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Green Refurbishment for DLA Phillips Fox Tower, 205 Queen Street

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A refurbishment programme is well underway for the DLA Phillips Fox Tower, located at 205 Queen Street. Kiwi Income Property Trust (KIPT), purchased complete ownership of the centre in November 2006 for \$56 million from Capital Properties.

The tower, under the new management of Kiwi Property Management (KPM), comprises of 22 levels of office space with an average floor plate of 585m. Limited office space is available for immediate lease through agency CB Richard Ellis.

Campbell Pritchard, of the CB Richard Ellis Office Leasing Team, says quality refurbished office space of this calibre remains in high demand. "Word about the DLA Phillips Fox Tower is already out there; we have been fielding a number of calls from prospective tenants wanting modern office space with a focus on building efficiency," says Mr Pritchard.

Creating an efficient 'green' space has been a major focus for the refurbishment programme for KIPT who aim to achieve a 5 star green rating from the New Zealand Green Building Council when the rating is released later in the year.

The first stages of the refurbishment programme are now complete which includes the common areas of the iconic tower. The contemporary re-design of the towers' lobby by Jasmax architects includes new seating areas, lighting and heating systems as well as the installation of the award winning café, Mojo. The result is a vibrant, busy lobby where the building's tenants are able to meet socially or conduct business meetings.

As part of a long term 'green' plan, KIPT plan to refurbish each level of the tower as and when each level becomes available. This refurbishment will incorporate new T5 lighting, acoustic ceiling tiles, an upgrade of the on-floor toilets with high efficiency hardware and fittings, and the installation of new Ontera carpet tiles, which hold the environmental choice tick.

Other green incentives include the complete transformation of the basement showers and changing-room facilities, including installation of new bicycle racks and locker facilities to better provide for tenants who bike into work. New lift car interiors and upgrades to ceiling lights are also underway, with new signage and planting also to be included as part of the towers' rejuvenation.

The tower is managed by KPM who have recently re-located in two of the newly refurbished upper levels of the tower. According to Jason Happy of KPM, the KPM offices have been refurbished with the latest 'green' technology.

"The KPM offices have been retrofitted with T5 lighting, and meeting rooms which feature occupancy sensors which automatically switch lights. Water usage is expected to halve due to high-efficiency taps, urinals and toilets. Materials were selected for their low levels of volatile organic compounds and formaldehyde. Flooring in reception areas is bamboo, a natural, sustainable resource. Carpet tiling was installed, so that high traffic areas can be readily replaced and old tiles recycled by the supplier," said Mr Happy.

Although the building has been part of the Auckland CBD cityscape for a number of years, the services at the time of construction were considered above average and remain equal to many new buildings. Such services include Variable Air Volume (VAV) Air conditioning, double glazing, recycling and waste reduction facilities, external ambient temperature controlled boilers and five high speed lifts per tower.

The VAV air conditioning system enables highly efficient conditioning of tenant spaces. The system allow the use of free cooling which is employed throughout a large portion of the year due to Auckland's benign climate and the building's well insulated façade.

According to Stefan Winstanley, KPM Asset Manager, "The major benefit of the system is being 100% fresh air with all the accompanying health benefits. The system has also been designed to manage a distributed heat load of 30 watts per square metre, through 18 zones per floor, each individually controlled by the Building Maintenance System."

Situated on the corner of Queen and Victoria Streets, the location of the tower has a host of benefits, besides being 'green' for prospective tenants. The ground level retail plaza of Centre occupies an entire inner city block in Auckland's central business district. With one of the highest pedestrian counts in New Zealand the tower is accessible from Queen, Victoria, Elliott and Darby streets and only a few minutes' walk of key institutions and businesses.

Service cores in each tower are positioned against the inwardly-opposing curved walls, thus protecting and maximizing the views from the tower. Facing south-west, the tower hosts views over the Waitakere Ranges beyond the city as well as looking over the Aotea Centre and the historic Town Hall building.

The tower hosts 117 car parks which are available for lease with the office space, however easy visitor access to the centre is available, with car parking facilities in Victoria Street, Kitchener Street, Mid City car park and the Aotea car park; all within two blocks. The centre is also adjacent to major bus routes in and out of the city.

Mr Pritchard of CB Richard Ellis says the space would be ideal for tenants who wish to be located in the hub of the Auckland CBD such as: IT, legal services, financial services, insurance, government departments or multi-nationals companies.

"This is an outstanding opportunity to be based in the heart of the CBD in an office space focused on delivering modern and energy efficient facilities while asking rents lower than premium grade buildings," Said Mr Pritchard.

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