

P R E S S R E L E A S E

CB Richard Ellis (V) Pty Ltd
Licensed Estate Agent
ABN 15 083 694 357

Level 10, Como Centre
650 Chapel Street
South Yarra VIC 3141

T 61 3 9863 5333
F 61 3 9863 5330

www.cbre.com.au

FOR IMMEDIATE RELEASE — 6 May 2009

For further information:
Kathryn House
Communications Manager
61 2 9333 3585
61 402 465 440

Exporting company sells in Brisbane for \$1.7 million

Brisbane, QLD (6 May 2009)

Exporting company Craig Mostyn & Co Pty Ltd has realised \$1.7 million from the sale of an office building in Brisbane's Metroplex on Gateway estate.

CB Richard Ellis' Sam Higgins and John Slater negotiated the sale of the Murrarie building to Pacific Properties Pty Ltd.

The 44 Borthwick Avenue property comprises 708 square metres of office space on a large site of 3,120 square metres, offering extensive parking for 22 cars.

The property is 45% leased to Inchcape Shipping Services, with the balance of the space having previously been occupied by Craig Mostyn & Co. Mr Higgins said the sale was negotiated on a passing yield of 5.6% with potential for double digit returns once fully leased.

Metroplex on Gateway is located approximately 9 kilometres from the Brisbane CBD, adjacent to the Gateway Bridge and the Gateway Motorway.

Mr Higgins said the site's high profile location had been one of the key selling points, as was the future return potential which could be generated by leasing the vacant office space.

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a *Fortune* 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2008 revenue). The Company has more than 30,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. CB Richard Ellis has been named a *BusinessWeek* 50 "best in class" company three years in a row and a *Fortune* 100 fastest growing company two years in a row. Please visit our Web site at www.cbre.com

