

FOR IMMEDIATE RELEASE:

Construction Begins on i2 Technologies' Second Building at Colinas Crossing

DALLAS, September 29, 1999 – Means Knaus, L.L.C. has begun construction on a second building at Colinas Crossing, a 75-acre mixed-use corporate center located near the southwest quadrant of Luna Road and LBJ in Farmers Branch. Construction began after i2 Technologies, Inc. (Nasdaq: ITWO), the leader of supply chain management and intelligent e-Business, signed a lease for its second building in the Colinas Crossing development. i2 Technologies is currently moving its world headquarters into the first phase, known as One i2 Place. Colinas Crossing is owned and developed by a joint venture of Means Knaus, L.L.C. and Pacific Realty Associates, L.P. (PacTrust).

“Our goal was to select a facility for i2 Technologies’ world headquarters which would give us the flexibility and functionality we require, as well as a quality work environment and an opportunity to expand,” said Adrienne Court, director of facilities at i2 Technologies. “The Means Knaus/PacTrust venture has provided the solution. Colinas Crossing offers sufficient expansion options in an exceptional environment, including accessibility to a park-like setting with jogging trails and wonderful lake views.”

Building II of the project, Two i2 Place, is identical in size and appearance to the first building, featuring a stone exterior and Indiana limestone and Brazilian granite at the base. Two i2 Place will also be six-stories high and encompass 180,000-square-feet, giving i2 Technologies a dominant presence at Colinas Crossing. With options to lease two additional buildings at the location, i2’s world headquarters could reach a total of more than 700,000 square feet.

“As a global leader in a highly competitive industry, i2 Technologies considers the park-like setting of Colinas Crossing to be an added benefit for employees,” said Bruce Heller, vice president of development at Means Knaus. “In fact, Colinas Crossing is designed to help all its tenants be more competitive by increasing employee satisfaction with their work environment.”

Proximity to a Selection of Business Hotels Adds to the Amenities of Colinas Crossing

“Conveniently located hotels are almost a necessity for companies today. Hotels with meeting facilities that can easily accommodate out-of-town visitors, such as customers, vendors and employees, are a key amenity to world class companies such as i2,” noted Heller.

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Alongside i2's world headquarters, The Doubletree Club Hotel recently opened, adding 160 rooms to the Colinas Crossing development. The club hotel is smaller than traditional Doubletree Hotels, specifically catering to the business traveler. Each room features a separate living area so guests may make phone calls or conduct business. Club hotels also offer private business centers in the lobby with personal computer access and telephones. The Au Bon Pain Café Bakery, also located in the lobby, provides freshly baked breads, sandwiches and salads for the busy business traveler.

In addition to the Doubletree Club Hotel, Colinas Crossing is served by the adjacent Omni Hotel, located at 1590 LBJ Freeway. Offering some of the best meeting facilities in the area, the Omni has 377 rooms and more than 17,000 square feet of meeting space, including the state-of-the-art Texas Learning Center room. This 300 seat amphitheater features built-in audio visual systems and ergonomically designed chairs.

Future Development Sites Surrounding Picturesque Landscape

When complete, the entire Colinas Crossing development will include up to 1.5 million square feet of office and hotel space, and possibly luxury apartments and restaurants. While i2 Technologies' world headquarters occupies the Luna Road side of Colinas Crossing, a selection of build-to-suit sites remains available along Royal Lane. Home to companies such as Exxon, The Associates and Southwestern Bell, as well as the Las Colinas Equestrian Center, the Royal Lane area is attractive to the business community.

David Ellis of Baker Commercial Realty, representing Colinas Crossing on future build-to-suits, believes the Royal Lane side offers a premier selection of real estate sites. "The views from Colinas Crossing's Royal Lane sites are extraordinary. On the south side, sites overlook scenic L. B. Houston Golf Course while the north offers a vista of a beautiful lake surrounded by a lush park and jogging paths," notes Ellis. "Currently, several corporations are considering build-to-suit projects at Colinas Crossing."

"Importantly, the appealing views of Colinas Crossing are complimented by great accessibility to Las Colinas and D/FW Airport, as well as LBJ Freeway and Royal Lane," Ellis added.

Financing is provided by the venture of Means Knaus and PacTrust on an all equity basis. Croft Compton Company, Inc. is the architect for the project and Hill and Wilkinson is the general contractor for Two i2 Place. Newman, Jackson, Beiberstein, Inc. is the landscape architect for Two i2 Place and Brockette, Davis, Drake, Inc. is the civil engineer. Walter P. Moore and Associates, Inc. is the structural engineer for the project, while DFW Consulting Group, Inc. is the MEP Engineer.

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About i2 Technologies

i2 is a leading global provider of Intelligent eBusiness solutions. Founded in 1988, i2's vision is to add \$50 billion of value for its customers by the year 2005. i2 is headquartered in Irving, TX, has approximately 2,500 employees and maintains offices worldwide. For additional information, visit i2 on the Web at <http://www.i2.com> or attend PLANET99 in Las Vegas, October 10–13, <http://planet.i2.com>.

About Means Knaus

Means Knaus, LLC is a Texas-based firm that specializes in complex real estate projects including development, acquisition, sale and financial engineering for real estate assets and operating companies. Means Knaus is currently engaged in several real estate development activities in Dallas and Houston.

“Our strategy is to acquire commercial sites in the best submarkets in Dallas and Houston,” said Means. “We currently own land, debt free, valued at over \$60 million, entitled and planned for development in excess of five million square feet. Our research indicates that Dallas and Houston will demand between 50 and 70 million square feet of new office product over the next five to seven years. With our land positions and the availability of very flexible financial resources, we intend to capture a significant market share in each of those areas.”

About Pacific Realty Advisors

Pacific Realty Associates, L.P. (PacTrust) is headquartered in Portland, Ore., and maintains an asset management office in San Francisco, Calif. PacTrust is one of the Pacific Northwest's largest real estate developers and investment property owners. PacTrust primarily develops and acquires income-producing property for its own account, concentrating principally on industrial and commercial properties. It is a fully-integrated real estate entity with site selection, design, construction, leasing and property management capabilities.

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Baker Commercial Teams with Means Knaus on the Lakeside at Frisco Bridges

Further north, Baker Commercial Realty is also helping market Means Knaus' newest commercial real estate development in Frisco. In a venture with Florida-based St. Joe Co., Means Knaus will develop several office buildings near the northeast corner of the Dallas North Tollway and State Highway 121. The Lakeside at Frisco Bridges office park sits on 64 acres, with plans for the site to include a new \$7 million city park and a series of small lakes.

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