

PRESS RELEASE

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CB RICHARD ELLIS HOTELS TO SELL GREAT SOUTHERN HOTELS



CBRE Hotels Dublin are pleased to announce that the Great Southern Hotels Group (GSHG) portfolio is being offered for sale by tender as a going concern with offers to be submitted no later than Friday 23rd June 2006.

This is a superb opportunity to acquire an important portfolio of well established and well located Irish hotels, all of which enjoy very strategic trading locations.

The 8 hotels (six 4 star and two 3 star properties) include key airport hotels at Dublin, Cork and Shannon Airports and corporate and resort hotels in Kerry, Galway and Rosslare.

The portfolio represents a total of 1,054 bedrooms with extensive conference, banqueting and leisure facilities.

Brief details of the hotels are set out in the table below:

Name	Grading	Number of Bedrooms	Site Area
Dublin Airport	4 Star	229	Approx. 2.46 ha
Cork Airport	4 Star	81	Approx. 2.30 ha
Shannon Airport	3 Star	115	Approx. 0.54 ha
Parknasilla	4 Star	83	Approx. 151.76 ha
Killarney	4 Star	172	Approx. 5.02 ha
Galway	4 Star	99	Approx. 0.23 ha
Corrib	4 Star	175	Approx. 2.69 ha
Rosslare	3 Star	100	Approx. 1.52 ha

Two of the properties – Cork Airport and Parknasilla - have the benefit of full planning permission to immediately develop further facilities thus enhancing their future trading prospects and at the same time, generate valuable Capital Allowances.

Throughout the portfolio there are obvious opportunities for further development of the properties and the extensive sites they sit on – subject to planning approval – which should greatly improve overall trade and also add significant value to the properties.

These 8 hotels (mainly freehold and some long leaseholds) are available in either one lot, several lots or as individual lots, thus allowing purchasers decide whatever groupings they may wish to bid for.

The sale of these 8 hotels will attract enormous interest in the market place both from Irish bidders and from the International Hotel Market. Most of the properties enjoy exceptionally strategic trading positions and a purchaser may have the opportunity to add value by way of further development which – **subject to planning permission** – might include:

- **Dublin Airport GSH** currently has 229 bedrooms and a purchaser could consider adding another 100/200 bedrooms.
- **Cork Airport GSH** has the benefit of **Full Planning Permission** to immediately add 54 more bedrooms, further meeting rooms, restaurant and leisure facilities.
- **Shannon Airport GSH**, as the only hotel within the Shannon Airport complex, is currently enjoying a new lease of life since Ryanair established Shannon as an important new European hub last year.
- **The Killarney GSH** occupies a central and valuable trading location in Killarney and sits on a prime site of approx. 12.4 acres (5.02 ha) adjoining Killarney's railway station. There are obvious surplus lands attaching here which will also be offered separately for sale.
- **Parknasilla GSH** – which many observers say is the jewel in the crown of the GSH – already has the benefit of two extremely valuable planning permissions which will allow for a complete renovation of the hotel's public areas, creation of a new leisure facility, extra bedrooms and suites and an additional 67 apartments and holiday homes on the extensive grounds. The hotel is located in an area of outstanding natural beauty – incorporating part of the famous Kerry Way nature trail – and extends to close on 300 acres (121.4 ha). Nearby, towards Sneem, is a further and separate tract of approximately 75 acres (30.35 ha) which currently accommodates the hotel's archery and clay pigeon shooting facility and which will be offered to the market as a separate lot.

A third planning permission – for 52 apartments, holiday homes and a new golf club house – is currently **on appeal with An Bord Pleanala** and a decision is due shortly.

- **Galway GSH** is probably the best known of all the original Great Southern Hotels and is without doubt, one of the most famous hotels in Ireland.

This hotel occupies an enviable trading position on the recently revamped Eyre Square and will undoubtedly attract huge interest from the hotel market.

Many developers may also be interested in this property due to the hotel's strategic location adjoining and fronting the 14 acre (6.07 ha) CIE held site, directly behind the hotel.

- **The Corrib GSH** sits on a largely under utilised site of close to 7 acres (2.69 ha) and there is considerable scope for further development of surplus lands at this location.
- **The Rosslare GSH**, of all the GSH properties, will probably appeal most to a local hotelier/purchaser and also offers a redevelopment opportunity as it sits on a site of approximately 1.53 ha.

TENDER PROCESS

Full marketing material will be available on written request from the Dublin and London offices of the sole agents CB Richard Ellis. Tender documents will be available through the solicitor Arthur Cox, Earlsfort Centre, Earlsfort Terrace, Dublin 2.

Tenders to be submitted no later than 12 noon on Friday 23rd June 2006.

FURTHER INFORMATION

For further information on the Great Southern Hotel portfolio or any of the individual properties or the sales process please contact:

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Notes to Editors:

CB Richard Ellis Hotels

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In 2005 CBRE Hotels advised on over 20 portfolio or third-party hotel investment transactions across Europe amounting to around 7.2 billion. In April 2006, CBRE completed the sale of 40 Marriott hotels in the UK for a consideration of around 1.44 billion.

For further information visit www.cbrehotels.com