



News Release

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CNL WINS REGIONAL BEST OFFICE BUILDING AWARD IN SOUTHEAST *CNL Centers I & II recognized regionally with BOMA TOBY Award*

(ORLANDO, Fla.) May 24, 2010 – CNL Commercial Real Estate, a division of CNL Financial Group, announced that CNL Centers I and II received The Office Building of the Year (TOBY) Award for 2010 from the Southern Region of the Building Owners and Managers Association (BOMA). CNL Centers I and II, located in Orlando’s downtown central business district, received recognition in the 500,000 to 1 million square feet category.

CNL Commercial Real Estate has won the TOBY award for CNL Centers I and II from the BOMA Orlando chapter for the past five consecutive years, but this award represents the first win for the company on a regional level.

“The entire team has worked hard to ensure these buildings exemplify a best-in-class environment for our tenants, and we are honored that BOMA is recognizing those results,” said Paul Ellis, president of CNL Commercial Real Estate. “With owners concerned about retaining tenants while trying to reduce building expenses, the efforts our team has demonstrated at CNL Centers I and II offer a roadmap that can be used by many landlords.”

Both CNL Centers I and II have 98% and 99% occupancy, respectively – two of the highest building occupancy levels in Central Florida’s downtown business district.

A series of initiatives were introduced in CNL Centers I and II to reduce environmental impact and lower expenses. “In addition to implementing a number of building system improvements, we also partnered with our tenants on several energy-saving initiatives, which makes a big difference,” said Scott Renaud, CNL Commercial Real Estate principal and head of the

company's property and facilities management practice. Both CNL Centers I and II have earned the Energy-Star certification.

“We believe every member of our team plays an integral role,” Renaud said. “This past year, one of our security guards literally saved the life of a tenant that encountered a life-threatening health issue in the CNL parking garage. We have a number of incredible stories that demonstrate the dedication of our team and how they truly go the extra mile.”

CNL Commercial Real Estate's property management regularly supports the Central Florida community by hosting a variety of community drives in CNL Centers I and II. The team set up collection bins for the Haiti relief efforts, arranged quarterly Central Florida Blood Bank drives, collected canned goods for Second Harvest Food Bank and lit the architectural cupola atop of CNL Center I's building red during February in support of Heart Awareness month, to name a few.

The TOBY Awards are considered one of the most prestigious and comprehensive programs in the commercial real estate industry. Buildings are judged on a variety of factors, including community impact, tenant/employee relations programs, building personnel training programs, accessibility for disabled people, overall quality indicators and energy management systems.

CNL Centers I and II are two Class A office towers that comprise a total of 620,689 square feet, making it one of the largest office complexes in Central Florida.

CNL Commercial Real Estate will now compete in the BOMA International TOBY Awards, taking place June 29 in Long Beach, Calif.

About CNL Commercial Real Estate

CNL Commercial Real Estate was formed in 2007 with a veteran team of commercial real estate professionals. The company offers a full range of commercial real estate services, including tenant representation, project management, facilities management, brokerage and advisory services. It operates in all sectors of commercial real estate, including office, industrial and retail. Its CNL Specialty Real Estate Services is the country's leading provider of church-based real estate services and also serves nonprofit and educational clients.

About CNL Financial Group

CNL Financial Group, Inc. (CNL) is one of the nation's largest privately held real estate investment and development companies. Headquartered in Orlando, Florida, CNL is a sponsor of a wide array of investment products. Since inception in 1973, CNL and/or its affiliates have formed or acquired companies with more than \$24 billion in assets, including office, retail, lifestyle, restaurant, hotel, and seniors' housing properties.

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