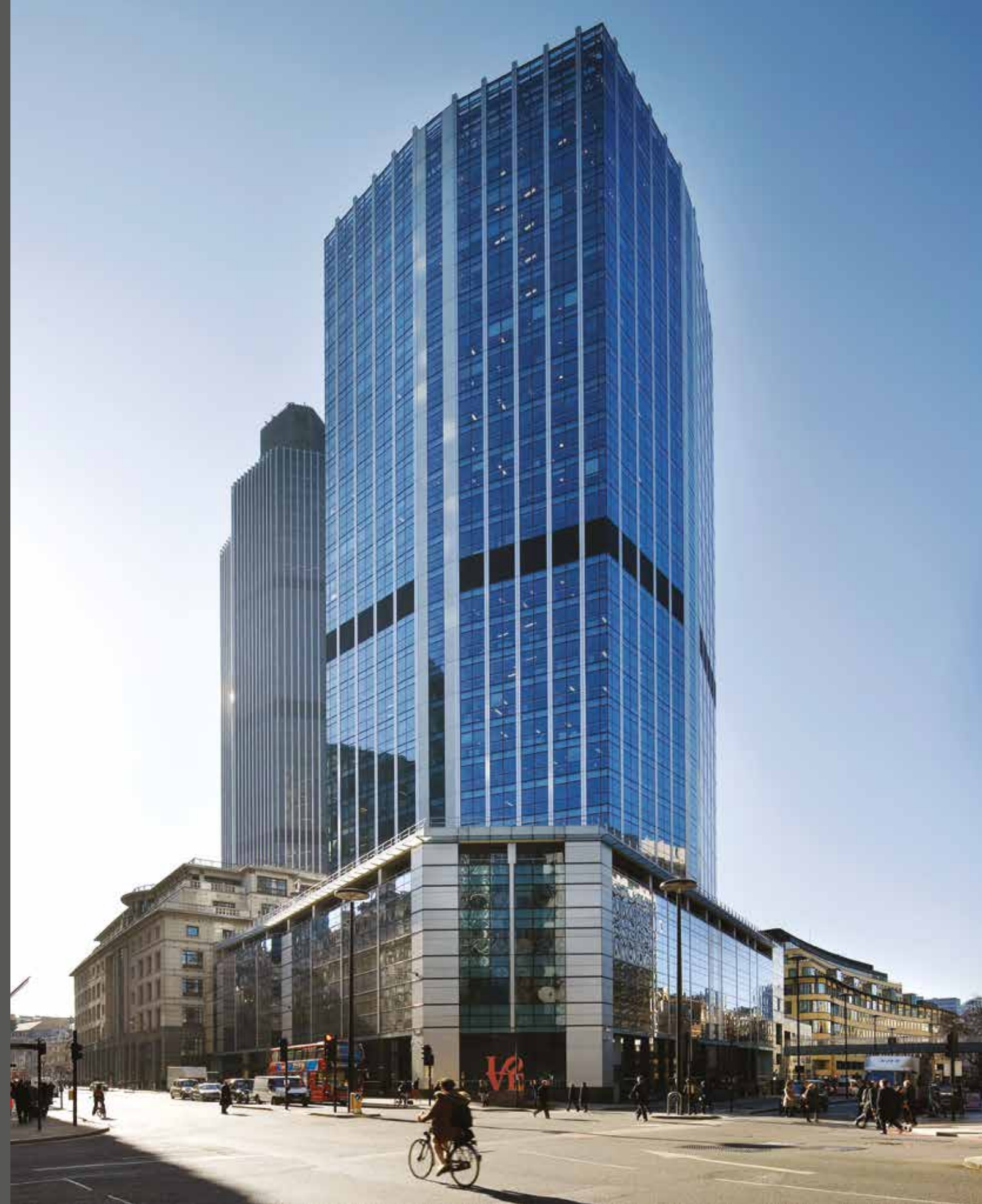

99 BISHOPSGATE

99 Bishopsgate is a landmark building at the centre of Europe's financial capital. With its dramatic glazed façade and commanding corner presence, the 26-storey tower provides c. 340,000 sq ft of Grade A office space suitable for a range of occupiers.

Reconstructed in 1996, the majority of the office space was also refurbished between 2006 and 2012. In 2012, Brookfield Office Properties acquired the property and subsequently implemented plans to enhance the façade and reception. Further improvements to the courtyard and multiple terraces, totalling more than 13,000 sq ft, were completed in 2013.

As one of the first tower buildings to grace the London skyline, 99 Bishopsgate remains one of the City's most iconic buildings.



*THE PRIME
LOCATION*



CITY CENTRE

99 Bishopsgate is located in the heart of the City of London. Situated where the financial district meets the insurance sector, the building is within a two-minute walk of the Bank of England, Lloyd's of London and Liverpool Street Station.

In addition to being in close proximity to London's major commuter hubs, 99 Bishopsgate is surrounded by the best cafés, restaurants, hotels, gyms and amenities in the Square Mile.

