

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

CB Richard Ellis Pty Ltd
ABN 57 057 373 574

Level 26, 363 George Street
Sydney NSW 2000
DX 10262

T 61 2 9333 3333
F 61 2 9333 3330

www.cbre.com.au

FOR IMMEDIATE RELEASE — 2 June 2009

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

Securities Exchange headquarters tipped to attract significant local and international buyer interest

Sydney, NSW (2 June 2009)

CB Richard Ellis has been appointed as the exclusive sales agent for the landmark Exchange Centre in the heart of the Sydney CBD.

The 20 Bridge Street home of the Australian Securities Exchange is to be offered for sale by Expressions of Interest both locally and internationally on behalf of receiver Peter Hedge of Hedge & Associates.

The sales campaign will be steered by CBRE Senior Managing Director Richard Butler and CBRE Executive Managing Director Scott Gray-Spencer.

Mr Gray-Spencer said the sale was expected to generate significant local and international buyer interest.

“With the Australian Securities Exchange as the anchor tenant, the property is one of the best known buildings in Australia,” Mr Gray-Spencer said.

“We expect the campaign to attract significant interest in a market which has been starved of quality stock offerings in recent times.”

The Exchange Centre was developed by HSBC and constructed by Baulderstone Hornibrook. Completed in 1999, the building has a total lettable area of approximately 20,551 square metres.

The property is anchored by the Australian Securities Exchange, which occupies 60% of the building on a 10-year lease expiring in August 2017, with two further five-year options. Other tenants in the building include Australia’s peak non-government standards development body Standards Australia.

Mr Butler said CBRE had been involved in the two previous sales of 20 Bridge Street. On both occasions, Mr Butler said the quality of the building and the premium tenancy profile had attracted significant international buyer interest.

The Australian Securities Exchange has been the anchor tenant of the building since completion, and recently renewed its lease for a further 10 years.

"Investors are rarely given the chance to secure trophy Australian assets of this calibre in a prime location within Australia's premier city," Mr Butler said.

"The quality of the ASX tenancy and the guaranteed income growth from the lease, which includes fixed 4.5 per cent annual increases, will help drive significant interest in the sale at both a local and international level."

The Bridge Street tower is highly specified, including the provision of 100% back-up power. It incorporates 13 floors of offices and a ground floor retail level, which is anchored by HSBC Bank. The ground level also incorporates the well known public viewing gallery for the Australian Stock Exchange as well as a 300-seat auditorium and two levels of secure, basement parking.

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 approximately 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.