

CRT PROPERTIES INC
Form DEFM14A
August 08, 2005

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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

SCHEDULE 14A

Proxy Statement Pursuant to Section 14(a) of
the Securities Exchange Act of 1934 (Amendment No.)

Filed by the Registrant

Filed by a Party other than the Registrant

Check the appropriate box:

- Preliminary Proxy Statement
- Confidential, for Use of the Commission Only (as permitted by Rule 14a-6(e)(2))**
- Definitive Proxy Statement
- Definitive Additional Materials
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CRT PROPERTIES, INC.

(Name of Registrant as Specified In Its Charter)

(Name of Person(s) Filing Proxy Statement, if other than the Registrant)

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- Fee computed on table below per Exchange Act Rules 14a-6(i)(1) and 0-11.

(1) Title of each class of securities to which transaction applies:

(2) Aggregate number of securities to which transaction applies:

(3) Per unit price or other underlying value of transaction computed pursuant to Exchange Act Rule 0-11:

(4) Proposed maximum aggregate value of transaction:

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- ý Fee paid previously with preliminary materials.
- o Check box if any part of the fee is offset as provided by Exchange Act Rule 0-11(a)(2) and identify the filing for which the offsetting fee was paid previously. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing.

(1) Amount Previously Paid:

(2) Form, Schedule or Registration Statement No.:

(3) Filing Party:

(4) Date Filed:

August 8, 2005

Dear Shareholder:

You are cordially invited to attend a Special Meeting of shareholders of CRT Properties, Inc. (or the "Company") to be held Friday, September 23, 2005 at 10:00 a.m. local time. The meeting will take place at the offices of Goodwin Procter LLP, our corporate counsel, at 599 Lexington Avenue, New York, NY 10022.

At the Special Meeting, we will ask you to consider and vote on a proposal to approve an Agreement and Plan of Merger that we entered into on June 17, 2005, which provides for the acquisition of the Company by clients advised by DRA Advisors LLC. DRA is a registered investment advisor specializing in real estate investment management services for institutional and private investors. If the merger is completed, you will receive \$27.80 in cash for each share of the Company's common stock you own, plus unpaid dividends through the earlier of closing and September 30, 2005. No dividends will accrue on the common stock after September 30, 2005.

Our Board of Directors has unanimously adopted the merger agreement and recommends that our shareholders vote FOR approval of the merger agreement. Your vote is very important. The merger cannot be completed unless shareholders holding a majority of our outstanding common stock vote to approve the merger agreement. To be certain that your shares are voted at the Special Meeting, please mark, sign, date and return promptly the enclosed proxy card or vote by telephone or over the Internet, whether or not you plan to attend the Special Meeting in person. Please note that if you do not submit your proxy, abstain or do not instruct your broker or nominee how to vote your shares, it will have the same effect as voting AGAINST the merger. **Please do not send your stock certificates to the Company or the exchange agent at this time.**

We urge you to read carefully the attached proxy statement and merger agreement, a copy of which is included in the proxy statement as Appendix A. The proxy statement provides you with a summary of the merger and merger agreement, and a detailed description of the process and reasons that led our Board of Directors to unanimously adopt the merger agreement and recommend it for your approval at the Special Meeting.

Thank you for your continued support and interest in CRT Properties, Inc.

Victor A. Hughes, Jr.
Chairman of the Board

Thomas J. Crocker
Chief Executive Officer

The accompanying Proxy Statement is dated August 8, 2005 and is first being mailed to shareholders on or about August 10, 2005.

CRT PROPERTIES, INC.
225 NE Mizner Boulevard, Suite 200
Boca Raton, Florida 33432
(561) 395-9666

NOTICE OF SPECIAL MEETING OF SHAREHOLDERS

Dear Shareholder:

A Special Meeting of shareholders of CRT Properties, Inc. (the "Company") will be held on Friday, September 23, 2005 at 10:00 a.m., local time, at the offices of Goodwin Procter LLP, our corporate counsel, located at 599 Lexington Avenue, New York, NY 10022. The Board of Directors of the Company asks you to attend this meeting (in person or by proxy) for the following purposes:

1. to consider and vote on a proposal to approve the Agreement and Plan of Merger (a copy of which is attached as Appendix A to the accompanying proxy statement), dated as of June 17, 2005, by and among DRA G&I Fund V Real Estate Investment Trust, a Maryland business Trust, DRA CRT Acquisition Corp., a Delaware corporation, and CRT Properties, Inc., pursuant to which the Company will be acquired for \$27.80 per share (plus unpaid dividends through the earlier of closing and September 30, 2005); and
2. to transact any other business that may properly come before the Special Meeting and any adjournment or postponement of the Special Meeting.

Only common shareholders of record at the close of business on August 2, 2005, are entitled to notice of and to vote at the Special Meeting and at any adjournments or postponements. All common shareholders of record are cordially invited to attend the Special Meeting in person. There are no appraisal or dissenters' rights available under applicable law.

The Board of Directors unanimously recommends that you vote FOR approval of the merger agreement. Approval of the merger agreement will require the affirmative vote of a majority of the shares of the Company's common stock entitled to vote at the Special Meeting. Even if you plan to attend the Special Meeting in person, we request that you complete, sign, date and return the enclosed proxy, or submit your proxy by telephone or the Internet prior to the Special Meeting and thus ensure that your shares will be represented if you are unable to attend. If you sign, date and mail your proxy card without indicating how you wish to vote, your proxy will be voted in favor of approval of the merger agreement. If you do not return your proxy card or do not submit your proxy by telephone or the Internet, this will have the same effect as a vote AGAINST approval of the merger agreement.

Your vote is important. To ensure that your shares are represented at the Special Meeting, you are urged to complete, date and sign the enclosed proxy card and mail it promptly in the postage-prepaid envelope provided, whether or not you plan to attend the Special Meeting in person. You may revoke your proxy in the manner described in the accompanying Proxy Statement at any time before it has been voted at the Special Meeting. If you attend the Special Meeting, you may vote in person even if you returned a proxy.

By Order of the Board of Directors

William J. Wedge, Esq.
*Senior Vice President, General Counsel and
Corporate Secretary*

August 8, 2005

SUMMARY TERM SHEET

This summary term sheet is not intended to be complete and is qualified in all respects by the more detailed information appearing elsewhere in this proxy statement. We encourage investors to review this entire proxy statement carefully, including the appendices attached hereto. We have included as Appendix A to this proxy statement a copy of the Agreement and Plan of Merger relating to the proposed transaction (the "Merger Agreement") and urge you to read the complete text of this agreement for its precise legal terms and other important information. For information on how to obtain the documents that we have filed with the Securities and Exchange Commission (the "SEC"), see "Where You Can Find More Information" elsewhere in this proxy statement. As used herein, the terms "we", "us", "our", the "Company" and "CRT Properties" refer to CRT Properties, Inc.

Form of the Proposed Merger

If the conditions specified in the Merger Agreement are satisfied, CRT Properties, Inc. will be merged with and into DRA CRT Acquisition Corp., a Delaware corporation ("MergerCo"), with MergerCo continuing as the surviving corporation (the "Merger"). MergerCo is a newly formed wholly-owned subsidiary of DRA G&I Fund V Real Estate Investment Trust, a Maryland business Trust ("Parent"), which is an entity controlled by DRA Advisors LLC ("DRA"). At the effective time of the Merger, each outstanding share of CRT Properties, Inc. common stock will be exchanged for the right to receive the merger consideration described below.

Effect of the Merger on Our Capital Stock and Options (page 28)

Common Stock. At the effective time of the Merger, each of our outstanding shares of common stock will be converted into the right to receive \$27.80 in cash, plus a quarterly dividend of \$0.35 per share, prorated for the number of days from July 1, 2005 through the earlier of the date the Merger is effected and September 30, 2005. No dividends will accrue after September 30, 2005. The separate corporate existence of CRT Properties, Inc. will terminate at the effective time of the Merger and our common stock will cease to be traded on the New York Stock Exchange.

If you hold your shares in registered form, you will receive a letter of transmittal and instructions from Wells Fargo Bank, N.A., as paying agent, as soon as possible after the completion of the Merger advising you on how to receive the merger consideration in exchange for your common shares. **You should not return your stock certificates with the enclosed proxy card and you should not forward your stock certificates to the paying agent without a letter of transmittal.** If you hold your shares through a brokerage account, you will receive the merger consideration directly from your broker.

Company Stock Options. At the effective time of the Merger, the holder of each option to acquire our common stock will be entitled to receive an amount in cash equal to the product of (i) the number of common shares subject to each option and (ii) the excess of \$27.80 over the exercise price per share of the option.

Preferred Stock. At the effective time of the Merger, each share of our 8.5% Series A Cumulative Redeemable Preferred Stock issued and outstanding will be automatically converted into one preferred share of the surviving company with identical terms. Holders of the preferred stock will continue to be entitled to receive the same dividends that they were entitled to receive prior to the signing of the Merger Agreement. DRA has indicated that it may seek to deregister the preferred stock under the Securities Exchange Act of 1934, as amended, following the Merger and delist the preferred shares from the New York Stock Exchange.

The Special Meeting (page 6)

Date, Time and Place; Record Date. The Special Meeting will take place on Friday, September 23, 2005 at 10:00 a.m., local time, at the offices of Goodwin Procter LLP, our corporate counsel, located at 599 Lexington Avenue, New York, NY 10022. The close of business on August 2, 2005 is the record date for determining if you are entitled to vote at the Special Meeting. Only holders of record of our common stock on the record date will be entitled to vote at the Special Meeting.

Required Vote. The holders of a majority of the outstanding shares of our common stock entitled to vote at the Special Meeting must vote to approve the Merger Agreement. Each share of common stock entitles the beneficial owner to one vote with respect to the Merger Agreement.

Reasons for the Merger and Recommendation of Our Board of Directors (page 17)

After due consideration, our Board of Directors adopted the Merger Agreement and determined that it is advisable, fair to and in the best interests of the Company and our shareholders to consummate the Merger and the other transactions contemplated by the Merger Agreement. The Board of Directors unanimously recommends that our common shareholders vote FOR approval of the Merger Agreement. In reaching its decision, the Board of Directors considered a number of factors, including:

Merger Consideration the merger consideration of \$27.80 in cash per share of our common stock represents an immediate liquid value per share for our shareholders that is a substantial premium to the historic trading prices of our common stock on the New York Stock Exchange;

Analysis by Wachovia Securities and Fairness Opinion the opinion, analyses and presentations of Wachovia Securities, including the fairness opinion of Wachovia Securities delivered on June 17, 2005 to our Board of Directors;

No Financing Contingency the Merger Agreement contains no condition or contingency relating to DRA's ability and obligation to secure financing for the Merger. In addition, a DRA entity with significant funded capital unconditionally guaranteed all of DRA's obligations under the Merger Agreement.

Each of these reasons and others are described in more detail beginning on page 16 under the heading " Reasons for the Merger and Recommendation of Our Board of Directors".

Opinion of Wachovia Capital Markets, LLC (page 19)

Wachovia Capital Markets, LLC, or "Wachovia Securities", rendered its oral opinion to our Board of Directors, which was subsequently confirmed in writing, that, as of June 17, 2005 and based upon and subject to the procedures performed, the assumptions made, matters considered, limitations of the review undertaken and their experience as investment bankers, in their opinion, the \$27.80 per common share to be received by holders of our common shares pursuant to the Merger Agreement was fair, from a financial point of view, to such holders. The full text of Wachovia Securities' opinion is attached as Appendix C to this proxy statement and this summary is qualified in its entirety by reference to the full text of the opinion. The opinion of Wachovia Securities does not constitute a recommendation as to how any holder of our common shares should vote in connection with the Merger Agreement or any other matters related thereto.

Interests of Our Directors and Executive Officers in the Merger (page 24)

Our directors and executive officers have interests in the Merger that differ from, or are in addition to, the interests of shareholders generally. Our Board of Directors was aware of these interests and considered them, among other matters, in approving the Merger Agreement. These interests

include consideration payable on account of options held by directors and officers, and severance payments payable to members of senior management under existing employment agreements and long-term incentive programs. The amounts and descriptions of each of these interests is set forth in detail under " Interests of Our Directors and Executive Officers in the Merger" beginning on page 24 of this proxy statement.

No Appraisal Rights (page 30)

No dissenters' or appraisal rights are available in connection with the Merger. Florida law does not provide for such rights because our common shares are listed on a national securities exchange.

Litigation Relating to the Merger (page 30)

We are aware of two purported class action lawsuits related to the Merger filed against us, each of our directors and DRA in the Circuit Court of the 15th Judicial Circuit, Palm Beach County, Florida. The complaints allege, among other things, that the merger consideration to be paid to our shareholders in the Merger is inadequate, unfairly favors insiders and that our directors violated their fiduciary duties by failing to take all reasonable steps to maximize shareholder value. On August 8, 2005, we entered into a memorandum of understanding with the plaintiffs in these two cases, pursuant to which we agreed in principal to settle the lawsuits, subject to the execution of definitive settlement documents, completion by plaintiffs' counsel of confirmatory discovery and court approval.

Material United States Federal Income Tax Consequences of the Merger (page 31)

The Merger will be treated as a taxable sale by you of your shares of our common stock in exchange for the merger consideration. If you are a U.S. shareholder, you will recognize gain or loss with respect to your shares, measured by the difference between your adjusted tax basis in the shares exchanged and the amount of cash received for those shares. Please read " Material United States Federal Income Tax Consequences of the Merger" below for a more complete discussion of the federal income tax consequences of the Merger. We urge you to consult your tax advisor regarding the tax consequences of the Merger to you.

Conditions to the Merger (page 41)

The obligations of the parties to complete the Merger are subject to the satisfaction or waiver of customary conditions, including:

our shareholders must have approved the Merger Agreement;

neither we nor Parent or MergerCo shall have materially breached any of the respective representations, warranties or covenants set forth in the Merger Agreement;

Goodwin Procter LLP shall have rendered an opinion relating to our qualification as a REIT;

no injunction or other order by a governmental entity would make illegal or prohibit the consummation of the Merger; and

there has been no event, change or occurrence that has had a material adverse effect on the Company.

Termination of the Merger Agreement (page 42)

We, Parent or MergerCo may terminate the Merger Agreement, whether before or after receiving shareholder approval, if:

the Merger Agreement fails to receive the requisite shareholder approval;

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the other party has breached or failed to perform in any material respect any of its representations, warranties or covenants contained in the Merger Agreement;

a governmental entity issues an order, decree, judgment, injunction or other action which restrains or otherwise makes the Merger illegal; or

the Merger is not completed by December 31, 2005.

In addition, we may terminate the Merger Agreement if, prior to the Special Meeting, our Board of Directors decides to withdraw or modify its approval or recommendation of the agreement in connection with a third-party acquisition proposal and we pay Parent the termination fee described below.