TUBE / RAIL JOURNEY TIMES

	MINS
FARRINGDON	6
CANNON STREET	8
LONDON BRIDGE	8
WATERLOO	10
OXFORD CIRCUS	10
KING'S CROSS – ST PANCRAS INTL	15
VICTORIA	18
PADDINGTON	22
CANARY WHARF	22

CROSSRAIL FROM 2018

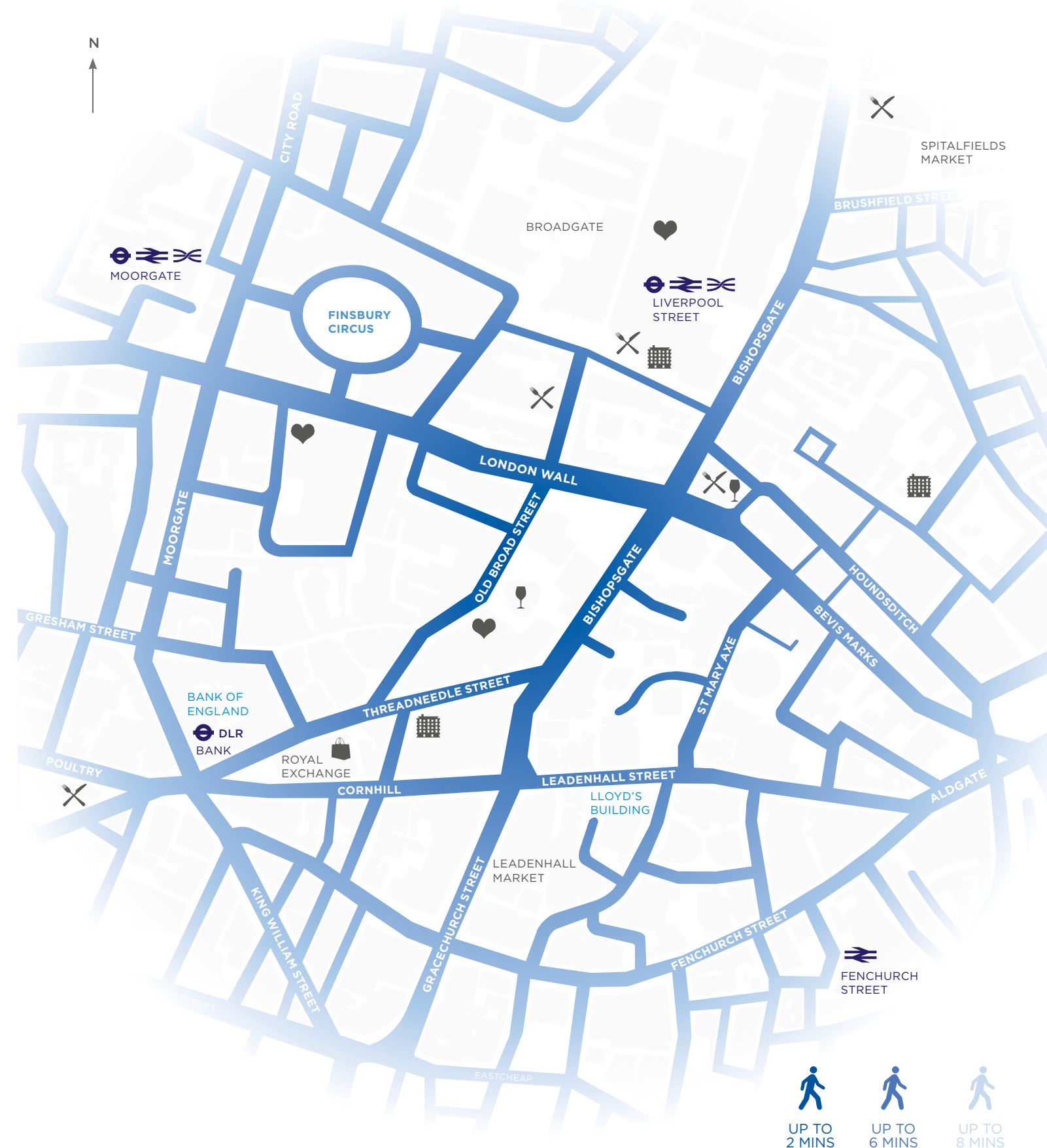
AIRPORT JOURNEY TIMES

	MINS
CITY AIRPORT	33
GATWICK AIRPORT	36
LUTON AIRPORT	36
HEATHROW AIRPORT	39
STANSTED AIRPORT	47

ALL TIMES ASSUME TRAVEL FROM LIVERPOOL STREET STATION
TIMES TAKEN FROM TFL WEBSITE

SELECT AMENITIES

	MINS
FITNESS FIRST	3
LA FITNESS	3
VIRGIN ACTIVE	1
ANDAZ LIVERPOOL STREET HOTEL	2
TRAVELODGE HOTEL	2
THREADNEEDLES HOTEL	2
1901 RESTAURANT	2
COQ D'ARGENT	5
GALVIN LA CHAPELLE	5
GOW'S RESTAURANT	1
SUSHISAMBA	1
THE DRIFT BAR	1
SKY BAR	1
VERTIGO 42	2
MONTBLANC	3
PAUL SMITH	3
TIFFANY & CO	3



ARRIVAL

The remodelled entrance façade and reception has redefined the entire arrival experience at 99 Bishopsgate. The revitalised entrance, modern finishes and timeless design surpasses many of the recently developed office buildings across London.



