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**FIDELITY INVESTMENTS
JOINS PRESTIGIOUS TENANT ROSTER AT
2000 AVENUE OF THE STARS IN CENTURY CITY, CA**

The Westside's prestigious business address will premiere in October 2006

Century City, CA (October 5, 2005) – 2000 Avenue of the Stars, the exciting and much anticipated new development in Century City, California, welcomes Fidelity Investments to its prestigious tenant roster. Trammell Crow Company (NYSE:TCC), one of the largest diversified real estate services companies in the world, represented 2000 Avenue of the Stars in the negotiations. Trammell Crow Company confirmed that Fidelity Investments has signed a 10-year lease for more than 10,000 square feet of retail space at the prestigious project. Fidelity Investments will be located on Park Level with a spectacular view of the grand, lushly landscaped park. This will be a Fidelity “Flagship” investor center; one of only five flagship centers that they will have throughout the country.

Brad Cox, Principal with Trammell Crow Company, stated, “We are proud to have Fidelity Investments, one of the nation’s leading financial services firms, at 2000 Avenue of the Stars. Committed to delivering the highest quality financial services, Fidelity Investments will be a dynamic addition to our project and one that will benefit our existing family of tenants and the community-at-large.” Mr. Cox, Patti Gilbert and Jeff Lasky of Trammell Crow Company represented the landlord. Stan McElroy of CB Richard Ellis and Theodore Chryssicas of Meredith and Grew represented the tenant.

Fidelity Investments will be occupying their space in the Fall of 2006. Construction is on schedule for 2000 Avenue of the Stars, the Westside’s newest and most significant office development, to open in October 2006. The building will offer

large contiguous blocks of space, efficient floor plans providing space flexibility for large and mid-size tenants, and unrivaled amenities ranging from a unique four-acre park and cultural center to destination restaurants and stylish cafes.

With its dramatic geometric profile of stainless steel and sky blue glass walls, 2000 Avenue of the Stars will signal a renaissance for this prestigious super block destination known as Century Park. Together with the landmark Century Plaza Towers, the project will create a unified environment for business professionals, visitors and the community. Both the new development and the 2.3 million-square-foot Century Plaza Towers are owned by institutional investors advised by JPMorgan Real Estate.

About 2000 Avenue of the Stars:

2000 Avenue of the Stars is currently being developed at Century Park, the premier office, dining and community-gathering destination in the heart of Century City, California. The 790,000-square foot development will consist of a 12-story, Class “A” office building, destination dining, a promenade of cafes, a cultural center and a 4-acre lushly landscaped grand park. Designed by the internationally renowned firm, Gensler Architects, 2000 Avenue of the Stars will stand on the site of the former ABC Entertainment Center adjacent to the landmark Century Plaza Towers. Trammell Crow Company is the developer, project manager and leasing agent for 2000 Avenue of the Stars. Hathaway Dinwiddie is the general contractor.

About Trammell Crow Company:

Founded in 1948, Trammell Crow Company is one of the largest diversified commercial real estate services companies in the world. The company provides building management, brokerage, project management, and development and investment services to both investors in and users of commercial real estate. In addition to its full service offices located throughout the United States, the company has offices in Canada, Europe, Asia and Latin/South America focused on the delivery of real estate services to corporate customers. The company delivers brokerage services outside the United States through strategic alliances with leading providers - in Europe and Asia, through Savills, plc, a leading property services company based in the United Kingdom; and in Canada, through JJ Barnicke, a leading Canadian real estate services provider. The company delivers building management, brokerage, and project management services in Southeast Asia through Trammell Crow Meghraj, India’s leading property services company jointly owned by the company and certain international partners. Trammell Crow Company is traded on the New York Stock Exchange under the ticker symbol “TCC” and is located on the Internet at www.trammellcrow.com

About Fidelity Investments

Fidelity Investments is one of the world’s largest providers of financial services, with custodied assets of \$2.2 trillion, including managed assets of \$1.1 trillion as of June 30, 2005. Fidelity offers investment management, retirement planning, brokerage, and human

resources and benefits outsourcing services to approximately 20 million individuals and institutions as well as through 5,500 financial intermediary firms. The firm is the largest mutual fund company in the United States, the No. 1 provider of workplace retirement savings plans, one of the largest mutual fund supermarkets and a leading online brokerage firm. For more information about Fidelity Investments, visit www.Fidelity.com.

About JPMorgan Asset Management:

JPMorgan Asset Management is a global asset management leader providing world-class investment solutions to institutions, individuals and financial intermediaries. The firm is responsible for more than \$782 billion in assets under management, including \$32 billion in real estate managed by JPMorgan Real Estate, as of June 30, 2005. With a 30-year history of successful investing and a staff of more than 170 real estate professionals, JPMorgan Real Estate identifies, analyzes, negotiates, acquires, develops, redevelops, renovates, operates, maintains, finances and sells commercial properties, on behalf of its clients. JPMorgan Asset Management's broad investment capabilities and framework for analyzing opportunities in today's complex real estate markets provide critical insights for its institutional clients in both the public and private markets. Real estate research at JPMorgan Asset Management draws on the work of economists, capital markets researchers, equity analysts, and fixed income specialists to closely monitor and control risk to achieve optimal risk-adjusted returns.

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