Each of Parent and MergerCo may also terminate the Merger Agreement if our Board of Directors fails to recommend in this proxy statement that our common shareholders approve the Merger Agreement, withdraws or modifies its recommendation of the Merger Agreement, or recommends that shareholders accept or approve a third-party acquisition proposal.

Expenses and Termination Fee (page 42)

If either party terminates the Merger Agreement because of the other party's breach of a representation, warranty or covenant, the breaching party must reimburse the other for out-of-pocket expenses incurred in connection with the Merger and related transactions, in an amount up to \$10,000,000. Additionally, we have agreed to pay Parent's out-of-pocket expenses in an amount up to \$10,000,000 if the Merger Agreement is terminated by us or Parent because the requisite shareholder approval is not obtained or if our tax counsel is unable to deliver a tax opinion relating to our qualification as a REIT for our taxable years ending December 31, 2000 through the effective time of the Merger.

If we terminate the Merger Agreement to pursue an alternative acquisition proposal, we will generally be required to pay Parent a termination fee in the amount of \$40,000,000. In any case in which we are required to pay a termination fee, the amount of any expenses that we pay to Parent will be credited against the amount of the termination fee.

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QUESTIONS AND ANSWERS ABOUT THE MERGER

The following questions and answers address briefly some questions you may have regarding the Special Meeting and the proposed merger. These questions and answers may not address all questions that may be important to you as a shareholder of CRT Properties, Inc. Please refer to the more detailed information contained elsewhere in this proxy statement, the appendices to this proxy statement and the documents referred to or incorporated by reference in this proxy statement.

Q: What is the proposed transaction to be voted on at the Special Meeting?

A: The proposed transaction is the acquisition of the Company by a corporation controlled by DRA Advisors LLC ("DRA") pursuant to an Agreement and Plan of Merger (the "Merger Agreement") dated as of June 17, 2005 among the Company, DRA G&I Fund V Real Estate Investment Trust and its wholly-owned subsidiary, DRA CRT Acquisition Corp ("MergerCo"). If the Merger Agreement is approved by the Company's shareholders and the other closing conditions under the Merger Agreement are satisfied or waived, the Company will merge with and into MergerCo, with MergerCo being the surviving corporation (the "Merger"). Following the Merger, the Company will no longer be publicly held and our common stock will cease to be traded on the New York Stock Exchange.

Q: What will I receive in the Merger and how will the Merger affect my dividends?

A: If the Merger is completed, you will be entitled to receive \$27.80 in cash for each share of our common stock that you own, plus a quarterly dividend of \$0.35 per share for all periods through the earlier of the closing date of the Merger and September 30, 2005. Accordingly, if, for example, you own 100 shares of our common stock, you would be entitled to receive \$2,780 in cash, plus an additional \$35 in dividends (in each case, without interest and less any applicable withholding taxes). If the Merger is effected earlier than September 30, 2005, the dividend amount would be prorated accordingly. If the Merger is effected later than September 30, 2005, common shareholders will not be entitled to receive dividends for any period after September 30, 2005.

Q: Does our Board of Directors recommend approval of the Merger Agreement?

A: Yes. Our Board of Directors unanimously recommends that shareholders vote **FOR** approval of the Merger Agreement.

Q: Why does our Board of Directors recommend that I vote to approve the Merger Agreement?

A: Our Board of Directors recommends you vote **FOR** approval of the Merger Agreement because it believes that the Merger represents the strategic alternative that is in the best interest of our shareholders. The merger consideration to be received by our shareholders represents a significant premium to the historical and recent market price of our common shares. The Board of Directors considered many factors in deciding to recommend the approval of the Merger Agreement, including the premium to the then-current market price offered by DRA, the Company's earning prospects, funds from operations multiples, net asset value estimates and comparable company merger transactions. Our Board of Directors also considered each of the factors described on pages 17 through 19 of this proxy statement under "Reasons for the Merger and Recommendation of Our Board of Directors."

Q: Do shareholders have dissenters' rights or appraisal rights with respect to the Merger?

A: No. Under Florida law, since the shares of the Company's common stock are listed on a national securities exchange, holders do not have any appraisal rights or dissenters' rights in connection with the Merger.

Q: Will the Merger affect holders of the Company's preferred stock?

A: At the effective time of the merger, each share of our 8.5% Series A Cumulative Redeemable Preferred Stock issued and outstanding will be automatically converted into one preferred share of the surviving company with identical terms. Holders of the preferred stock will continue to be entitled to receive the same dividends that they were entitled to receive prior to the signing of the Merger Agreement. DRA has indicated that it may seek to deregister the preferred stock under the Securities Exchange Act of 1934, as amended, following the Merger and delist the preferred shares from the New York Stock Exchange.

Q: When do you expect the Merger to be completed?

A: We are working to complete the Merger as quickly as possible after satisfaction of the conditions specified in the Merger Agreement, including approval of our shareholders. We currently expect to complete the Merger on or about September 30, 2005. However, we cannot predict the exact timing of the Merger and not all the conditions to the Merger are within the Company's or DRA's control. Please see "The Merger Agreement Conditions to the Merger" on page 41 for a detailed description of the conditions to closing specified in the Merger Agreement.

Q: If the Merger Agreement is approved and the Merger consummated, how will I receive my merger consideration?

A: If you hold your shares in registered form, we will send you a letter of transmittal immediately following the closing of the Merger with instructions for exchanging your shares and receiving the merger consideration. If you hold your shares through a brokerage account, you will receive the merger consideration directly from your broker.

Q: What are the U.S. federal income tax consequences of the Merger to shareholders?

A: In general, you will recognize gain or loss equal to the difference between the amount of cash you receive in the Merger and your adjusted tax basis in your shares of CRT Properties, Inc. common stock. For a more detailed explanation of the tax consequences of the Merger, see "Material United States Federal Income Tax Consequences" below. Tax matters are very complicated, and the tax consequences of the Merger to you will depend on the facts of your particular situation. You should consult your own tax advisor as to the specific tax consequences to you of the Merger, including the applicable federal, state, local, foreign and other tax consequences.

Q: What vote is required to approve the Merger Agreement?

A: For us to complete the Merger, shareholders holding at least a majority of the shares of our common stock outstanding, or 15,926,186 shares, must vote "FOR" approval of the Merger Agreement. Accordingly, failure to vote or an abstention will have the same effect as a vote AGAINST adoption of the Merger Agreement.

Q: What if I do not want to sell my shares?

A: If a majority of our common shareholders vote FOR approval of the Merger Agreement at the Special Meeting and all other conditions to the Merger are satisfied or waived, we currently expect to complete the Merger on or about September 30, 2005. If the Merger is consummated, your shares of common stock will automatically be canceled and converted into the right to receive the merger consideration, whether or not you voted in favor of the Merger Agreement. In addition, because our common stock is listed on a national securities exchange, Florida law does not provide for dissenters' or appraisal rights in connection with the Merger.

Q: Who can vote at the Special Meeting?

A: Holders of record of our common stock at the close of business on August 2, 2005 are entitled to vote at the Special Meeting. On that date, approximately 31,852,370 shares of common stock were outstanding and entitled to vote.

Q: How do I vote my shares?

A: Shareholders whose shares of common stock are registered in their own name may submit their proxies by one of the following methods:

sign the enclosed proxy card and mail it in the enclosed, prepaid and addressed envelope or to CRT Properties, Inc., c/o Shareowner Services, P.O. Box 64873, St. Paul, MN 55164-0873;

call toll free **1-800-560-1965**, 24 hours a day, 7 days a week, and follow the instructions; or

access the webpage at www.eproxy.com/cro and follow the on-screen instructions.

Votes submitted via telephone or over the Internet must be received by 12:00 midnight (CT), on Thursday, September 22, 2005.

You may also vote your shares in person at the Special Meeting. The Company will pass out written ballots to anyone who wants, and is entitled, to vote at the Special Meeting. If you hold your shares in street name, you must request a legal proxy from your broker or bank in order to vote in person at the Special Meeting. Submitting your proxy will not affect your right to vote in person if you decide to attend the Special Meeting. If you receive more than one proxy card, it is because you hold your shares in different names or in different capacities. You should complete, date, sign and return all of the proxy cards.

Q: If I hold my shares of common stock in "street name," will my shares be voted if I do not return my proxy card or vote via the Internet or by telephone?

A: If you hold your shares of common stock in "street name", it is important that you provide instructions to your broker or bank by voting your proxy promptly to ensure that all shares of common stock you own will be voted as you wish at the Special Meeting. If your broker or bank does not receive your instructions, it may not vote your shares on the approval of the Merger Agreement because this proposal is not considered a "routine" matter by the New York Stock Exchange. If the broker or bank cannot vote on a particular matter because it is considered "non-routine," there is a "broker non-vote" on that matter. Abstentions and broker non-votes will be treated as shares present, in person or by proxy, and entitled to vote for purposes of determining a quorum at the Special Meeting but will have the same effect as votes against approval of the Merger Agreement.

Q: What happens if I don't indicate how to vote my proxy?

A: If you sign and send in your proxy, but do not include instructions on how to vote your properly signed proxy card, your shares will be voted **FOR** approval of the Merger Agreement.

Q: What happens if I don't return a proxy card?

A: Not returning your proxy card will have the same effect as voting **AGAINST** approval of the Merger Agreement.

Q: Can I change my vote after I have mailed my signed proxy card?

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A:

Yes. You can change your vote at any time before your proxy is voted at the Special Meeting. You can do this in one of three ways:

first, you can send a written notice stating that you would like to revoke your proxy to the address below;

second, you can complete and submit a later-dated proxy card to the address below; or

third, you can attend the Special Meeting and vote in person. Your attendance at the Special Meeting alone will not revoke your proxy. You must vote at the Special Meeting in order to revoke your previously submitted proxy.

Q:

Who can help answer my questions about the proposals?

A:

If you have any questions about the proposals presented in this proxy statement, you should contact:

Investor Relations
CRT Properties, Inc.
225 NE Mizner Blvd., Suite 200
Boca Raton, FL 33432
Tel: 800-607-0088
Tel: 561-395-9666

FORWARD LOOKING STATEMENTS

Many of the statements contained in this proxy statement that are not historical facts are forward-looking statements. The Private Securities Litigation Reform Act of 1995 provides safe harbor provisions for forward-looking information. Words such as "expect," "anticipate," "intend," "plan," "believe," "seek," "estimate," variations of such words and other similar expressions identify such forward-looking statements. The Company also may provide oral or written forward-looking information in other materials released by the Company to the public. These forward-looking statements are based on current expectations, beliefs, assumptions, estimates and projections about the industry and markets in which the Company operates. Therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. In addition, other factors may affect the accuracy of the forward-looking information, including the following:

the satisfaction of the conditions to closing of the Merger, including the approval of our shareholders;

potential or actual litigation, including those matters described under "The Merger Litigation Relating to the Merger" below or other litigation challenging the proposed Merger;

general economic, financial and business conditions;

actions of U.S., foreign and local governments, including changes to tax laws and other legislation or regulatory actions; and

the risks detailed in our current filings with the Securities and Exchange Commission, including our Annual Report on Form 10-K for the year ended December 31, 2004 and our most recent Quarterly Report on Form 10-Q.

Accordingly, while forward-looking statements in this proxy statement reflect the Company's estimates and beliefs, they are not guarantees of future performance. The Company does not promise to update any forward-looking statements to reflect changes in the underlying assumptions or factors, new information, future events or other changes.

THE SPECIAL MEETING OF THE COMPANY'S SHAREHOLDERS

The Company is furnishing this proxy statement to all shareholders of record of common stock in connection with the solicitation of proxies by the Board of Directors for use at the Special Meeting of shareholders to be held on Friday, September 23, 2005, and at any adjournment or postponement of the Special Meeting.

Date, Time and Place of Meeting

The Special Meeting will be held on Friday, September 23, 2005 at 10:00 a.m., local time, at the offices of Goodwin Procter LLP, our corporate counsel, located at 599 Lexington Avenue, New York, NY 10022.

Purpose of the Special Meeting

The Board of Directors of the Company asks you to attend this meeting (in person or by proxy) for the following purposes:

3. to consider and vote on a proposal to approve the Agreement and Plan of Merger (the "Merger Agreement"), dated as of June 17, 2005, by and among DRA G&I Fund V Real Estate Investment Trust, a Maryland business trust, DRA CRT Acquisition Corp., a Delaware corporation, and CRT Properties, Inc., pursuant to which the Company will be acquired for \$27.80 per share (plus unpaid dividends through the earlier of closing and September 30, 2005); and
4. to transact any other business that may properly come before the Special Meeting and any adjournment or postponement of the Special Meeting.

A copy of the Merger Agreement is attached to this proxy statement as Appendix A. Shareholders are encouraged to read the Merger Agreement in its entirety and the other information contained in this proxy statement carefully before deciding how to vote.

Recommendation of the Board of Directors

The Board of Directors has unanimously determined that the Merger is advisable, in the best interests of shareholders and on terms that are fair to the shareholders. **Accordingly, the Board of Directors has unanimously approved the Merger Agreement and the Merger and recommends that shareholders vote FOR approval of the Merger Agreement.**

The matters to be considered at the Special Meeting are of great importance to the shareholders. Shareholders are urged to read and carefully consider the information presented in this proxy statement, and to complete, date, sign and promptly return the enclosed proxy in the enclosed postage-prepaid envelope.

Record Date

The Board of Directors has fixed the close of business on August 2, 2005 as the record date for determination of shareholders entitled to notice of and to vote at the Special Meeting. At that date, there were approximately 31,852,370 shares of common stock outstanding. Only holders of record of our common stock on the record date will be entitled to vote at the Special Meeting.

Votes Required for Approval of the Merger Agreement

The holders of a majority of the outstanding shares of our common stock, par value \$0.01 per share, entitled to vote at the Special Meeting must vote to approve the Merger Agreement. Each share of common stock entitles the beneficial holder to one vote per share with respect to the Merger

Agreement. There are no other voting securities of the Company entitled to vote at the Special Meeting.

If you hold your shares in an account with a broker or bank, you must instruct the broker or bank on how to vote your shares. If a proxy card returned by a broker or bank holding shares indicates that the broker or bank does not have authority to vote on the proposal to approve the Merger Agreement, the shares will be considered present at the Special Meeting for purposes of determining the presence of a quorum, but will not be voted on the Merger Agreement. This is called a "broker non-vote" and will have the effect of a vote AGAINST the Merger Agreement. Your broker or bank will vote your shares on the Merger Agreement only if you provide instructions on how to vote by following the instructions provided to you by your broker or bank.

