



For Immediate Release:

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***Harvest Properties and Principal Real Estate Investors
Sign Children's Hospital & Research Center Oakland and
Children First Medical Group to Lease Deals***

EMERYVILLE, Calif. – Commercial real estate investment, development and management firm Harvest Properties today announced with partner Principal Real Estate Investors that it has signed lease agreements with Children's Hospital & Research Center Oakland and Children First Medical Group for office space in its Bay Center Offices complex in Emeryville.

Children's Hospital & Research Center Oakland and Children First Medical Group will share an entire first floor at Bay Center Offices. Children's Hospital will occupy 19,436 square feet, and Children First Medical Group has leased 3,554 square feet. Terms of the two deals were undisclosed. The new tenants are scheduled to take occupancy in January 2012.

Both Children's Hospital and Children First Medical Group were represented by Ed Del Beccaro of Grubb & Ellis. Harvest Properties/Principal Real Estate Investors was represented by Aileen Dolby and Ken Meyersieck of Colliers International.

Children's Hospital & Research Center Oakland and Children First Medical Group staff will use the new space for administrative and billing functions exclusively.

Harvest and joint venture partner Principal Real Estate Investors acquired Bay Center Offices in 2007. Built in 1988 and located at 6425, 6455 and 6475 Christie Avenue in Emeryville, the 327,750 square-foot property consists of two five-story Class A office buildings, and one three-story Class A laboratory fronting Highway 80 and featuring bay water views, ample parking, building amenities and on-site property management staff. Other notable Bay Center Office tenants include Novartis, MobiTV and Jamba Juice's headquarters.

About Children's Hospital & Research Center Oakland

Children's Hospital & Research Center Oakland is Northern California's only independent not-for-profit regional medical center for children. Children's Hospital Oakland is a national leader in many pediatric specialties and sub-specialties including hematology/oncology, neonatology, cardiology, orthopedics, sports medicine, and neurosurgery. The hospital is one of only two solely designated California Level 1 pediatric trauma centers with the largest pediatric inpatient critical care unit in the region. Children's Hospital has 190 licensed beds, 201 hospital-based physicians in 30 specialties, more than 2,700 employees, and an annual operating budget of more than \$350 million. Children's is also a premier teaching hospital with an outstanding pediatric residency program and a number of unique pediatric subspecialty fellowship programs. Children's research program, Children's Hospital Oakland Research Institute (CHORI), is internationally renowned for taking state-of-the-art basic and clinical research and translating it into interventions for treating and preventing human diseases. CHORI has 300 members of its investigative staff, a budget of about \$50 million, and is ranked among the nation's top 10 research centers in National Institutes of Health funding to children's hospitals. For more information, go to www.childrenshospitaloakland.org and www.chori.org.

About Children First Medical Group

Children First Medical Group (CFMG) physicians provide quality health care for 55,000 children in Northern California, working with hundreds of physicians and specialists who provide medical care for children. CFMG offers health care services which are provided through a distinct, special relationship with Children's Hospital & Research Center Oakland.

The network of physicians participating with CFMG's individual practice association total more than 200 primary care physicians and 300 specialty physicians. CFMG practitioners are considered Northern California's premier pediatricians and pediatric specialists, having trained and taught at many of the country's finest medical institutions, offering a broad and diverse pediatric experience. For more information, visit www.childrenfirstmedicalgroup.com.

About Principal Real Estate Investors

Principal Real Estate Investors manages or sub-advises \$37.5 billion in commercial real estate assets. The firm's real estate capabilities include both public and private equity and debt investment alternatives. Principal Real Estate Investors is the dedicated real estate group of Principal Global Investors, a diversified asset management organization and a member of the Principal Financial Group. For more information, please visit www.principal.com.

About Harvest Properties

Founded in 2002, Harvest Properties is a leading full service commercial real estate investment firm specializing in acquiring, developing, managing and financing commercial property, primarily through joint-venture investments in northern California. Harvest Properties strives to

generate attractive returns for its financial partners and provide creative real estate solutions and outstanding service.

Harvest Properties portfolio comprises approximately eight million square feet of office, industrial, R&D and retail properties in the San Francisco Bay Area. For more information, please visit www.harvestproperties.net.

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