

**PORT LOGISTICS REALTY BEGINS CONSTRUCTION
ON 9 MILLION-SQUARE-FOOT SOUTHPORT LOGISTICS PARK**

DALLAS – June 30, 2015 – Port Logistics Realty (PLR), a Texas-based real estate company controlled by CT Realty and Xebec Realty, today announced it has begun construction on Phase 1 of Southport Logistics Park, a multi-phase, \$500 million industrial project, one of the largest of its kind currently under development in the United States. The project is a joint venture with Diamond Realty Investments (DRI), a wholly owned subsidiary of Mitsubishi Corporation.

During this initial development phase, PLR and DRI will invest \$22 million for infrastructure including a 2.5-mile interior road system, subsurface utilities, underground electrical distribution and a self-contained water distribution system with an elevated water tower. Additionally, PLR will build five buildings totaling over 3.8 million square feet in Phase 1. The first two buildings, 1.1 million square feet and 400,000 square feet respectively, are scheduled for completion in the third quarter of 2016. The finished park, which is being designed for some of the world's largest users of distribution, logistics and e-commerce facilities, will have up to nine buildings ranging in size from 400,000 to 1.5 million square feet.

“The activity surrounding South Dallas is a testament to both the North Texas region and the south Dallas submarket,” said Rob Huthnance, President of PLR Development. “We are investing in an infrastructure project that is unparalleled in scope and quality and will be a meaningful differentiator within the Inland Port area of south Dallas. This, combined with our Class-A buildings and premier park amenities, positions Southport Logistics Park to satisfy the distribution needs of Fortune 1000 companies doing business here.”

"We welcome Southport Logistics Park to the City of Wilmer," said Wilmer Mayor Casey Burgess. "The park's location in Wilmer offers an excellent logistics advantage for future tenants and we anticipate a big, positive economic impact for the Wilmer area."

Located within the Inland Port area of southern Dallas County in Wilmer, Texas, Southport Logistics Park is approximately 10 miles south of Downtown Dallas directly across Interstate 45 from Union Pacific's Dallas Intermodal Terminal, which accepts more than 1,000 shipping containers daily from the Ports of Los Angeles and Long Beach for transportation to distribution centers throughout the region.

“Southport's proximity to the Union Pacific Intermodal rail yard and the second largest FedEx hub in the United States are critical pieces of global supply chain infrastructure that offer a tremendous transportation cost advantage and will draw logistics and e-commerce users to the Southport project,” said Randy Kendrick, CEO of PLR and owner of Xebec Realty.

Watty Watson, Chairman of PLR and CEO of CT Realty, commented, “The greater Dallas-Fort Worth market saw over 16 million square feet of net absorption in 2014 and over 6 million square feet of absorption in Q1 2015. One of the drivers to that growth is the containerized cargo business arriving from the west coast via BNSF and Union Pacific Rail Lines.”

Val Achtemeier, Josh McArtor, and Ryan Thornton of CBRE together with James Scott of CBRE Capital Advisors led the capital markets effort which resulted in the DRI/PLR joint venture and the balance of capital structure, including construction loan. Cornerstone Real Estate Advisers, acting on behalf of a Cornerstone-managed fund, participated in the capital structure of Phase I. Kacy Jones and John Hendricks of CBRE will handle leasing.

PLR

PLR (Port Logistics Realty) is a national, institutional quality real estate platform focused on Tier One industrial markets with major port and logistics infrastructure. PLR's strategy is to continue to acquire significant industrial land holdings in Tier 1 logistics markets, develop Class A logistics and e-commerce facilities while focusing on the accumulation of Class A industrial assets. More information about PLR may be found at www.portlogisticsrealty.com.

Xebec Realty Partners

Xebec Realty Partners is a vertically integrated industrial development firm with 27 years of experience in developing projects in the LA basin and more recently the DFW Metroplex. It has developed more than 40 projects since its inception, and is one of the most active developers of infill warehouse product in Southern California. The South Dallas project represents a continuing

investment strategy for Xebec in Texas following the development of port and rail infrastructure in the southwestern United States. More information about Xebec Realty Partners may be found at www.xebecrealty.com.

CT Realty

Since its establishment in 1994, Aliso Viejo, Calif.-based CT Realty has completed more than 220 transactions with value in excess of \$3.0 billion. More recently, the primary investment focus has been industrial properties in Southern California and Texas with more than six million square feet of existing buildings acquired and more than 700 acres of land acquired since 2010. CT Realty has a current pipeline including over 4 million square feet of new construction planned for 2015 and 2016. More information about CT Realty may be found at www.ctrinvestors.com.

Diamond Realty Investments, Inc.

Since established in 1994, Diamond Realty Investments, Inc. (“DRI”), the real estate investment arm of Mitsubishi Corporation, has made a significant contribution to the U.S. real estate development industry, specializing in joint venture partnerships with local developers. To date DRI has invested in over 120 industrial, multifamily and student housing properties, with a total acquisition and development cost exceeding \$2.5 billion. DRI develops and eventually disposes upon stabilization the income-producing properties as financial assets to the U.S. institutional investors. More information may be found at www.diamondrealtyinvestments.com.