Quorum and Abstentions

A majority of all voting shares of our common stock issued and outstanding as of the record date, represented in person or by proxy, constitutes a quorum for the transaction of business at the Special Meeting. Abstentions and broker non-votes will be treated as shares present and entitled to vote for purposes of determining a quorum. There must be a quorum for the vote on the Merger Agreement to be taken.

If you submit a proxy that indicates an abstention from voting on all matters presented at the Special Meeting, your shares will not be voted on any matter presented at the Special Meeting. Consequently, your abstention will have the same effect as a vote against the proposal to approve the Merger Agreement. In addition, broker non-votes and the failure of any shareholder to return a proxy will have the effect of a vote against the proposal to approve the Merger Agreement.

Shares Owned by Directors and Officers

As of the close of business on the record date for the Special Meeting, directors and executive officers (and their respective affiliates) of the Company collectively owned approximately 3.06% of the outstanding shares of common stock entitled to vote at the Special Meeting and expressed their intention to vote FOR approval of the Merger Agreement.

Voting of Proxies at the Special Meeting and Revocation of Proxies

We request that all holders of common stock on the record date complete, date and sign the accompanying proxy card and promptly return it in the accompanying envelope. All properly executed proxies received prior to the vote at the Special Meeting, that are not revoked, will be voted in accordance with the instructions indicated on the proxy card. If no direction is indicated on the proxies, the proxies will be voted in favor of approval of the Merger Agreement. Shareholders whose shares of common stock are registered in their own name may submit their proxies by one of the following methods:

sign the enclosed proxy card and mail it in the enclosed, prepaid and addressed envelope or to CRT Properties, Inc., c/o Shareowner Services, P.O. Box 64873, St. Paul, MN 55164-0873;

call toll free **1-800-560-1965**, 24 hours a day, 7 days a week, and follow the instructions; or

access the webpage at www.eproxy.com/cro and follow the on-screen instructions.

Votes submitted via telephone or over the Internet must be received by 12:00 midnight (CT), on Thursday, September 22, 2005.

You may also vote your shares in person at the Special Meeting. The Company will pass out written ballots to anyone who wants, and is entitled, to vote at the Special Meeting. If you hold your shares in street name, you must request a legal proxy from your broker or bank in order to vote in

person at the Special Meeting. Submitting your proxy will not affect your right to vote in person if you decide to attend the Special Meeting. If you receive more than one proxy card, it is because you hold your shares in different names or in different capacities. You should complete, date, sign and return all of the proxy cards.

Shareholders may revoke a previously submitted proxy at any time prior to its use. You can do this in one of three ways:

first, you can send a written notice stating that you would like to revoke your proxy to CRT Properties, Inc., c/o Shareowner Services, P.O. Box 64873, St. Paul, MN 55164-0873;

second, you can complete and submit a later-dated proxy card to the address above; or

third, you can attend the Special Meeting and vote in person. Your attendance at the Special Meeting alone will not revoke your proxy. You must vote at the Special Meeting in order to revoke your previously submitted proxy.

DO NOT SEND YOUR STOCK CERTIFICATES WITH YOUR PROXY. A LETTER OF TRANSMITTAL CONTAINING INSTRUCTIONS FOR THE SURRENDER OF STOCK CERTIFICATES WILL BE MAILED TO RECORD SHAREHOLDERS AS SOON AS PRACTICABLE FOLLOWING THE COMPLETION OF THE MERGER. IF YOU HOLD YOUR SHARES THROUGH A BROKERAGE ACCOUNT, YOU WILL RECEIVE THE MERGER CONSIDERATION DIRECTLY FROM YOUR BROKER.

Solicitation of Proxies and Expenses

The Company will bear the costs of solicitation of proxies. In addition to the use of telephone, Internet or the mails, proxies may be solicited by personal interview, telephone and telegram by directors, officers and employees of the Company, and no additional compensation will be paid to such individuals. The Company also has retained Morrow and Co., Inc., 445 Park Avenue, New York, NY 10022 to solicit proxies by mail, personal interview, telephone, or telegraph, for which service the Company anticipates a cost not in excess of \$10,000, plus disbursements. Arrangements may also be made with the stock transfer agent and with brokerage houses and other custodians, nominees, and fiduciaries that are record holders of shares for the forwarding of solicitation material to the beneficial owners of shares. The Company will, upon the request of any such entity, pay such entity's reasonable expenses for completing the mailing of such material to beneficial owners.

THE PARTIES TO THE MERGER

CRT Properties, Inc.

CRT Properties, Inc., a Florida corporation, is a fully integrated, self administered and managed equity real estate investment trust, or REIT, which develops, owns, operates, leases and manages office buildings in metropolitan areas in the southeastern United States, Maryland and Texas. Our common stock is listed on the New York Stock Exchange under the symbol "CRO." Our principal executive offices are located at 225 NE Mizner Boulevard, Suite 200, Boca Raton, Florida 33432, and our telephone number is (561) 395-9666. For additional information about our Company, see "Where You Can Find More Information" on page 46.

DRA Advisors LLC

DRA Advisors LLC, or "DRA", is a New York-based registered investment advisor specializing in real estate investment management services for institutional and private investors, including pension funds, university endowments, foundations and insurance companies. Founded in 1986, the firm currently manages over \$3.6 billion in assets. DRA's principal executive offices are located at 220 East 42nd Street, 27th Floor, New York, New York 10017, and its telephone number is (212) 697-4740. Prior to the consummation of the Merger, DRA and/or its affiliates may enter into one or more agreements with co-venturers.

DRA G&I Fund V Real Estate Investment Trust

DRA G&I Fund V Real Estate Investment Trust, or "Parent", is a Maryland business trust and a wholly-owned subsidiary of DRA Growth and Income Fund V LLC, an entity advised and controlled by DRA Advisors LLC. The principal executive offices of Parent are located at 220 East 42nd Street, 27th Floor, New York, New York 10017, and its telephone number is (212) 697-4740.

DRA CRT Acquisition Corp.

DRA CRT Acquisition Corp., or "MergerCo", is a Delaware corporation and a wholly-owned subsidiary of Parent. MergerCo was formed in 2005 solely for the purpose of facilitating the acquisition of our Company and has not carried on any activities to date other than those incident to its formation and the negotiation and execution of the Merger Agreement. MergerCo's principal executive offices are located at 220 East 42nd Street, 27th Floor, New York, New York 10017, and its telephone number is (212) 697-4740.

PROPOSAL NO. 1

THE MERGER

Background of the Merger

CRT Properties, Inc. is a fully integrated, self administered and managed equity real estate investment trust, or REIT, which develops, owns, operates, leases and manages office buildings in metropolitan areas in the southeastern United States, Maryland and Texas. We were incorporated as a Florida corporation in 1988 under the name Koger Equity, Inc. and our common stock was listed on the American Stock Exchange and, beginning in March 2000, on the New York Stock Exchange. In early 2000, we named Thomas J. Crocker as our chief executive officer and embarked on a long-term strategic growth plan to maximize shareholder value by repositioning our portfolio through select asset sales and reinvestment in opportunities with higher growth prospects. During the period from 2001 through the first fiscal quarter of 2005, we sold or otherwise disposed of older, non-core office properties located primarily in tertiary markets in the southeast and concurrently acquired Class A office properties in the substantially larger and faster growing markets of Atlanta, Houston and South Florida. The net result of these activities was to initially shrink our asset base and capitalization, and to reposition our overall portfolio to take advantage of an expected upturn in the property markets. To better reflect the change in the character of our Company and to signal our continuing strategy to acquire dominant Class A properties in major southeastern United States, Maryland and Texas markets, we changed our name to CRT Properties, Inc. in June of 2004.

As of March 2005, our properties contained 11.7 million total square feet, compared with 10.8 million as of December 2000. Of the total square footage, approximately 41% had been acquired within the past three-and-a-half years. From December 31, 2000 to December 31, 2004, the market price of our common stock rose 53% from \$15.56 per share to \$23.86 per share. Throughout this period, we paid regular quarterly dividends on our common shares of \$0.35 per share and, in January 2002, we made a special distribution on our common shares of \$1.74 per share, occasioned by substantial capital gains from the sale of non-core assets. From 2001 through 2004, the company's funds from operations and dividend payout did not increase due to the dilutive effect of our selling non-core assets and occupancy declines in the balance of the portfolio in the face of a national economic recession.

Our Board of Directors and senior management have periodically reviewed the Company's strategic growth objectives and plans for achieving those objectives, including considering alternatives to our repositioning strategy, such as potential strategic initiatives and business combinations. Beginning in early 2005, we began to see office property assets trading at all-time highs and our board and senior management began to consider whether alternatives to our current strategic growth plan should be given additional consideration, as they might better maximize shareholder value.

At a meeting of the Board of Directors held on March 21, 2005, the board discussed current valuations of office portfolios, as well as the projected value of the Company's portfolio on a net asset and equity market value basis over the near and mid term under our current strategic growth plan. The board remained confident in the viability of the strategic growth plan but also discussed the possibility that market conditions might present an opportunity to enhance shareholder value through a capital transaction. The board noted that as we continued with the planned disposition of some of the older, non-core assets in our portfolio and positioned our Company for future growth, we were faced with challenges that included interest rate volatility, high capital costs associated with attracting and retaining tenants, and difficulty of making accretive acquisitions in an extremely competitive investment environment. The board also noted that the strategic growth plan contemplated a 3-5 year time period over which it was to be implemented. In the board's view, if a comparable or superior valuation for the Company could be obtained through an earlier cash sale of the Company, this would effectively eliminate the time and execution risks inherent in the strategic growth plan and would be a more

certain means of maximizing shareholder value. The board recognized that, despite the favorable valuation of the Company implied by other recent transactions in the office REIT industry, it might prove challenging to identify one or more bidders willing to pay a price per share sufficient to justify abandoning our current strategic growth plan. Following its deliberations, the board determined that, in light of favorable market valuations, it was in the best interests of the Company's shareholders to explore other strategic alternatives to maximize shareholder value, including a sale of the Company, with the assistance of an experienced investment banking firm.

At the March 21 meeting, representatives from Wachovia Capital Markets LLC, or Wachovia Securities, were invited to present their views to the board regarding possible strategic alternatives available to the Company and likely valuations of the Company. We selected Wachovia Securities due to its experience in business combination transactions in the REIT sector, its relationships with private and public equity sources, and because of its knowledge of the Company's business and affairs based on the fact that it had previously provided investment banking and lending services to the Company. Wachovia Securities provided the board with a detailed analysis of the current office real estate market and trends, including those relating to capitalization rates, occupancy rates, rental growth and portfolio turnover. Wachovia Securities reviewed various strategic alternatives, including continuing to implement the Company's strategic growth plan, selling all or part of the Company's properties (including potential joint venture transactions), a merger of the Company and other similar transactions. In addition, Wachovia Securities reviewed with the board the pricing of numerous recent real estate portfolio and company transactions, both publicly and privately held. Wachovia Securities indicated that their preliminary analysis suggested a potential transaction price per share for the Company that was significantly above the then-current trading price of \$22.03.

Following Wachovia Securities' presentation, the Board of Directors had extensive discussions regarding the alternatives available to the Company and the costs and benefits of each alternative. Following these discussions, the board voted to approve the engagement of Wachovia Securities to assist the Company in exploring the feasibility of a sale of the Company. A formal engagement letter was executed with Wachovia Securities on March 28, 2005. After consultation with Wachovia Securities and Goodwin Procter LLP, our general outside counsel, the board decided that setting a deadline for all potentially interested parties to submit preliminary indications of interest would be the most efficient method for allowing the board to assess whether a transaction meeting its objectives, including a price sufficient to offset abandoning our strategic growth plan, was possible.

Beginning the last week of March 2005, Wachovia Securities contacted over 60 potential bidders on a confidential basis. These potential bidders were selected by Wachovia Securities based on its business experience in the REIT sector and on its estimation of those companies and firms most likely to be interested in an acquisition of the Company and able to offer the highest possible value to our shareholders. In compiling the list of potential bidders Wachovia Securities sought to provide a comprehensive cross section of real estate companies, both public and private, in addition to institutional investors and advisors. Wachovia Securities also considered whether particular firms or companies had the apparent financial ability to effectuate acquisitions as large as the Company. From late March through mid-April, we entered into confidentiality agreements with 41 potential bidders. These parties received confidential information about the Company to assist them in preparing their initial indication of value, which was requested by April 28, 2005.

During telephonic discussions conducted on April 6, 7 and 8, Thomas J. Crocker, our chief executive officer, advised members of the finance committee of the Board of Directors that the senior management team was considering the possibility of participating in the process as a bidder or of teaming up with one of several other potential bidders. Mr. Crocker indicated that management had taken no action in this direction yet, but thought it appropriate to notify the committee well in advance of taking any steps. After discussing the ways in which the possibility of a management bid might affect the exploratory process and after consultation with Wachovia Securities and Goodwin Procter, the

finance committee requested that management not contact any potential financing sources until the full Board of Directors could be apprised of this development.

At a telephonic meeting of the full Board of Directors held on April 11, 2005, the board determined that, in light of management's possible participation as a bidder, the integrity of the exploratory process would best be served by the establishment of a special committee of independent directors, whose task would be to consider and evaluate any proposals or potential transactions and to generally oversee and regulate the process. Messrs. D. Pike Aloian, Peter J. Farrell and David B. Hiley were designated by the board to serve as members of the special committee, and Victor A. Hughes, Jr., the Chairman of the Board of Directors, was designated as the liaison between the special committee and the full board. The board delegated to the special committee the power to direct the negotiation of the terms and conditions of any proposed transaction and to make a recommendation to the full board on the advisability of entering into any definitive agreement. It was further determined that the special committee would hold frequent meetings, both scheduled and unscheduled, in order to remain closely apprised of the progress of Wachovia Securities' marketing efforts, to provide necessary guidance and to deal with all other issues that might arise from the Company's exploratory process. While the special committee would keep Mr. Hughes and the full board up to date with the process through periodic updates, it was determined that no bidder information, including identity and bid prices, would be disclosed to management. The board agreed to permit management to speak to prospective capital sources but requested that Wachovia Securities generally monitor the process. Following Mr. Crocker's excusal from the meeting, Wachovia Securities updated the board as to the status of the confidentiality agreement process and list of potential bidders.

At the April 11 meeting, the board also discussed severance and compensation matters for executive officers, noting in particular that under current executive employment agreements, severance payments payable to certain members of senior management upon a change of control of the Company would be meaningfully reduced due to the imposition of excise taxes pursuant to applicable Internal Revenue Code provisions. Following Mr. Crocker's excusal from the meeting, the board acknowledged that the treatment of change-in-control payments among individual members of the management team was not necessarily consistent under existing arrangements and requested that the compensation committee consider the issue and formulate a recommendation for the board to consider. In consultation with counsel and financial advisors, the board noted that gross-up payments on account of these taxes was customary among publicly-traded REITs as a method of continuing to incentivize management during a sale process. The board further noted that absent a reasonable incentivization structure for key management employees, the Company might encounter difficulties retaining these employees throughout the course of a sale process, particularly those whose expertise in the industry might make them valuable to other real estate companies and firms, including the Company's competitors.

