

PRESS RELEASE

FOR IMMEDIATE RELEASE

CB Richard Ellis Hotels Limited
St. Martin's Court, 10 Paternoster Row
London EC4M 7HP
Tel: + 44 (0) 20 7491 0404
Fax: + 44 (0) 20 7182 3005
www.cbrehotels.com

CB RICHARD ELLIS TO SELL AVILLION HOTEL, WORLD SQUARE, SYDNEY

1 November 2005



The appetite for 4- and 5-star hotel product throughout Australia is currently at an all time high. Hotels, as an investment vehicle, were once ignored by the trusts and institutions in favour of less volatile assets such as commercial and retail. The tide has certainly turned in recent times as investors now are lining up for well located hotels, as evidenced by the recent frenzy for, and ultimate sale of, the IHG portfolio to Eureka Funds Management.

With little to no stock available, one of Sydney's more recent additions, The Avillion Hotel should attract widespread buyer attention and test the current climate for this asset class. The Avillion Hotel, located in the World Square precinct, will be offered for sale by Rick Butler and Rob Cross of CB Richard Ellis, via an expression of interest campaign.

The hotel, first opened in 1999, has the added attraction of being offered for sale with vacant possession by Avillion Hotels International (Sydney) Pty Limited. The new 5-star Avillion, comprising 445 guest rooms, is situated in the heart of World Square. Covering a whole city block, World Square includes Sydney's largest CBD retail precinct, the 55 storey Ernst & Young Tower and Sydney's tallest residential building, Meriton World Tower.

"With World Square now complete, the hotel will for the first time enjoy a business climate not effected by adjoining construction and will reap the benefit of some 35,000 workers and 15,000 residents within a square kilometre" comments Rick Butler.

Rob Cross, Regional Director Hotels & Leisure for CB Richard Ellis believes the hotel will be well received for a number of reasons, "firstly it has traded as an unbranded entity since opening and will be offered with vacant possession, therefore the opportunity to reposition and re-brand the property exists".

"Secondly, hotels are viewed as a much more secure investment category at present given the lack of new supply coming into the market. Our recent marketing of the Grand Hotel Group portfolio attracted over 400 enquiries with some 200 offers presented for the 10 Country Comfort & Chifley hotels. This response rate was traditionally unheard of in the hotel arena".

Mr Cross also commented that Sydney remains the number one priority for hotel owners, investors and operators alike. "Four and five star CBD opportunities in Sydney are a rarity in itself. Add to this the upside afforded thru value vacant possession/ rebranding and a World Square address, and we have a unique hotel proposition".

Expressions of interest for the Avillion close on the 24th November 2005.

- Ends -

For more information please contact:

Richard Butler or Rob Cross
CB Richard Ellis, Australia
+61 (0) 2 9333 3333
firstname.lastname@cbrehotels.com

Notes to Editors:

CB Richard Ellis Hotels

CB Richard Ellis Hotels is the world's leading, full-service, real estate advisory group focused exclusively on the hospitality industry. CB Richard Ellis Hotels provides consultancy services for the sale, valuation, financing, development and asset management of hotels. Headquartered in London, the group has offices in Ireland, France, Spain, Italy and CEE (Central and Eastern Europe) with dedicated hotel teams in the United States and the Asia-Pacific region.

In the past three years CB Richard Ellis Hotels has been involved in nearly all the major hotel transactions. In 2004 alone the firm has been involved in the sale of major single assets for InterContinental Hotels and Resorts, for Jarvis plc and De Vere Hotels. Other 2004 assignments include the Timhotel Chain in Paris; the Hilton and Ibis hotels, Prague; the Savoy Group in the UK and Premier Lodge. CB Richard Ellis Hotels have recently advised Travelodge on the sale of Travelodge, Ireland together with the grant of a Master Franchise to the purchasers.

Please contact Heather Thomas (heather.thomas@cbrehotels.com) for copies of any photographs used in Press Releases.

For further information visit www.cbrehotels.com.