalle represented HFF.

Also this year, Plains Capital Bank expanded its space at One Victory Park by 7,000 square feet. In addition, Cumulus Media leased 30,097 square feet at Victory Plaza in April for

six radio stations including "The Ticket" KTCK-AM (1310), "The Wolf" KPLX-FM (99.5), KLIF-AM Talk Radio (570), New Country KSCS-FM (96.3), I93-FM Today's Hit Music, and WBAP News Talk (820AM and 96.7FM).

Retail openings in 2012 included luxury footwear boutique, The Office of Angela Scott, which opened in September and the Chad Rookstool Salon, which opened in October. In addition, Cook Hall, an American gastropub, opened at the W Hotel in November and The Perot Museum of Nature & Science opened earlier this month.

Projects under construction include the 377-unit Arpeggio Victory Park upscale multifamily complex, and Alamo Manhattan's 263-unit, six-story apartment building, which is slated for completion in spring 2014. In addition, Camden Residential purchased a six-acre block north of the American Airlines Center with plans for a residential development on the site and KDC announced plans in February to build a 23-story office tower on Victory Park Lane.

About Victory Park

Victory Park is a 75-acre mixed-use development in downtown Dallas surrounding the American Airlines Center. The development features office, residential, hotel, retail, and entertainment components including: two office buildings totaling 621,000-square-feet; six residential properties, totaling 754 units; the 252-room W Dallas – Victory Hotel; and more than 130,000 square feet of restaurants and entertainment venues. Victory Park is a property of UST XVI Victory Park, a German real estate investment fund managed by affiliates of Estein & Associates USA, Ltd. based in Orlando, Florida. UST XVI became an equity owner of Victory Park in 2005 and the sole owner of the Victory Park buildings in 2009.

About HFF

HFF (Holliday Fenoglio Fowler, L.P.) and HFFS (HFF Securities L.P.) are owned by HFF, Inc. (NYSE: HF). HFF operates out of 20 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.