Wachovia Securities updated the special committee, at telephonic meetings held on April 14 and April 22, 2005, on the status of the exploratory process and summarized Wachovia Securities' conversations with many of the potential bidders.

At telephonic meetings of the special committee held on April 23 and April 28, 2005, Mr. Crocker, on behalf of senior management, advised the committee that, as a result of preliminary conversations with potential partners and sources of capital, management was no longer considering submitting a bid to acquire the Company, but that they would still consider partnering with other potential bidders, though no meaningful conversations in that regard had taken place to date. Mr. Crocker noted that he and the other members of senior management continued to have confidence in the Company's current business plan and strategy and were encouraged by positive results and trends in the Company's business. Following Mr. Crocker's excusal from the meeting, the committee further discussed this development and concluded that, as potential partners to a bid for the Company, it remained appropriate to continue to exclude Mr. Crocker and other members of management from discussions

concerning specific bidders and price proposals. The committee noted that permitting management full access to information concerning the process might serve to discourage potential bidders were management subsequently to decide to partner with another bidder.

On the April 28, 2005 deadline, the Company received written preliminary indications of interest from six bidders, including both private real estate funds and public companies. Five of the six preliminary bids were for the acquisition of the Company in an all-cash transaction, and one included up to 50% consideration in stock. Two of the preliminary bids were at a price the special committee deemed to be within an acceptable range, three were slightly below an acceptable range and one was meaningfully below an acceptable range. At telephonic meetings of the special committee held on April 28, April 29 and April 30, 2005, Wachovia Securities reviewed the preliminary indications of interest with the special committee, following which the committee determined that the terms of the bids were such that the committee believed it was in the best interest of the Company and its shareholders to continue the process and further explore the feasibility of a transaction that would maximize shareholder value at an acceptable price per share. Along with Wachovia Securities and Goodwin Procter, the committee had extensive discussions about the terms and merits of each bid on an individual basis and gave Wachovia Securities detailed comments to pass along to each bidder with regard to each proposal. The committee decided to invite five of the six bidders to conduct further diligence, with a view to receiving final, fully-financed bids from these parties by mid-June. The proposal submitted by the sixth bidder was at a price significantly below those of the other five bidders, such that the committee did not believe that further discussions with this bidder were warranted. The committee declined to offer exclusivity to any of the bidders at this point.

At a telephonic meeting of the special committee held on May 3, 2005, Wachovia Securities updated the committee as to the status of the bid process, noting that the five remaining bidders were exhibiting sustained interest and were conducting detailed due diligence. After this update, Mr. Crocker joined the meeting and the committee further discussed the proposed terms of the severance arrangement for members of senior management (other than Mr. Crocker and Mr. Brockwell, whose severance and termination provisions were governed by the terms of their respective employment agreements with the Company). Also on May 3, the committee updated the full Board of Directors (other than Mr. Crocker) via teleconference as to the results of the preliminary indications of interest and the proposed procedures going forward.

On May 5, 2005, Wachovia Securities further updated the special committee via telephone conference call on the bidding process to date, noting that one of the five bidders had since withdrawn. The committee also agreed to consider, in connection with the proposed transaction on an "if-and-when" basis, recommending to the compensation committee customary "good reason" termination provisions upon change of control and gross-ups for excise tax for members of senior management (other than Mr. Crocker and Mr. Brockwell, whose severance and termination provisions were governed by the terms of their respective employment agreements with the Company).

At telephonic meetings of the special committee held on May 10, 12, 19, and 26, 2005, Wachovia Securities reviewed the status of the bid process, noting that an additional bidder had withdrawn and that the three remaining bidders, DRA Advisors LLC ("DRA") and two other bidders, referred to in this proxy statement as "Bidder X" and "Bidder Y", were conducting substantial work in reviewing documents via the online data room and conducting site visits of many or all of the Company's properties. Each bidder had also already hired its own legal counsel and other advisors.

On May 18, 2005, Mr. Crocker reiterated to the special committee at a telephonic meeting that, due to the risks inherent in implementing the Company's strategic growth plan, management believed a sale of the Company at an acceptable all-cash price was appropriate. Mr. Crocker also told the committee that DRA and management had had preliminary conversations concerning a possible role

for the management team in the operation of the portfolio following a sale but that no agreement had been reached.

During the second and third week of May 2005, Goodwin Procter prepared a draft agreement and plan of merger in consultation with the special committee and with management, and, at the direction of the special committee, Wachovia Securities distributed the draft agreement to each of the three remaining bidders. A primary concern for the committee was the identity and financial net worth of the entity each bidder proposed as the signatory to the agreement. Each bidder was informed of the committee's expectation that its proposed signatory would be an entity with significant net worth or one on whose behalf the bidder would make a significant deposit. In addition, the committee sought to ensure that, to the extent a definitive merger agreement was reached with any of the bidders, regular quarterly dividends continued to be paid prior to closing to holders of the Company's common stock, prorated as necessary for any periods through the closing date of the merger. A well financed bid, with fully committed equity and debt, was another prerequisite that the committee sought to ensure for each bidder.

At the direction of the special committee, Wachovia Securities instructed each bidder that final bids were due on June 14, 2005 and that each bidder should submit its markup of the draft merger agreement no later than June 1, 2005, so as to be in position to sign a definitive agreement promptly after final bids were submitted two weeks later. Each remaining bidder was also contacted directly by a member of the special committee to discuss the process generally and to answer any questions or address any concerns. Draft disclosure schedules to the merger agreement were also made available to the bidders.

On or about June 1, 2005, each of the three bidders submitted a markup of the draft merger agreement. At telephonic meetings of the special committee held on June 3 and June 6, 2005, the committee, Goodwin Procter and Wachovia Securities discussed the markups of the draft merger agreement that had been submitted by each of DRA, Bidder X and Bidder Y. At the direction of the special committee, Goodwin Procter and Wachovia Securities held calls with each bidder and their counsel to discuss the more substantive items arising from each markup. Over the course of the next week, a majority of outstanding issues was resolved with each of DRA and Bidder X, and, to a lesser extent, with Bidder Y. As a result, we reached substantial agreement with DRA and Bidder X on the terms of a proposed merger agreement and, with Bidder Y, on many of the key issues.

At a telephonic meeting of the special committee held on June 9, 2005, Wachovia Securities updated the committee as to the status of the bid process and Goodwin Procter updated the committee as to the status of negotiation of a definitive merger agreement.

On June 14, 2005, we received final bids from DRA and Bidder X for the purchase of the Company in an all-cash transaction, accompanied by forms of merger agreement that each was prepared to execute. DRA proposed to purchase all of our outstanding common stock for \$27.55 per share, increased by a prorated regular quarterly dividend through closing or September 30, 2005, whichever came earlier. DRA's proposal was not subject to any financing contingency and was accompanied by a form of financing commitment letter from a reputable lender to provide the requisite debt financing of up to \$853 million. DRA's proposal did not, however, provide for an entity with significant net worth to be a signatory to the merger agreement. Bidder X also proposed to purchase all of our outstanding stock for cash, but at a price per share lower than DRA's proposed price. In addition, Bidder X indicated that it would require a significant amount of more time to finalize debt and equity financing for the transaction. Bidder Y elected not to submit a final bid.

At a meeting of the special committee held on June 14, 2005, the committee, Goodwin Procter and Wachovia Securities reviewed the two proposals, the principal terms of their respective draft merger agreements and the related financing. The committee had extensive discussions regarding the value of DRA's bid in comparison to values projected to be achieved upon continued implementation

of the Company's strategic growth plan, as well as whether providing additional time to Bidder X and following up with Bidder Y might yield more favorable bids. The committee ultimately concluded that if DRA would raise its price per share, provide a guaranty of the performance of all obligations under the merger agreement from an entity with significant net worth and enter into a definitive agreement quickly so as to minimize risk inherent in further delaying the process, it would be in the best interest of the Company and its shareholders to pursue a final agreement with DRA. The committee instructed Wachovia Securities to propose a \$28 per share price to DRA and instructed Goodwin Procter to negotiate a form of acceptable guaranty with Blank Rome LLP, counsel to DRA.

On June 15, 2005, DRA indicated to Wachovia Securities that it would increase its proposal from \$27.55 to \$27.80 per share. The special committee instructed Goodwin Procter to meet with DRA and Blank Rome in New York to finalize the draft merger agreement and guaranty as soon as possible, including negotiating a reduction of the termination fee. Over the course of June 15 and June 16, 2005, Goodwin Procter met with Blank Rome in New York and resolved all outstanding substantive issues on the draft merger agreement, including a reduction of the termination fee from approximately \$51 million to \$40 million. The parties also agreed to a form of guaranty pursuant to which DRA Growth and Income Fund V LLC, an entity with significant funded capital, would guarantee the performance of all obligations of the DRA merger subsidiaries under the merger agreement through closing of the merger. On the evening of June 16, 2005, DRA indicated its willingness to sign the definitive agreement and guaranty early the following morning.

While these discussions with DRA and their counsel were ongoing, the full Board of Directors convened in New York on June 16, 2005 and the special committee updated the board as to the status of the negotiations with DRA. At the meeting, each director received a summary of the proposed transaction and the provisions of the merger agreement. On behalf of management, Mr. Crocker advised the board that he and management had no agreement of any kind with DRA relating to post-transaction employment or similar arrangements. At the meeting, Goodwin Procter reviewed the terms of the proposed merger agreement and guaranty with the board and reviewed the board's fiduciary duties under applicable law. Wachovia Securities reviewed their financial analysis of the transaction with the board. Members of the board were asked if they had each received all of the information they believed was necessary to consider and vote on the proposed transaction and they indicated that they had. The board discussed at length the terms of the proposed transaction and a variety of positive and negative considerations concerning the transaction and the overall strategic alternatives available to the Company. (These factors are described in more detail below under the heading "Reasons for the Merger and Recommendation of Our Board of Directors".) The board instructed Wachovia Securities and the special committee to complete all negotiations with DRA overnight and report back to the full board early the next day. At a further meeting of the full Board of Directors held early the next morning, June 17, 2005, Wachovia Securities and the special committee reported that all remaining issues had been resolved with DRA. Wachovia Securities rendered an oral opinion to the board, subsequently confirmed in writing, that as of that date and based upon and subject to procedures performed, assumptions made, matters considered, limitations of the review undertaken and their experience as investment bankers, in their opinion, the merger consideration to be received by the holders of our common stock pursuant to the merger agreement was fair, from a financial point of view, to holders of our common stock. Goodwin Procter updated the board as to final negotiations of the definitive documentation that had taken place after the board's meeting of June 16, 2005. The Board of Directors then unanimously approved the proposed merger, the draft merger agreement and the other transactions contemplated by the agreement. In contemplation of the proposed transaction, the board also determined that each of the DRA signatories to the definitive agreement would be an "exempt person" for purposes of the Company's Common Stock Rights Agreement and unanimously approved the making of certain other amendments to that agreement as necessary to effect the terms of the proposed transaction.

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After the board concluded its meeting early on the morning of June 17, 2005, DRA G&I Fund V Real Estate Investment Trust, DRA CRT Acquisition Corp. and the Company executed the merger agreement, DRA Growth and Income Fund V LLC executed the guaranty and, prior to the opening of U.S. financial markets on that same day, we issued a press release announcing the transaction.

Reasons for the Merger and Recommendation of Our Board of Directors

At a special meeting held on June 17, 2005, our Board of Directors, after due consideration, determined that it was advisable, fair to and in the best interests of the Company and our shareholders to enter into the Merger Agreement and to consummate the Merger and the other transactions contemplated by the Merger Agreement. The board unanimously also recommended that holders of our common stock vote for the approval of the Merger Agreement.

In reaching its decision to adopt the Merger Agreement and to recommend that our shareholders approve the Merger Agreement, the board consulted with management and its legal and financial advisors. These consultations included discussions regarding our strategic growth plan, the historical prices of our capital stock, our past and current business operations and financial condition, our future prospects, the potential merger transaction with DRA and other strategic alternatives. The Board of Directors also consulted with Wachovia Securities as to the fairness, from a financial point of view, to holders of our common stock of the merger consideration.

The Board of Directors identified and considered a number of positive factors in its deliberations, including:

Merger Consideration the merger consideration of \$27.80 per share of our common stock represents a substantial premium to historic trading prices, including a premium of 17.7% over the average closing price of our common stock during the 10-day trading period preceding the date on which the Merger was announced, and a premium of 22.1% over the average closing price of our common stock during the three-month period preceding the date on which the Merger was announced;

No Time Discount the merger consideration of \$27.80 per share represents an immediate liquid value per share to our shareholders in excess of what might otherwise take several years to attain through implementation of our operating and strategic plans, which also would be accompanied by inherent implementation risks;

All Cash the fact that the merger consideration will be all cash, which provides certainty of value to holders of our common stock, compared to a transaction in which stockholders would receive non-cash consideration, such as stock;

All-Time High Pricing the fact that the merger consideration of \$27.80 per share implies a valuation for the properties in our portfolio at the high end of the range at which comparable portfolios of assets in our markets have historically traded, and in line with the all-time high pricing for real estate properties;

Broad Solicitation of Prospective Bidders the process undertaken to solicit third-party offers to acquire the Company was broad and rigorous and a large number of private and publicly traded bidders were solicited by Wachovia Securities;

Analysis by Wachovia Securities and Fairness Opinion the opinion, analyses and presentations of Wachovia Securities, including the fairness opinion of Wachovia Securities delivered on June 17, 2005 to our Board of Directors that, as of that date, based upon and subject to the considerations set forth in its opinion, the merger consideration to be received by holders of our common stock was fair, from a financial point of view, to holders of our common stock;

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No Financing Contingency the Merger Agreement contains no condition or contingency relating to DRA's ability and obligation to secure financing for the Merger. Prior to signing the Merger Agreement, DRA delivered an executed copy of a commitment letter from a reputable lender for up to \$853 million in debt financing;

Subject to Shareholder Approval the Merger Agreement permits our shareholders to ultimately reject the Merger for any reason, including, for instance, if a higher offer were to be made prior to the Special Meeting (although we would be required to pay a termination fee under these circumstances);

Ability to Accept a Superior Proposal the Merger Agreement does not restrict us from furnishing information to, and conducting negotiations with, a third party making an unsolicited acquisition proposal, nor does it restrict our Board of Directors from considering and accepting a superior proposal to comply with its fiduciary duties directors to our shareholders (although we would be required to pay a termination fee under these circumstances); and

Likelihood of Alternatives the risks and uncertainties associated with the other strategic options available to us, including remaining independent and continuing to implement our strategic growth strategy. Our Board of Directors considered the fact that the REIT industry in general and our Company in particular are presently being valued at very favorable funds-from-operation multiples, which may or may not be sustained over time. In considering whether to adopt the Merger Agreement, the board noted that if these multiples contract over the next 3-5 years, our share price could decrease even if we successfully implemented our strategic growth plan.

