

# PRESS RELEASE

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## **CBRE HOTELS AND BAA LYNTON LAUNCH T5 HOTEL OPPORTUNITY** **-The Best Connected Hotel Opportunity in the World-**



30 January 2004

CB Richard Ellis Hotels and BAA Lynton, the commercial property division of BAA plc, has launched the new Terminal 5 hotel at London Heathrow and unveiled the first artist's impression of the scheme.

The new 600 bedroom hotel will be one of the best connected hotels in the world providing access to the millions of British Airway's passengers who are expected to use the new terminal each year. It is the only hotel which is being built as part of the development of Terminal 5 and will be only the second hotel at Heathrow to have a physical link to a terminal building, the other being the Hilton at Terminal 4.

The Terminal 5 hotel will be located in a prime position just one minute from the M25 motorway via a new junction and with easy access to both the Heathrow Express and the Piccadilly Line which are both being extended to Terminal 5. It is anticipated that the hotel will open in 2008 to coincide with the opening of the new terminal.

CBRE Hotels, on behalf of BAA Lynton, is now in the process of selecting an operator and brand for the hotel. It is anticipated that an announcement will be made in July 2004 confirming which operator has been chosen.

The hotel will provide 600 bedrooms, conferencing facilities for up to 1500 people, parking for 250 vehicles and full leisure and state-of-the art business facilities. BAA Lynton received outline planning consent for the scheme from the London Borough of Hillingdon in January 2003.

Chris Rouse, Senior Director of CBRE Hotels commented: "We are delighted to have been selected by BAA Lynton to advise them on the selection of an operator for the new hotel at Terminal 5. We expect an enormous amount of interest from hotel operators around the world since this represents the only opportunity to operate a hotel at Terminal 5 and represents the most high profile hotel opportunity in the UK for a decade."

John O'Halloran, Managing Director of BAA Lynton, commented: "The Terminal 5 hotel represents one of the best hotel opportunities within Europe at the moment and we anticipate it will generate strong interest from all the leading international brands. We are looking forward to working with our chosen operator in delivering a world class hotel within the next few years."

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Notes to Editors:

CB Richard Ellis Hotels

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In the past three years CB Richard Ellis Hotels has been involved in nearly all the major hotel transactions, including the acquisition by Nomura International of Le Meridien Hotels and the sale and leaseback of eleven Hilton Hotels and twelve Le Meridien / Principal Hotels to the Royal Bank of Scotland. In January 2004, CB Richard Ellis Hotels acted on behalf of Jarvis Hotels and the Royal Bank of Scotland in the privatisation of Jarvis Hotels.

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