

FOR IMMEDIATE RELEASE

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DOUGLAS EMMETT, INC. OBTAINS A \$340 MILLION TERM LOAN AT A RATE OF 4.77%

SANTA MONICA, California—April 1, 2008—Douglas Emmett, Inc. (NYSE: DEI), a real estate investment trust (REIT), announced that it has obtained a non-recourse \$340 million term loan secured by four of the Company's previously unencumbered office properties. The loan bears interest at a floating rate equal to LIBOR plus 150 basis points, but the Company has entered into interest rate swap contracts that effectively fix the interest rate at 4.77% until January 2, 2013. The loan facility matures on April 1, 2015. The proceeds of this new loan will be utilized to repay the Company's secured revolving credit facility and for general corporate purposes. The proceeds of this loan facility will not be used to repay any portion of \$380 million of first trust deed bridge financing that the Company obtained in connection with its recent acquisition of six office buildings.

About Douglas Emmett, Inc.

Douglas Emmett, Inc. (NYSE: DEI) is a fully integrated, self-administered and self-managed real estate investment trust (REIT), and one of the largest owners and operators of high-quality office and multifamily properties located in targeted submarkets in California and Hawaii. The Company's properties are concentrated in ten premier submarkets – Brentwood, Olympic Corridor, Century City, Santa Monica, Beverly Hills, Westwood, Sherman Oaks/Encino, Warner Center/Woodland Hills and Burbank and Honolulu, Hawaii. The Company focuses on owning and acquiring a substantial share of top-tier office properties and premier multifamily communities in neighborhoods that possess significant supply constraints, high-end executive housing and key lifestyle amenities. Additional information can be obtained through the Investor Relations department at (310) 255-7700, or on the Douglas Emmett Web site at www.douglasemmett.com.

Safe Harbor Statement: Except for the historical facts, the statements in this press release regarding Douglas Emmett's business activities are forward-looking statements based on the beliefs of, assumptions made by, and information currently available to, us about known and unknown risks, trends, uncertainties and factors that are beyond our control or ability to predict. Although we believe that our assumptions are reasonable, they are not guarantees of future performance and some will inevitably prove to be incorrect. As a result, our actual future results can be expected to differ from our expectations, and those differences may be material. Accordingly, investors should use caution in relying on past forward-looking statements to anticipate future results or trends. For a discussion of some of the risks and uncertainties which could cause actual results to differ from those contained in the forward-looking statements, see "Risk Factors" in our Annual Report on Form 10-K filed with the Securities and Exchange Commission.