Our Board of Directors also identified and considered a number of potentially negative factors in its deliberations concerning the Merger, including:

Independent Company we would no longer exist as an independent company and our common shareholders would no longer participate in its growth;

No Solicitation; Termination Fee under the terms of the Merger Agreement, we are not permitted to solicit other acquisition proposals and would have to pay DRA a termination fee if the Merger Agreement were terminated due to our acceptance of an unsolicited third-party proposal, which might deter others from proposing an alternative transaction that might be more advantageous to our shareholders;

Taxable Transaction gains from an all-cash transaction would be taxable to our shareholders for United States federal income tax purposes;

Restrictive Covenants the Merger Agreement imposes significant restrictions on the operation of the Company and its subsidiaries' businesses during the period between the signing of the Merger Agreement and the completion of the Merger;

Consummation there is no assurance that all conditions to the parties' obligations to complete the Merger will be satisfied, and as a result, it is possible that the Merger might not be completed even if approved by our shareholders (see " Conditions to the Merger" on page 41) or might be significantly delayed; and

Costs and Expenses if the Merger is not consummated, we would have incurred significant expenses and our employees would have expended extensive efforts to attempt to complete the transaction and would have experienced significant distractions from their work, and as a result, we might experience adverse effects on our operating results, ability to attract or retain employees, and our general competitive position.

After taking into account all of the factors set forth above, as well as others, including the personal interests of our directors and executive officers as described more fully under " Interests of Our

Directors and Executive Officers in the Merger" on page 24, our Board of Directors agreed that the benefits of the Merger outweighed the risks and that the Merger Agreement and the Merger were advisable, fair to and in the best interests of the Company and its shareholders.

Although the foregoing discussion sets forth the material factors considered by our Board of Directors in reaching its recommendation, it may not include all of the factors considered by our directors, and individual directors, may have given different weight to different factors. The board reached its conclusion to approve and adopt the Merger Agreement in light of the various factors described above and other factors that each member of our board, given their expertise and experience, felt were appropriate. In view of the wide variety of factors considered in connection with its evaluation of the Merger and the complexity of these matters, the board did not consider it practical, and did not attempt, to quantify, rank or otherwise assign relative weights to the specific factors it considered in reaching its decision. Rather, the board made its recommendation based on the totality of information presented to, and the investigation conducted by, the Board of Directors.

Our Board of Directors unanimously recommends that our shareholders vote "FOR" the approval of the Merger Agreement.

Opinion of Wachovia Capital Markets, LLC

Our Board of Directors retained Wachovia Capital Markets, LLC, or "Wachovia Securities" to act as its exclusive financial advisor with respect to a possible sale of the Company. Our Board of Directors selected Wachovia Securities to act as its exclusive financial advisor based on Wachovia Securities' qualifications, expertise and reputation. Wachovia Securities provided its written opinion that, as of June 17, 2005, subject to and based on the assumptions made, procedures followed, matters considered and limitations on the opinion and the review undertaken, as set forth in its opinion, the \$27.80 per common share to be received by holders of our common shares pursuant to the merger agreement was fair, from a financial point of view, to such holders.

The full text of Wachovia Securities' opinion, dated June 17, 2005, which sets forth, among other things, the assumptions made, procedures followed, matters considered and limitations on the opinion and the review undertaken in connection with the opinion, is attached as Appendix C to this proxy statement. You should carefully read the opinion. This summary is qualified in its entirety by reference to the full text of the opinion.

Wachovia Securities' opinion did not address the merits of the underlying business decision to enter into the Merger Agreement and does not constitute a recommendation to any holder of our common shares as to how such holder should vote in connection with the Merger Agreement.

In arriving at its opinion, Wachovia Securities, among other things:

reviewed the Merger Agreement, including the financial terms of the Merger Agreement;

reviewed annual reports to shareholders and Annual Reports on Form 10-K of the Company for each of the three years ended December 31, 2004;

reviewed all interim reports to shareholders and Quarterly Reports on Form 10-Q of the Company;

reviewed certain business, financial and other information, including financial forecasts, regarding the Company, a portion of which information was publicly available and a portion of which was furnished to Wachovia Securities by management of the Company, and discussed the business and prospects of the Company with its management;

participated in discussions and negotiations among representatives of the Company and DRA G&I Fund V Real Estate Investment Trust and their financial and legal advisors;

reviewed the reported price and trading activity for certain periods of our common shares;

considered certain financial data for the Company and compared that data with similar data regarding certain other publicly traded companies that Wachovia Securities deemed relevant;

compared the proposed financial terms of the Merger with the financial terms of certain other business combinations and transactions that Wachovia Securities deemed relevant; and

considered other information, such as financial studies, analyses and investigations, as well as financial and economic and market criteria, that Wachovia Securities deemed relevant.

In connection with its review, Wachovia Securities, with our board's consent, relied upon the accuracy and completeness of the foregoing financial and other information Wachovia Securities obtained for the purpose of its opinion, including all accounting, legal and tax information and did not assume any responsibility for any independent verification of such information and assumed such accuracy and completeness for purposes of its opinion without independent verification or investigation. Wachovia Securities relied upon the assurance of our management that they were not aware of any facts or circumstances that would make such information about the Company inaccurate or misleading. With respect to the Company's financial forecasts furnished to Wachovia Securities by our management, Wachovia Securities assumed that they were reasonably prepared and reflected the best current estimates and judgments of management as to the future financial performance of the Company. Wachovia Securities assumed no responsibility for, and expressed no view as to, such financial forecasts of the Company or the assumptions upon which they were based. In arriving at its opinion, Wachovia Securities did not conduct physical inspections or assessments of the properties or facilities of the Company and did not prepare or obtain any independent evaluations or appraisals of the assets or liabilities of the Company, including any contingent liabilities.

In rendering its opinion, Wachovia Securities assumed that the Merger will be consummated on the terms described in the Merger Agreement, without waiver of any material terms or conditions, and that in the course of obtaining any necessary legal, regulatory or third-party consents and/or approvals, no restrictions will be imposed or other actions will be taken that will have an adverse effect on the Company, the Merger or other transactions contemplated by the Merger Agreement in any way meaningful to its analysis.

Wachovia Securities' opinion is necessarily based on economic, market, financial and other conditions as they existed and could be evaluated on and the information made available to Wachovia Securities as of the date of its opinion. Wachovia Securities' opinion does not address the relative merits of the Merger or other transactions contemplated by the Merger Agreement compared with other business strategies or transactions that may have been considered by our management, our Board of Directors or any committee thereof. Although subsequent developments may affect Wachovia Securities' opinion, Wachovia Securities does not have an obligation to update, revise or reaffirm its opinion.

The summary set forth below does not purport to be a complete description of the analyses performed by Wachovia Securities, but describes, in summary form, the material elements of the presentation that Wachovia Securities made to our Board of Directors on June 17, 2005 in connection with Wachovia Securities' fairness opinion. The preparation of a fairness opinion is a complex process and is not necessarily susceptible to a partial analysis or summary description. In arriving at its fairness opinion, Wachovia Securities considered the results of all its analyses as a whole and did not attribute any particular weight to any analysis or factors considered by it. Accordingly, the analyses listed in the tables and described below must be considered as a whole. Considering any portion of such analyses and the factors considered, without considering all analyses and factors, could create a misleading or incomplete view of the process underlying Wachovia Securities' analyses and opinion.

Historical Stock Trading Analysis. Wachovia Securities reviewed publicly available historical trading prices and volumes for the common shares for the period between June 15, 2004 and June 15, 2005. In the 52-week period preceding the announcement of the Merger, the high trading price for the common shares was \$25.18 (on December 5, 2004) and the low trading price was \$20.96 (on August 2, 2004). In addition, Wachovia Securities compared the \$27.80 per common share to be received by holders of our common shares pursuant to the Merger Agreement to the average closing trading prices of our common shares during the 10-day, 30-day, and 60-day trading periods preceding the announcement of the Merger. The \$27.80 per share offer price represents a premium to the average closing prices as follows:

	<u>Closing/Average Price</u>	<u>Premium to Closing/Average Price</u>
June 15, 2005	\$ 23.92	16.2%
10-Day Trading Average	\$ 23.46	18.5%
30-Day Trading Average	\$ 23.25	19.6%
60-Day Trading Average	\$ 22.74	22.3%

Comparable Companies Analysis. Wachovia Securities compared financial, operating and stock market data of the Company to the following publicly traded REITs that own or operate office properties:

Brandywine Realty Trust	HRPT Properties Trust
CarrAmerica Realty Corporation	Liberty Property Trust
Corporate Office Properties Trust	Mack-Cali Realty Corporation
Duke Realty Corporation	Parkway Properties, Inc.
Highwoods Properties, Inc.	Prentiss Properties Trust

Wachovia Securities calculated, among other things, the multiple of per share closing prices to projected funds from operations ("FFO") for 2005 for the comparable companies, based upon projected financial information from the SNL DataSource ("SNL") consensus estimates and closing share prices on June 15, 2005. Wachovia Securities calculated a range consisting of the high, mean, median and low multiples of per share price to FFO for the comparable companies and applied this range to our management's and SNL's consensus estimates of FFO for the Company for 2005. This analysis produced an implied per share value range for our common shares of \$17.31 to \$28.98. The range of implied share prices for our common shares is outlined below.

	<u>2005 FFO Multiple</u>	<u>Implied Common Share Price Based on Management's 2005E FFO (without acquisitions)</u>	<u>Implied Common Share Price Based on SNL 2005E FFO</u>
High	15.8x	\$ 27.67	\$ 28.98
Mean	12.6x	\$ 22.07	\$ 23.12
Median	12.8x	\$ 22.31	\$ 23.37
Low	9.9x	\$ 17.31	\$ 18.14

Wachovia Securities selected the companies reviewed in the comparable companies analyses because of, among other reasons, their specialization in the office REIT sector, geographic location, asset quality, market capitalization and capital structure. None of the companies utilized in the above analyses, however, is identical to the Company. Accordingly, a complete analysis of the results of the foregoing calculations cannot be limited to a quantitative review of such results and involves complex considerations and judgments concerning the differences in the financial and operating characteristics of the comparable companies and other factors that could affect the public trading value of the comparable companies, as well as the potential trading value of the Company.

Precedent Transactions Analysis. To consider the fairness of DRA's bid, which implied a total transaction size of approximately \$1.7 billion, Wachovia Securities examined selected transactions involving publicly traded office real estate companies announced since 2000 with a total transaction size between \$1 billion and \$3 billion and 100% cash consideration. Wachovia Securities reviewed information relating to FFO and premiums paid in connection with these transactions. Using publicly available information, including estimates of 2005 FFO published by FactSet and our management's 2005 FFO estimate, Wachovia Securities compared transaction multiples of FFO and premiums paid for the Merger with the selected transactions. The selected transactions were:

Acquiror	Target
ING Clarion	Gables Residential Trust
The Lightstone Group	Prime Group Realty Trust
Kimco Realty Corp. & DRA Advisors LLC	Price Legacy Corp.
Eaton Vance/Prologis	Keystone Property Trust
Transwestern Investment Company, LLC	Great Lakes REIT
Hometown America LLC	Chateau Communities
New NGOP LLC	National Golf Properties Inc.
General Growth Properties Inc.	JP Realty, Inc.
Security Capital Group	Storage USA
Heritage Property Investment Trust	Bradley Real Estate, Inc.

Wachovia Securities calculated, among other things, a range consisting of the high, mean, median and low transaction prices to forward FFO multiples for the selected transactions and applied this range to our management's and FactSet's consensus estimates of FFO for the Company for 2005. Based upon transaction multiples, Wachovia Securities calculated the following range of implied share prices:

	FFO Multiple of Selected Transactions Since 2000, \$1 billion to \$3 billion in Size and 100% Cash Consideration	Implied Common Share Price Based on Management's 2005E FFO	Implied Common Share Price Based on FactSet 2005E FFO
High	19.2x	\$ 33.48	\$ 35.07
Mean	12.1x	\$ 21.08	\$ 22.08
Median	11.4x	\$ 19.83	\$ 20.77
Low	8.4x	\$ 14.66	\$ 15.36

Premiums Paid Analysis. In addition, Wachovia Securities analyzed the premium or discount paid by the acquiror in all of the transactions used in the selected transactions FFO analysis, in relation to the average closing market price of the targets' common shares on the day prior to announcement of the transaction, and the prior day, 10-day, 30-day, 60-day and 90-day average closing prices prior to the announcement of the transaction and the transaction price as of the day of announcement.

Using publicly available information, Wachovia Securities calculated, among other things, a range consisting of the high, mean, median and low premiums paid in these transactions and applied this

range to the closing price per common share of \$23.92 on June 15, 2005. This analysis resulted in the following range of implied share prices for each of our common shares:

Selected Publicly Traded Real Estate Transactions Since 2000, \$1 to \$3 billion in Size and 100% Cash Consideration

Implied Common Share Price

	Premium to Prior Day Price	Premium to 10-Day Average	Premium to 30-Day Average	Premium to 60-Day Average	Premium to 90-Day Average
High	\$ 28.45	\$ 27.89	\$ 29.58	\$ 31.15	\$ 31.42
Mean	\$ 25.99	\$ 25.78	\$ 25.96	\$ 25.90	\$ 26.22
Median	\$ 26.59	\$ 26.40	\$ 26.17	\$ 25.78	\$ 26.06
Low	\$ 23.25	\$ 22.98	\$ 22.81	\$ 22.27	\$ 22.12

Because the market conditions, rationale and circumstances surrounding each of the transactions analyzed in the various selected transaction analyses were specific to each transaction and because of the inherent differences between our businesses, operations and prospects and those of the comparable acquired companies, Wachovia Securities believed that it was inappropriate to, and therefore did not, rely solely on the quantitative results of the analysis. Accordingly, Wachovia Securities also made qualitative judgments concerning differences between the characteristics of these transactions and the proposed Merger that could affect the Company's potential acquisition values and those of such acquired companies.

