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Vulcan Real Estate Announces Sale of Westlake/Terry Building in South Lake Union

Los Angeles-based real estate investment trust purchases Seattle office building

SEATTLE – Jan. 16, 2013 – Vulcan Real Estate today announced the sale of the Westlake/Terry Building in South Lake Union. The property consists of two adjacent buildings on a full block in the heart of the neighborhood and has been jointly owned by Vulcan Real Estate and Group Health Cooperative, which is also the property’s anchor tenant. The building contains 320,000 square feet of office and retail space, and both companies agreed to jointly sell the property to Kilroy Realty Corporation for \$170 million. Vulcan intends to invest funds from the deal toward continued revitalization efforts of Seattle’s South Lake Union neighborhood. Group Health plans to redeploy capital from the sale into its growing healthcare business.

“The Westlake/Terry property is poised well for continued success and Group Health has been a great business partner,” said Ada M. Healey, Vice President of Vulcan Real Estate. “Our portfolio continues to shift and the timing for this sale works well for us.”

Developed in 2007, the Westlake/Terry Building is Seattle’s first private sector new construction office building to earn LEED Gold certification from the U.S. Green Building Council. The project was built by GLY Construction and designed by Callison. Jones Lang LaSalle served as the listing agent for the property’s sale.

About Vulcan Real Estate

Seattle-based Vulcan Real Estate directs all real estate investment activities for Vulcan Inc., a Paul G. Allen company. Through strategic acquisitions and innovative development, Vulcan Real Estate has created a diversified portfolio of high-performing quality assets including office, biotech, residential and mixed-use projects. The company’s integrated team of real estate professionals offers a full range of development and portfolio management services from site selection and urban planning to build-to-suit construction, leasing and asset repositioning. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered 4.6 million square feet in 22 new office, biotech, residential and mixed-use projects in South Lake Union. The company has approximately 600,000 square feet under construction including 185,000 square feet of commercial space and 466 apartment units planned for delivery in 2013. In addition Vulcan has another 580,000 square feet in pre-development planning. The company currently manages \$1.4 billion in real estate assets. For more information, visit www.vulcanrealestate.com.

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