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MARATHON OIL TOWER FIRST TO EARN BOMA 360 PERFORMANCE BUILDING DESIGNATION IN HOUSTON'S GALLERIA SUBMARKET

(December 14, 2009 – HOUSTON) – [Transwestern's](#) Houston headquarters today announced that Marathon Oil Tower is the first building to be designated a [BOMA 360 Performance Building](#) in Houston's Galleria submarket. Marathon is a Class A, 1,070,210 square foot office building located at 5555 San Felipe. The building is owned by a partnership controlled and managed by Hanover Real Estate Partners, Greenwich, Connecticut. Hanover is a privately-owned real estate investment company focused on owning, managing and operating institutional grade commercial real estate assets for its own account and on behalf of individual private equity investors and institutional joint venture partners.

[BOMA International](#) developed the [BOMA 360 Performance Program](#), a ground breaking new program designed to validate and recognize commercial properties that demonstrate best practices in all major areas of building operations and management. The program is an online self-assessment that evaluates properties in six major areas: building operations and management; life safety/security/risk management; training and education; energy; environment/sustainability; and tenant relations/community involvement and benchmarks a building's performance against industry standards. A BOMA 360 Performance Building designates that a property is being managed to the highest standards of excellence.

"Transwestern is extremely pleased that Marathon Oil Tower has received this recognition and acknowledgement from BOMA. This designation represents a high standard of operational property management and maintenance and sets the building apart from competitive properties in the market. Hanover Real Estate Partners has provided a strong ownership entity which has allowed us to maximize our strengths and elevate the overall performance of the building," commented Pat Grimes, senior vice president with Transwestern.

Additionally, Marathon Oil Tower was the international recipient of the 2006 BOMA International Building of the Year ("TOBY") Award for office projects above one million square feet and has been an ENERGY STAR[®] benchmarked property for the past six years.

About Hanover

Hanover Real Estate Partners specializes in the acquisition, operation and management of institutional real estate assets. Hanover's strength lies in its unique ability to identify and acquire undervalued real estate and reposition and manage those assets to their fullest potential. Using this disciplined yet opportunistic approach, Hanover has consistently provided above average risk-return profiles on its real estate investments for itself and its investors.

Hanover's management team enjoys strong ties to the real estate community, allowing them to not only identify attractive properties, but to develop long lasting relationships with local brokers and management companies. These relationships, coupled with Hanover's strong industry reputation, give the firm a distinct competitive advantage in today's commercial real estate market. Please visit us at www.hanover-partners.com

About Transwestern

Transwestern, one of the largest privately held commercial real estate and development firms in the U.S., is focused on creating value for our clients in each local market we serve. Transwestern's unique business model offers fully integrated real estate services and operates through six distinct functional lines of business - agency leasing, property and facility management, investment services, tenant advisory, development and research - for a broad range of property types, including office, industrial, retail, healthcare and multifamily. Transwestern leads the industry in sustainability and has received multiple EPA ENERGY STAR[®] awards. We have partnered with our clients and the USGBC to pursue LEED[®] certification on projects across the country. Please visit us at www.transwestern.net.

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