Discounted Cash Flow Analysis. Wachovia Securities performed a discounted cash flow analysis of the Company based upon the projected unleveraged cash flows provided by our management for the years beginning in the second half of 2005 to the first half of 2006 through the second half of 2009 to the first half of 2010. Wachovia Securities calculated a range of equity values per common share based upon the sum of the discounted net present values of the Company's five year stream of unleveraged free cash flows plus the discounted net present value of the Company's terminal value based upon a range of capitalization rates and the Company's second half 2010 through first half 2011 net operating income. Discount rates and capitalization rates utilized in this analysis were derived from historical data for comparable asset sales from published sources such as Real Capital Analytics, a national research and consulting firm, from the calculation of our weighted average cost of capital using the capital asset pricing model and from conversations with potential buyers regarding their required rates of return. Using discount rates ranging from 9.0% to 10.0% and terminal capitalization rates ranging from 7.5% to 8.5%, Wachovia Securities calculated the following range of implied share values for the Company, as compared to the per share merger consideration of \$27.80:

Range of Implied Share Values	Per Share Merger Consideration
\$24.68 to \$31.70	\$ 27.80

Net Asset Value Analysis. Using information provided by our management, Wachovia Securities calculated the net asset value per common share. For this analysis, Wachovia Securities applied a range of capitalization rates from 7.0% to 8.0% to our management's projected 12 month forward net operating income. The capitalization rates utilized in this analysis were derived from historical data for comparable asset sales from published sources and from conversations with potential buyers regarding their required rates of return. The resulting gross real estate value was added to the gross value of our other assets, less the liquidation preference of our preferred stock, less our outstanding debt and other liabilities, to arrive at an estimated net asset value per common share of the Company. In applying the range of capitalization rates, Wachovia Securities took into consideration current market conditions and property characteristics. The net asset value analysis produced an estimated per share value range of \$18.30 to \$24.43 for our common shares.

In performing its analyses, Wachovia Securities made numerous assumptions with respect to industry performance, general business and economic conditions and other matters, many of which are beyond our control. No company, transaction or business used in the analyses described above is identical to the Company or the Merger. Any estimates contained in Wachovia Securities' analyses are not necessarily indicative of future results or actual values, which may be significantly more or less favorable than those suggested by these estimates. The analyses performed were prepared solely as a part of Wachovia Securities' analysis of the fairness, from a financial point of view, to the holders of the Company's common shares, as of June 17, 2005, and subject to and based on the assumptions made, procedures followed, matters considered and limitations on the opinion and the review undertaken in such opinion, of the \$27.80 per common share to be received by such holders pursuant to the terms of the Merger Agreement, and were conducted in connection with the delivery by Wachovia Securities of its fairness opinion, dated June 17, 2005.

Wachovia Securities' opinion was one of the many factors taken into consideration by our board of directors in making its determination to approve the Merger Agreement and Merger. Wachovia Securities' analyses summarized above should not be viewed as determinative of the opinion of our board of directors with respect to the value of our common shares or of whether the board of directors would have been willing to agree to a different form of consideration.

Wachovia Securities, a trade name of Wachovia Capital Markets, LLC, is a nationally recognized investment banking and advisory firm, and a subsidiary of Wachovia Corporation. Wachovia Securities, as part of its investment banking and financial advisory business, is continuously engaged in the valuation of businesses and their securities in connection with mergers and acquisitions, negotiated underwritings, competitive biddings, secondary distributions of listed and unlisted securities, private placements and valuations for corporate and other purposes. Wachovia Securities and its affiliates in the past have provided to us financial and investment banking services unrelated to the proposed merger, for which services Wachovia Securities and its affiliates have received customary market compensation, including having acted as co-manager of our \$105 million common stock offering in January 2004 and as advisor and placement agent in connection with the January 2004 equity private placement related to the Broward Financial Centre office property located in Fort Lauderdale, Florida. Wachovia Securities earned approximately \$2.2 million in fees from these activities. Wachovia Securities and its affiliates (including Wachovia Corporation and its affiliates) may maintain relationships with the Company and DRA G&I Fund V Real Estate Investment Trust, as well as any of their principals or affiliates. Additionally, in the ordinary course of its business, Wachovia Securities may trade in our securities and affiliates of DRA G&I Fund V Real Estate Investment Trust for its own account and for the accounts of its customers and, accordingly, may at any time hold a long or short position in such securities.

Pursuant to a letter agreement dated March 28, 2005, we engaged Wachovia Securities to render certain financial advisory services to our Board of Directors in connection with its consideration of a possible sale of the Company. Pursuant to the terms of this agreement, the Company agreed to pay Wachovia Securities a fee of approximately \$8.9 million in connection with the consummation of the Merger, \$0.5 million of which became payable upon delivery of its fairness opinion to our Board of Directors. In addition, the Company has agreed to reimburse Wachovia Securities for its expenses and to indemnify Wachovia Securities and certain related parties against certain liabilities and expenses related to or arising out of Wachovia Securities' engagement.

Interests of Our Directors and Executive Officers in the Merger

In addition to their interests in the Merger as shareholders, certain of our directors and executive officers have interests in the Merger that differ from, or are in addition to, the interests of our shareholders generally. Our Board of Directors was aware of these interests and considered them, among other matters, in approving the Merger Agreement. As described in detail below, these interests

of our officers and directors consist of consideration for outstanding, fully-vested options, awards granted between 2000 and 2005 under performance-based long term incentive programs, and payments under pre-existing employment and participation agreements (with certain amendments as described below).

Stock Options. Certain executive officers and directors of our company hold options to purchase shares of our common stock and all of these options are presently vested and exercisable. At the effective time of the Merger, each outstanding option will be canceled, and the holder of each option will be entitled to receive an amount in cash, without interest and less applicable withholding taxes, equal to the product of (i) the number of shares of our common stock subject to each option, multiplied by (ii) the excess of \$27.80 over the exercise price per share of the relevant option. If the result of this calculation is zero, the option will be cancelled and no payment will be made. Our officers and directors will receive approximately the cash payments indicated below in settlement of options (less any applicable withholding taxes and assuming no exercise of options prior to the effective time of the Merger):

	Number of Options		Weighted Average Strike Price		Net Payment
Executive Officers					
Thomas J. Crocker	700,000	\$	16.0625	\$	8,216,250
Thomas C. Brockwell	200,000	\$	17.5625	\$	2,047,500
Christopher L. Becker	200,000	\$	17.5625	\$	2,047,500
Directors					
D. Pike Aloian	4,000	\$	19.8125	\$	31,950
Benjamin C. Bishop, Jr.	4,000	\$	19.8125	\$	31,950
David B. Hiley	129,000	\$	22.7195	\$	655,388
Victor A. Hughes, Jr.	180,000	\$	21.8750	\$	1,066,500
George S. Staudter	4,000	\$	19.8125	\$	31,950
James C. Teagle	100,000	\$	21.8750	\$	592,500

Employment Agreements and Incentive Arrangements. As described in the annual proxy statement we mailed to shareholders and filed with the SEC on April 18, 2005, we renewed our employment agreements with each of Thomas J. Crocker, our chief executive officer, and Thomas C. Brockwell, our executive vice president, on January 13, 2005. The renewed agreements provide, in relevant part, that in the event of termination in connection with a change-of-control, subject to a release of claims, the applicable executive will receive a lump sum equal to the product of the sum of his annual base salary plus the average annual cash bonus earned for the three preceding calendar years, multiplied by the number of months remaining in the term of the agreement (but not less than 24 for Mr. Brockwell and not less than 36 for Mr. Crocker) divided by 12. Each agreement provides that if Mr. Crocker or Mr. Brockwell becomes subject to the excise tax imposed on any "excess parachute payments" under Section 4999 of the Internal Revenue Code, we will make an additional tax gross-up payment to the executive to cover the excise tax and other taxes on the tax gross-up payment.

As part of the consideration for these payments, the employment agreements contain non-competition agreements whereby each of Mr. Crocker and Mr. Brockwell has agreed that, for two years following the termination of his employment, he will not become employed in an executive capacity similar to the capacity in which he served us by any southeastern public office REIT or any southeastern private office REIT with net assets greater than \$200 million.

In addition, we entered into renewed participation agreements with our other senior executive officers in January 2005. Among other things, each of these agreements provides that, subject to a release of claims, in the event that a change in control occurs in 2005 (or in 2006 pursuant to an agreement reached in 2005) and the executive is terminated within 12 months thereafter without cause,

the applicable executive will receive a lump sum severance payment equal to two times the sum of the executive's base salary and average bonus earned for the three preceding calendar years (or actual number of calendar years of employment if fewer than three, with bonuses annualized for any year of employment of less than 12 months. These agreements were subsequently amended on June 16, 2005 to provide that an executive would also be eligible to receive the severance payment if he were to resign for "good reason" (which includes adverse changes in job responsibilities and duties, reduction in base compensation or a material reduction in incentive opportunity, relocation or our failure to obtain an effective agreement from a successor entity to assume and agree to perform the agreements) within 12 months following a change in control. In addition, the amendments provided that if an executive officer becomes subject to the excise tax imposed on any "excess parachute payments" under Section 4999 of the Internal Revenue Code, we will make an additional tax gross-up payment to the executive to cover the excise tax and other taxes on the tax gross-up payment.

In connection with the Merger, our compensation committee has agreed to award our annual cash bonuses immediately prior to the effective time of the Merger. The amount of the bonuses is determined partially by achievement of corporate-wide goals and partially by individual performances. Bonus payments will be pro-rated to reflect the partial year.

Pursuant to the employment agreements and participation agreements described above, and assuming that the Merger is completed on or about September 30, 2005, the following severance and bonus payments will be made (subject to gross-up payments for applicable excise taxes, as noted above) at the effective time of the Merger:

Executive Officer	Severance	Bonus
Thomas J. Crocker	\$ 2,370,751	\$ 375,000
Thomas C. Brockwell	\$ 1,212,198	\$ 281,250
Christopher L. Becker	\$ 806,673	\$ 175,500
S. Mark Cypert	\$ 792,064	\$ 175,500
Terence D. McNally	\$ 739,904	\$ 126,563
William J. Wedge	\$ 714,002	\$ 175,500
Angelo J. Bianco	\$ 698,964	\$ 175,500
Benton M. Wakefield	\$ 561,145	\$ 93,750
Todd J. Amara	\$ 508,459	\$ 105,188

Restricted Stock Awards. Our executive officers participating in our 2005 Senior Management Compensation Plan were granted restricted stock in January 2005. Under the plan, half of each restricted stock grant vests in five equal installments of 10% per year over five years and half vests based on our achievement of threshold total return to shareholders over the same five-year period. At the effective time of the Merger, all restricted stock grants will become fully vested and the threshold total return to shareholders will have been deemed met. Pursuant to the Merger Agreement, all outstanding shares of restricted stock under the plan will be treated as outstanding common shares, holders of which will be entitled to receive the merger consideration.

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Payments to be made with respect to the restricted stock awards upon the effective time of the Merger are set forth below:

Executive Officer	Restricted Shares	Merger Consideration
Thomas J. Crocker	43,821	\$ 1,218,224
Thomas C. Brockwell	32,866	\$ 913,675
Christopher L. Becker	21,911	\$ 609,126
S. Mark Cypert	21,911	\$ 609,126
William J. Wedge	21,911	\$ 609,126
Angelo J. Bianco	15,337	\$ 426,369
Todd J. Amara	13,146	\$ 365,459
Terence D. McNally	8,764	\$ 243,639

Out-performance Plan and Long-Term Incentive Plan. Our 2005 Senior Management Compensation Plan discussed above provides for grants to participating employees of awards based on our achievement of certain corporate performance goals over a three-year period. The purpose of this component of the plan is to encourage management to "outperform" and to create shareholder value in excess of industry expectations. The out-performance award is granted if our total shareholder return over a three-year period exceeds a formula-based benchmark. In connection with the Merger, the performance measurement period and vesting schedule under the out-performance plan will be accelerated upon consummation of the Merger.

Our senior executives also received LTI units in each of 2002, 2003 and 2004 pursuant to our long-term incentive plan. Each LTI unit is the economic equivalent of a share of our common stock and dividends payable with respect to LTI units are reinvested based on the then-current price of a share of our common stock. LTI units are earned if our total shareholder return over a three-year period exceeds a formula-based benchmark, with a greater number of units earned if our performance exceeds the benchmark threshold level. In connection with the Merger, the performance measurement period and vesting for all LTI units awarded will be accelerated upon consummation of the Merger and it is expected that our performance will exceed the benchmark threshold level.

Estimated payments to be made under the out-performance and the long-term incentive plans at the effective time of the Merger are set forth below:

Executive Officer	Out-performance Plan*	Long-Term Incentive Plan*
Thomas J. Crocker	\$ 1,864,785	\$ 2,355,054
Thomas C. Brockwell	\$ 1,243,190	\$ 1,292,115
Christopher L. Becker	\$ 776,994	\$ 1,248,622
S. Mark Cypert	\$ 776,994	\$ 379,095
William J. Wedge	\$ 776,994	\$ 379,095
Angelo J. Bianco	\$ 388,497	\$ 651,479
Todd J. Amara	\$ 388,497	\$ 783,212
Terence D. McNally	\$ 192,246	\$ 0

*

Estimated, based on projected benchmark measures as of the closing date of the Merger, currently expected to be on or about September 30, 2005.

Supplemental Executive Retirement Plan. On June 16, 2005, our Board of Directors amended our Supplemental Executive Retirement Plan to permit each participant to make an election in 2005 to receive the present value of his retirement benefit in a lump sum. A participant who has made the foregoing election may also make another election to receive the present value of his retiree medical

insurance coverage in a lump sum in cash. The participants in the Supplemental Executive Retirement Plan who are currently receiving benefits are all former executives of the Company. Two of these participants, Messrs. Hiley and Hughes, continue to serve as directors of the Company.

Indemnification. Under the Merger Agreement, at the effective time of the Merger, the surviving entity will, for six years following the Merger, indemnify our current directors and officers against claims based on, arising from, or pertaining to, their relationship with us or the negotiation, execution or performance of the Merger Agreement. In addition, after the effective time of the Merger, Parent and MergerCo will be obligated to promptly pay and advance reasonable expenses and costs incurred by each of these persons as they become due and payable in advance of the final disposition of any claim, action, suit, proceeding or investigation to the full extent and in the manner permitted by law. The Merger Agreement requires that, for six years following the effective time of the Merger, Parent and MergerCo maintain the current coverage under the director and officer liability insurance policy or a substantially equivalent policy. The governing documents of MergerCo will require it to exculpate and indemnify our current directors and officers to the extent provided in our current charter and bylaws. For a more complete discussion of these ongoing indemnification provisions, please see " Indemnification of Officers and Directors" below.

Delisting and Deregistration of Capital Stock

If the Merger Agreement is approved by our stockholders and the other conditions to the closing of the Merger are either satisfied or waived, CRT Properties, Inc. will be merged with and into DRA CRT Acquisition Corp., which will be the surviving corporation. When the Merger is completed, we will cease to be a publicly traded company and will instead become a wholly owned subsidiary of DRA G&I Fund V Real Estate Investment Trust. Accordingly, if the Merger is completed our common stock will be delisted from the New York Stock Exchange and will be deregistered under the Securities Exchange Act of 1934, as amended (which we refer to in this proxy statement as the Exchange Act) at the effective time of the Merger.

Depending on the number of holders of the 8.5% Series A Cumulative Redeemable Preferred Stock of the surviving corporation following the Merger, DRA has indicated that it may also seek to deregister the preferred stock under the Exchange Act and to delist the preferred shares from the New York Stock Exchange. DRA has further indicated that it does not intend to contest a delisting of the preferred shares should the preferred stock no longer satisfy the listing requirements of the New York Stock Exchange or to seek to list the preferred shares on another trading market. Accordingly, we cannot assure that an active trading market for the preferred stock will continue to exist following the effective time of the Merger.

Effect of the Merger on Our Capital Stock and Options

Company Common Stock

At the effective time of the Merger, each share of our common stock issued and outstanding (other than treasury shares, which will be canceled without conversion or consideration) will be converted into the right to receive \$27.80 per share in cash, without interest, plus an amount equal to a quarterly dividend of \$0.35 per share, prorated for the number of days since the first day after the period for which the last dividend was paid until the date the Merger is effected (or September 30, 2005, whichever is earlier). If the Merger Agreement is approved by shareholders at the Special Meeting, we currently estimate that the Merger will be effected on September 30, 2005, which would result in a regular quarterly dividend for the third quarter of \$0.35 per share. If the Merger is effected earlier than September 30, 2005, the prorated dividend amount would be reduced accordingly.

After the effective time of the Merger, each of our outstanding stock certificates representing shares of common stock will represent only the right to receive the merger consideration. The merger

consideration paid upon surrender of each certificate will be paid in full satisfaction of all rights pertaining to the shares of our common stock represented by that certificate.

Company Stock Options

We will use our commercially reasonable efforts to ensure that at the effective time of the Merger, each outstanding option to acquire our common stock will be canceled and the holder of each option will be entitled to receive an amount in cash, without interest and less applicable withholding taxes, equal to the product of:

the number of shares of our common stock subject to each option as of the effective time of the merger, multiplied by

the excess of \$27.80, if any, over the exercise price per share of common stock subject to such option.

If the exercise price per share of any stock option is equal to or greater than \$27.80 per share, the option will be cancelled without any cash payment being made in respect thereof.

Restricted Stock; Out-Performance and Long-Term Incentive Award

Certain of Our executive officers and key employees hold restricted shares, long-term incentive awards and out-performance awards that will vest in full immediately prior to the effective time of the Merger and will be treated as common shares outstanding entitled to receipt of the merger consideration. For a more complete discussion of these awards, please see "Interests of our Directors and Executive Officers in the Merger" above.

Procedures for Exchange of Common Stock Certificates

We have appointed Wells Fargo Bank, N.A. as the paying agent for the purpose of exchanging certificates representing our shares of common stock for the merger consideration. On or prior to the closing date of the merger, Parent will deposit with the paying agent funds sufficient to pay the aggregate merger consideration to each holder of shares of our common stock and stock options.

If you hold your shares in registered form, Parent and MergerCo will cause the paying agent to mail a letter of transmittal and instructions to you and the other shareholders as soon as possible after the effective time of the Merger (but in any event within three (3) business days). The letter of transmittal and instructions will tell you how to surrender your common stock certificates in exchange for the merger consideration. If you hold your shares through a brokerage account, you will receive the merger consideration directly from your broker.

You should not send in your certificates until you receive the letter of transmittal and instructions from the paying agent following the closing of the Merger. Do not return your stock certificates with the enclosed proxy card.

If you hold your shares in registered form, you will not be entitled to receive the merger consideration until you surrender your stock certificate or certificates to the paying agent, together with a duly completed and executed letter of transmittal and any other documents that the paying agent may reasonably require. After you mail the letter of transmittal, duly executed and completed in accordance with its instructions, and your stock certificates to the paying agent, the paying agent will mail a check to you. The stock certificates you surrender will be canceled. The merger consideration may be paid to a person other than the person in whose name the corresponding certificate is registered if the certificate is properly endorsed or is otherwise in the proper form for transfer. In addition, the person who surrenders such certificate must either pay any transfer or other applicable taxes or establish to the satisfaction of the Parent that such taxes have been paid or are not applicable. If you hold your shares

of common stock in "street name," your bank or broker will surrender your shares for cancellation following the completion of the Merger.

If your stock certificates have been lost, stolen or destroyed, upon making an affidavit of that fact and upon posting of a bond to the satisfaction of Parent and paying agent, the paying agent will issue the merger consideration to you in cash in exchange for your lost, stolen, or destroyed stock certificates.

Any merger consideration held by the paying agent that remains undistributed to the former shareholders for twelve (12) months or longer after the effective time of the Merger will be delivered to Parent, and any former holder of common stock or stock options who has not already complied with the surrender and exchange procedures may thereafter look only to Parent for payment of a claim for merger consideration.

None of the Parent, MergerCo, the Surviving Corporation, the Company or paying agent, or any employee, officer, director, agent or affiliate thereof, will be liable to any former holder of common stock or stock options for any cash delivered to public officials pursuant to any applicable abandoned property, escheat or similar law.

Financing; Source of Funds

Approximately \$905.5 million will be required to provide the aggregate consideration for our shares of common stock and options pursuant to the Merger Agreement. In addition, total existing debt outstanding, as of July 1, 2005, that will need to be repaid or assumed at closing of the Merger was approximately \$676.4 million. The Merger is not conditioned upon DRA or its designated subsidiaries obtaining the requisite financing. DRA has represented to us that at the closing of the Merger it will have cash reserves and/or borrowing capacity sufficient in the aggregate to pay the total merger consideration, option merger consideration and all other payments contemplated by the Merger Agreement. In connection with the execution and delivery of the Merger Agreement, DRA's subsidiary also obtained a commitment letter from a reputable national lender to provide up to approximately \$853 million in debt financing.

No Appraisal Rights

No dissenters' or appraisal rights are available in connection with the Merger or any of the transactions contemplated by the Merger Agreement. Florida law does not provide for dissenters' or appraisal rights because our common shares are listed on the New York Stock Exchange.

Litigation Relating to the Merger

We are aware of two purported class action lawsuits related to the Merger filed against us, each of our directors and DRA Advisors LLC in the Circuit Court of the 15th Judicial Circuit, Palm Beach County, Florida. The two lawsuits, *Sam Leff et al v. CRT Properties, Inc. et al.*, Case No. 50 2005CA 005704XXXXMB(AJ), filed on June 21, 2005, and *Robert Dee et al v. CRT Properties, Inc. et al.*, Case No. 50 2005CA 006374XXXXMB(AH), filed on July 8, 2005, allege, among other things, that the merger consideration to be paid to our shareholders in the Merger is unfair and inadequate and unfairly favors insiders. In addition, the complaints allege that our directors violated their fiduciary duties by, among other things, failing to take all reasonable steps to assure the maximization of shareholder value, including the implementation of a bidding mechanism to foster a fair auction of our company to the highest bidder or the exploration of strategic alternatives that will return greater or equivalent short-term value to our shareholders. The complaints seek, among other relief, certification of the lawsuit as a class action, a declaration that the Merger is unfair, unjust and inequitable to our shareholders, an injunction preventing completion of the Merger at a price that is not fair and equitable, compensatory damages to the class, attorneys' fees and expenses, along with such other relief as the court might find just and proper. On August 8, 2005, we entered into a memorandum of

understanding with the plaintiffs in the two cases described above, pursuant to which we agreed in principal to settle these lawsuits. Under the terms of the proposed settlement, which is subject to the execution of definitive settlement documents, completion by plaintiffs' counsel of confirmatory discovery and court approval, we agreed to make certain additional disclosures in this definitive proxy statement that were not contained in the preliminary proxy statement we filed on July 15, 2005. In addition, we agreed not to oppose application by plaintiffs' counsel to the court for an award of attorneys' fees and expenses in an amount not to exceed in the aggregate \$400,000, which would be paid by us or our successors. Additional lawsuits pertaining to the Merger could be filed in the future.

Regulatory Matters

No material federal or state regulatory requirements must be complied with or approvals obtained in connection with the Merger.

Material United States Federal Income Tax Consequences of the Merger

The following is a general summary of the material federal income tax considerations that you should take into account in determining whether to vote for or against the Merger Agreement. This summary is based upon interpretations of the Internal Revenue Code, Treasury Regulations promulgated under the Internal Revenue Code, judicial decisions and administrative rulings as of the date of this proxy statement, all of which are subject to change or differing interpretations, including changes and interpretations with retroactive effect. The discussion below does not address all federal income tax considerations, or any state, local or foreign tax consequences of the Merger. Your tax treatment may vary depending upon your particular situation. Also, this discussion does not address various tax rules that may apply if you are a shareholder subject to special treatment under the Internal Revenue Code, such as a dealer, financial institution, insurance company, tax-exempt entity, U.S. expatriate, non-U.S. shareholder (except as discussed below), a person who holds common shares as part of a "straddle," a "hedge," a "constructive sale" transaction or a "conversion" transaction, a person that has a functional currency other than the U.S. dollar, a person who is subject to the alternative minimum tax, an investor in a pass-through entity, or if you do not hold our common shares as a capital asset.

A U.S. shareholder is a U.S. citizen or resident alien individual as defined in the Internal Revenue Code, a domestic corporation or entity that has elected to be treated as a domestic corporation for federal income tax purposes, an estate the income from which is includable in its gross income for federal income tax purposes without regard to its source, or a trust if a U.S. court is able to exercise primary supervision over the administration of the trust, and one or more U.S. persons have the authority to control all of the substantial decisions of the trust.

A non-U.S. shareholder is any shareholder that is not a U.S. shareholder.

THIS FEDERAL INCOME TAX DISCUSSION IS FOR GENERAL INFORMATION PURPOSES ONLY AND MAY NOT ADDRESS ALL TAX CONSIDERATIONS THAT MAY BE SIGNIFICANT TO YOU. YOU ARE URGED TO CONSULT YOUR TAX ADVISOR WITH RESPECT TO THE PARTICULAR TAX CONSEQUENCES TO YOU OF THE MERGER, INCLUDING THE APPLICABILITY AND EFFECT OF ANY STATE, LOCAL OR FOREIGN LAWS.

Consequences to Us of the Merger. We will treat the Merger as if we had sold all of our assets to MergerCo in exchange for the merger consideration and then made a liquidating distribution of the merger consideration to our shareholders in exchange for shares of our common stock.

Consequences to You of the Merger U.S. Shareholders. The Merger will be treated as a taxable sale by you of your shares of our common stock in exchange for the merger consideration. As a result, if you are a U.S. shareholder, you will recognize capital gain or loss with respect to your shares,

measured by the difference between your adjusted tax basis in the shares exchanged and the amount of cash received for those shares. Your gain or loss will constitute long-term capital gain or loss if you held your shares for more than one year as of the effective time of the Merger. However a shareholder who has held our shares for six months or less at the effective time of the Merger, taking into account the holding period rules of Sections 246(c)(3) and (4) of the Internal Revenue Code, and who recognizes a loss with respect to that stock will be treated as recognizing long-term capital loss to the extent of any capital gain dividends received from us, or such shareholder's share of any designated retained capital gains, with respect to those shares. In addition, the Internal Revenue Service has the authority to prescribe, but has not yet prescribed, regulations that would apply a capital gain tax rate of 25%, which is generally higher than the long-term capital gain tax rates for noncorporate shareholders, to a portion of capital gain realized by a noncorporate shareholder on the sale of REIT shares that would correspond to the REIT's "unrecaptured Section 1250 gain."

If you hold blocks of shares which were acquired separately at different times and/or prices, you must calculate separately your gain or loss for each block of shares. Shareholders are urged to consult with their own tax advisors with respect to their capital gain tax liability.

Consequences to You of the Merger Non-U.S. Shareholders. If you are a non-U.S. shareholder, generally you will recognize capital gain or loss with respect to your shares of our common stock calculated in the same manner as for U.S. shareholders above. The manner in which you will be subject to tax on your capital gain or loss is complex and will depend on various factors, including the treatment of the Merger for purposes of the Foreign Investment in Real Property Tax Act of 1980, or FIRPTA. In particular, the consequences to non-U.S. shareholders will depend on whether their receipt of the merger consideration is taxed under the provisions of FIRPTA governing sales of REIT shares, consistent with the treatment of the Merger as a sale of shares for purposes of determining the tax consequences to U.S. shareholders, or whether their receipt of the merger consideration is taxed under the provisions of FIRPTA governing distributions from REITs. The provisions governing distributions from REITs could apply because, for federal income tax purposes, the Merger will be treated as a sale of our assets followed by a liquidating distribution from us to our shareholders of the proceeds from the asset sale. Current law is unclear as to which provisions should apply, and both sets of provisions are discussed below. In general, the provisions governing the taxation of distributions by REITs are less favorable to non-U.S. shareholders, and non-U.S. shareholders should consult with their tax advisors regarding the possible application of those provisions.

Taxable Sale of Shares. Subject to the discussion of backup withholding and of distribution of gain from the disposition of U.S. real property interests below, if the Merger is treated as a taxable sale of shares, then you should not be subject to federal income taxation on any gain or loss from the Merger unless (a) the gain is effectively connected with a trade or business that you conduct in the United States, (b) you are an individual who has been present in the United States for 183 days or more during the taxable year of the Merger and certain other conditions are satisfied, or (c) your shares constitute a "U.S. real property interest" under FIRPTA.

If your gain is effectively connected with a U.S. trade or business, then you will be subject to federal income tax on your gain on a net basis in the same manner as U.S. shareholders. In addition, if you are a non-U.S. corporation, you will be subject to the 30% branch profits tax.

If you are an individual non-U.S. shareholder and have been present in the United States for 183 days or more during the taxable year of the Merger and certain other conditions are satisfied, you will be subject to a 30% tax on the gross amount of your capital gains. In addition, non-U.S. shareholders may be subject to applicable alternative minimum taxes.

If your shares constitute a "U.S. real property interest" under FIRPTA, you will be subject to federal income tax on your gain on a net basis in the same manner as U.S. shareholders. In addition, if you are a non-U.S. corporation, you may be subject to the 30% branch profits tax. Your shares

generally will constitute a "U.S. real property interest" if (a) we are not a "domestically-controlled REIT" at the effective time of the Merger, and (b) you hold more than 5% of the total fair market value of our shares at any time during the shorter of (x) the five-year period ending with the effective date of the Merger and (y) your holding period for your shares. We will be a "domestically-controlled REIT" at the effective time of the Merger if non-U.S. shareholders held less than 50% of the value of our common stock at all times during the five-year period ending with the effective time of the Merger. No assurances can be given that the actual ownership of shares of our common stock has been or will be sufficient for us to qualify as a domestically-controlled REIT at the effective time of the Merger.

Distribution of Gain from the Disposition of U.S. Real Property Interests. The tax treatment described above assumes that the receipt of the merger consideration in the deemed liquidating distribution will be treated as a sale or exchange of shares of our common stock for purposes of FIRPTA, which is consistent with the general treatment of the Merger for other federal income tax purposes. It is possible, however, that the Internal Revenue Service (or IRS) may assert that the merger consideration you receive is subject to tax as a distribution from us, and not as a sale of shares of our common stock. If the IRS were successful in making this assertion, then such distribution would be treated as an ordinary dividend distribution from us if the "look-through exception" applies to such distribution. The "look-through exception" would apply if (a) the deemed distribution is attributable to a class of our stock that is regularly traded on an established securities market located in the United States and (b) you do not own more than 5% of such class of stock at any time during the taxable year. If the look-through exception would not apply to you, you generally would be subject to federal income tax on your gain on a net basis in the same manner as U.S. shareholders, to the extent your merger consideration is attributable to gain from the deemed sale by us to MergerCo of "U.S. real property interests," and, if you are a non-U.S. corporation, you may be subject to the 30% branch profits tax.

Income Tax Treaties. If you are eligible for treaty benefits under an income tax treaty with the United States, you may be able to reduce or eliminate certain of the federal income tax consequences discussed above, such as the branch profits tax. You should consult your tax advisor regarding possible relief under an applicable income tax treaty.

U.S. Withholding Tax Under FIRPTA. You will be subject to withholding tax if the merger consideration you receive is considered attributable to the sale of "U.S. real property interests." In that case, an amount equal to 10% of the merger consideration you receive will be withheld and paid to the IRS. You may be entitled to a refund or credit against your U.S. tax liability, if any, with respect to the amount withheld, provided that the required information is furnished to the IRS on a timely basis. You should consult your tax advisor regarding withholding tax considerations.

Consequences to Holders of Preferred Stock. The Merger will be treated as a taxable transaction to holders of our 8.5% Series A Cumulative Redeemable Preferred Stock. The federal income tax consequences to holders of preferred stock generally will be the same as the consequences to holders of our common stock described above, except that the capital gain or loss recognized by a holder of preferred stock will be measured by the difference between the holder's adjusted tax basis in the preferred shares exchanged and the fair market value of the preferred shares of the surviving corporation received by the holder.

Information Reporting and Backup Withholding. Under certain circumstances you may be subject to information reporting and backup withholding with respect to your merger consideration. Backup withholding generally will not apply if you are a corporation or other exempt entity, or you furnish a correct taxpayer identification number and certify that you are not subject to backup withholding on IRS Form W-9 if you are a U.S. shareholder, or on the applicable Form(s) W-8 if you are a non-U.S. shareholder, or an appropriate substitute form. If you are subject to backup withholding, the amount withheld is not an additional tax, but rather is credited against your federal income tax liability. You should consult your tax advisor to ensure compliance with the procedures for exemption from backup withholding.

THE MERGER AGREEMENT

The terms of and conditions to the Merger are contained in the Merger Agreement, a copy of which is attached to this proxy statement as Appendix A and incorporated in this document by reference. The following is a summary of the material terms of the Merger Agreement. This summary is qualified in its entirety by, and made subject to, the more complete information set forth in the Merger Agreement.

In addition, you should note that the representations and warranties made by the parties in the Merger Agreement are qualified and were used solely as a tool to allocate risks between the respective parties to the Merger Agreement. These representations and warranties may or may not be accurate as of any specific date and you should not rely on them as statements of fact.

Form of the Merger

If the conditions to the Merger are satisfied, CRT Properties, Inc. will be merged with and into MergerCo, with MergerCo continuing as the surviving corporation under Delaware law as a wholly owned subsidiary of Parent. At the effective time of the Merger, each outstanding share of CRT Properties, Inc. common stock will be exchanged for the right to receive the merger consideration. The separate corporate existence of CRT Properties, Inc. will terminate at the effective time of the Merger and all of its properties, assets, rights, privileges, immunities, powers and franchises, and all of its debts, liabilities, and duties, will become those of MergerCo.

Following the Merger, the certificate of incorporation and bylaws of MergerCo will continue as the certificate of incorporation and bylaws of the surviving corporation and the directors and officers of MergerCo immediately prior to the Merger will be the directors and officers of MergerCo following the Merger.

Effective Time

The Merger will become effective on the later of the filing date of a certificate of merger with the Secretary of State of the State of Delaware and the filing date of the articles of merger with the Department of State of the State of Florida, or at such later time (not to exceed 90 days after the filing date) which Parent, MergerCo and the Company agree upon and as designated in the certificate of merger and articles of merger. If the Merger Agreement is approved by shareholders at the Special Meeting, we currently estimate that the Merger will be effected on or about September 30, 2005, assuming the satisfaction or waiver of all other conditions to effecting the Merger described below.

Merger Consideration; Dividends

Common Shareholders. At the effective time of the Merger, each share of our common stock issued and outstanding (other than treasury shares, which will be canceled without conversion or consideration) will be converted into the right to receive \$27.80 per share in cash, without interest, plus an amount equal to a quarterly dividend of \$0.35 per share, prorated for the number of days since the first day after the period for which the last dividend was paid until the date the Merger is effected (or September 30, 2005, whichever is earlier). If the Merger Agreement is approved by shareholders at the Special Meeting, we currently estimate that the Merger will be effected on September 30, 2005, which would result in a regular quarterly dividend for the third quarter of \$0.35 per share. If the Merger is effected earlier than September 30, 2005, the prorated dividend amount would be reduced accordingly.

After the effective time of the Merger, each of our outstanding stock certificates representing shares of common stock will represent only the right to receive the merger consideration. The merger consideration paid upon surrender of each certificate will be paid in full satisfaction of all rights pertaining to the shares of our common stock represented by that certificate.

Options. At the effective time of the Merger, each outstanding option to purchase shares of our common stock will be canceled, and the holder of each option will be entitled to receive an amount in cash, without interest and less applicable withholding taxes, equal to the product of (i) the number of shares of our common stock subject to each option, multiplied by (ii) the excess of \$27.80, if any, over the exercise price per share of the relevant option. If the result of this calculation is zero, the option will be cancelled and no payment will be made.

Restricted Stock, LTI and Out-Performance Awards. Certain of our executive officers and key employees hold restricted shares, long-term incentive awards and out-performance awards that will vest in full immediately prior to the effective time of the Merger and will be treated as common shares outstanding entitled to receipt of the merger consideration. For a more complete discussion of these awards, please see "Interests of Our Directors and Executive Officers in the Merger" above.

Preferred Shareholders. At the effective time of the merger, each share of our 8.5% Series A Cumulative Redeemable Preferred Stock issued and outstanding will be automatically converted into one preferred share of the surviving company with identical terms. Holders of the preferred stock will continue to be entitled to receive the same dividends that they were entitled to receive prior to the signing of the Merger Agreement.

Exchange of Stock Certificates

By 10:00 a.m. on the effective date of the Merger, Parent will deposit in trust, for the benefit of the holders of our common shares, options and compensation plan awards, an amount of cash sufficient to pay the total merger consideration and option merger with a reputable bank or trust company (the "paying agent"). Promptly following the effective time of the Merger (and within three business days), the paying agent will mail a letter of transmittal to each record holder of certificates representing our common shares containing, among other things, instructions as to the surrender of the share certificates in exchange for the merger consideration. Delivery of the share certificates will be effected, and risk of loss and title to the share certificates will pass, only upon proper delivery of the share certificate to the paying agent. You are urged not to surrender your share certificates until you receive a letter of transmittal and instructions. If you hold your shares of common stock in "street name," your bank or broker will surrender your shares for cancellation following the completion of the Merger.

You should not return your stock certificates with the enclosed proxy card, and you should not forward your stock certificates to the paying agent without a letter of transmittal.

Upon the surrender to the paying agent of your share certificate, together with a duly executed and properly completed letter of transmittal and any other required documents, and subject to any required withholding of taxes, you will be paid the merger consideration for each common share previously represented by your certificate, and the certificate will then be canceled. If you hold your shares through a brokerage account, you will receive the merger consideration directly from your broker. After the effective time of the Merger, certificates representing shares of our common stock will represent only the right to receive the merger consideration and options representing the right to acquire shares of our common stock will represent only the right to receive the option merger consideration.

No interest will be paid or accrued on the cash payable upon the surrender of your certificate. If payment is to be made to a holder other than the registered holder of the certificate surrendered, the certificate so surrendered must be properly endorsed or otherwise in proper form for transfer and the person requesting the exchange must pay transfer or other taxes required by reason of the payment to a person other than the registered holder of the certificate surrendered or establish that any tax has been paid or is not applicable.

After the effective time of the Merger, no transfers of certificates that previously represented our common shares will be permitted or recorded on our share ledger. If, after the effective time, certificates are presented to the Parent, MergerCo or the paying agent for payment, they will be canceled and exchanged for the merger consideration, without interest; however, no holder of a share certificate or option will have any greater rights against Parent or MergerCo than may be accorded to general creditors under applicable law. If certificates are lost, stolen or destroyed, the paying agent may require their holders to make an affidavit of that fact and the posting of a bond before it will pay out the merger consideration for the shares represented by the lost, stolen or destroyed certificates.

Representations and Warranties

The Merger Agreement contains customary representations and warranties given by us, Parent, and MergerCo that expire upon completion of the Merger as to, among other things:

existence, good standing and corporate power;

authorization and enforceability of the Merger Agreement;

required consents and approvals; and

payment to brokers and other fees.

In addition, the Merger Agreement contains representations and warranties by Parent as to, among other things, having sufficient funds at the effective time to pay the merger consideration and other amounts contemplated by the Merger Agreement.

The Merger Agreement also contains customary representations and warranties given by us that expire upon completion of the Merger as to, among other things:

our compliance with laws;

our capitalization;

our subsidiaries;

accuracy of our filings with the Securities and Exchange Commission;

pending or threatened litigation;

absence of certain changes since March 31, 2005;

tax matters and compliance with tax laws, including our qualification as a REIT;

our real properties and our leases;

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our compliance with environmental matters;

our employee benefit plans and matters relating to the Employee Retirement Income Security Act of 1974;

our compliance with labor matters;

our board's receipt of an opinion of Wachovia Securities to the effect that the merger consideration was fair, from a financial point of view, to the holders of our common shares;

matters relating to our material contracts and certain obligations;

our insurance coverage; and

our intellectual property.

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Material Adverse Effect. As described below, one of the conditions to the obligations of Parent and MergerCo to consummate the Merger is that our representations and warranties must be true and correct at the time made and at the closing date, with only those exceptions as would not reasonably be expected to have, individually or in the aggregate, a "material adverse effect" on the Company. The term "material adverse effect" is defined in the Merger Agreement as an event, effect or change which has a material adverse effect on the assets, results of operations or financial condition of the Company and its subsidiaries taken as a whole, other than events, effects or changes relating to:

changes in the economy or capital markets in general, including changes in interest or exchange rates;

changes in general legal, regulatory, political, economic or business conditions or changes in generally accepted accounting principles that, in each case, generally affect industries in which the Company and its subsidiaries conduct business;

the negotiation, execution, announcement or performance of the Merger Agreement or the consummation of the transactions contemplated by the Merger Agreement;

acts of war, sabotage or terrorism, or any escalation of any of these;

earthquakes, hurricanes or other natural disasters; and

declines in the trading price of our publicly traded securities or any failure to meet publicly announced revenue or earnings projections.

Covenants Under the Merger Agreement

Conduct of the Business Before the Merger. We have agreed that prior to the Merger, we and our subsidiaries will:

use commercially reasonable efforts to conduct our business in the usual, regular and ordinary course, consistent with past practice;

use commercially reasonable efforts to preserve intact our present business organization and keep available the services of our officers and employees; and

confer on a regular basis with Parent and advise Parent of any material adverse effect on our assets, results of operations, or financial condition and of the breach or inaccuracy of any representation or warranty contained in the Merger Agreement.

In addition, we have agreed that prior to the Merger, we and our subsidiaries will not, without the prior written consent of Parent:

split, combine or reclassify any shares of our common stock;

declare, set aside or pay any dividend (other than regular quarterly dividends on common shares through September, 30, 2005, regular quarterly dividends on our preferred shares and any distributions necessary to maintain our status as a REIT);

issue or sell any shares of our capital stock or securities convertible into shares of our capital stock (other than in connection with the exercise of options, the settlement of awards under management compensation plans and the conversion of subsidiary partnership units pursuant to their partnership agreements);

purchase or sell real property, acquire, sell, encumber, transfer or dispose of assets outside the ordinary course of business which are material to us or our subsidiaries (other than pursuant to obligations existing as of the date the Merger Agreement was signed);

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incur any indebtedness, become liable for any indebtedness of a third party, issue or sell debt securities, or make any loans (other than in the ordinary course of business pursuant to credit facilities or other arrangements in existence as of the date of the Merger Agreement or other than in an amount less than \$10,000,000 in the aggregate);

pay any claims, liabilities, or obligations (other than in the ordinary course of business consistent with past practice and pursuant to mandatory payments under credit facilities in existence as of the date of the Merger Agreement);

enter into any new lease or renew or extend any existing lease for 10,000 square feet or more; terminate, modify or amend any lease (other than for commercially reasonable terms consistent with past practice); terminate or grant any reciprocal easement; or enter into a sublease or assignment of any lease;

commit to or make any equipment purchases or capital expenditures in excess of \$100,000 per item;

adopt, amend or terminate any employee benefit plan or grant to any officer, director, or employee the right to receive new or increased severance benefits (provided that we may pay officers and key employees prorated 2005 bonuses immediately prior to the effective time of the Merger);

adopt or terminate any agreement between us and one of our directors and officers or increase the compensation or benefits of any non-executive officer or employee (other than increases in the ordinary course of business and retention bonuses);

amend our articles of incorporation, bylaws, or similar organizational or governance documents, except where required under law or contemplated by the Merger Agreement;

adopt a plan of complete or partial liquidation, other than with respect to any inactive subsidiaries;

settle or compromise any litigation for more than \$1,000,000 per settlement or \$2,500,000 in the aggregate, or that would otherwise have a material adverse effect on us;

amend any term of any of our securities;

modify or amend any material contract or waive or assign any rights to such contract, except where in the ordinary course of business;

permit any insurance policy to be canceled, terminated, or expire, unless we obtain another policy on substantially similar terms;

change any methods of reporting income and deductions for federal income tax purposes;

take actions that result in the creation or renewal of any agreement or other obligation containing a material restriction on our ability to conduct our business as we presently do; or

agree to take any of the foregoing actions.

The covenants in the merger agreement relating to the conduct of our business are very detailed and the above description is only a su