RECEPTION AREA

The redesigned 7,000 sq ft reception at 99 Bishopsgate presents a refined appearance with secure and efficient arrival for tenants and visitors alike.



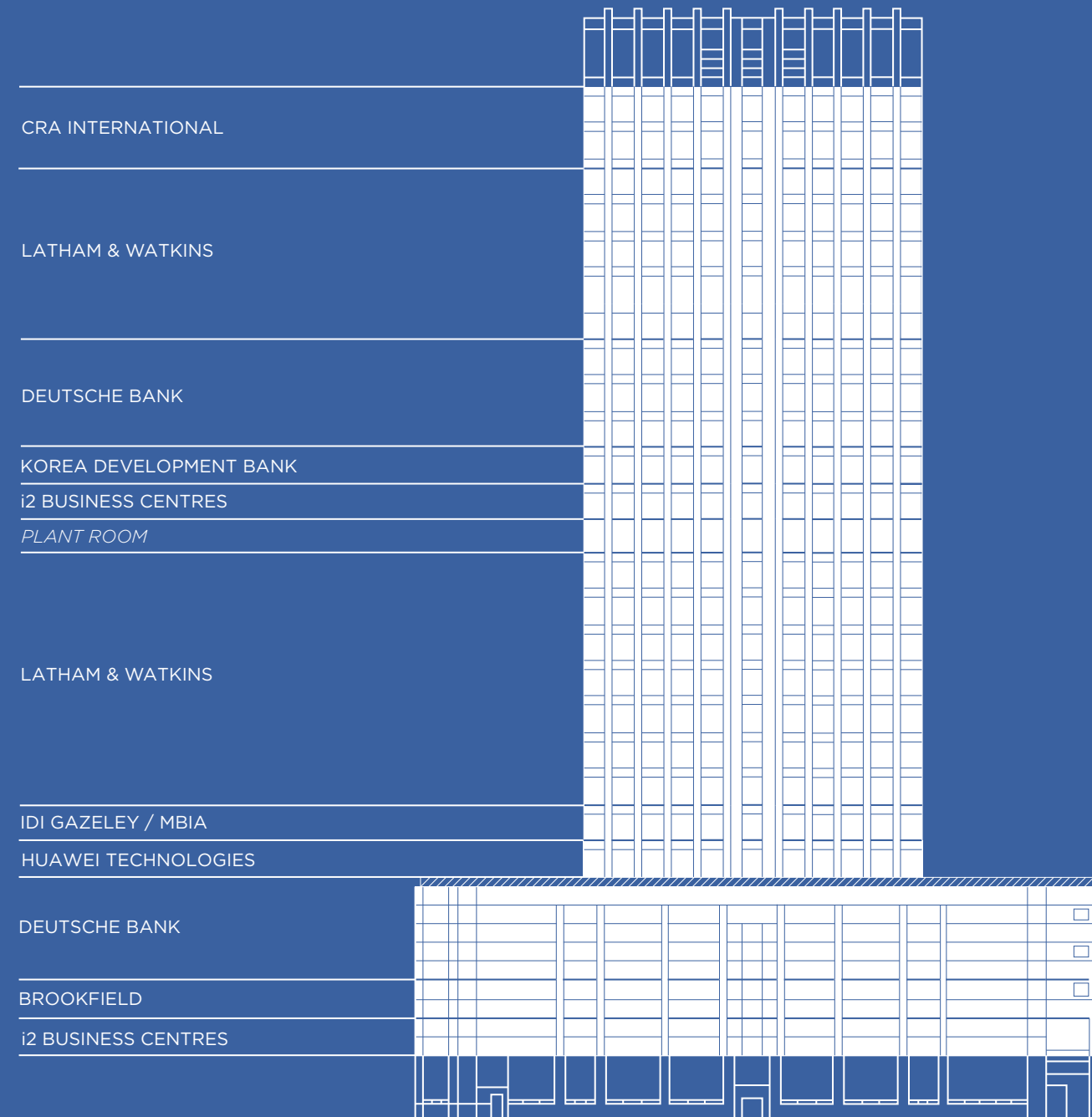
ADDITIONAL FEATURES

Level 5 features a newly landscaped, wrap-around 9,000 sq ft terrace ideal for corporate entertaining and is available for hire by any tenant. Furthermore, level 3 provides over 1,600 sq ft of terrace space.

Recent improvements include new bicycle racks with dedicated changing facilities including showers and new WC's.



SCHEDULE OF AREAS



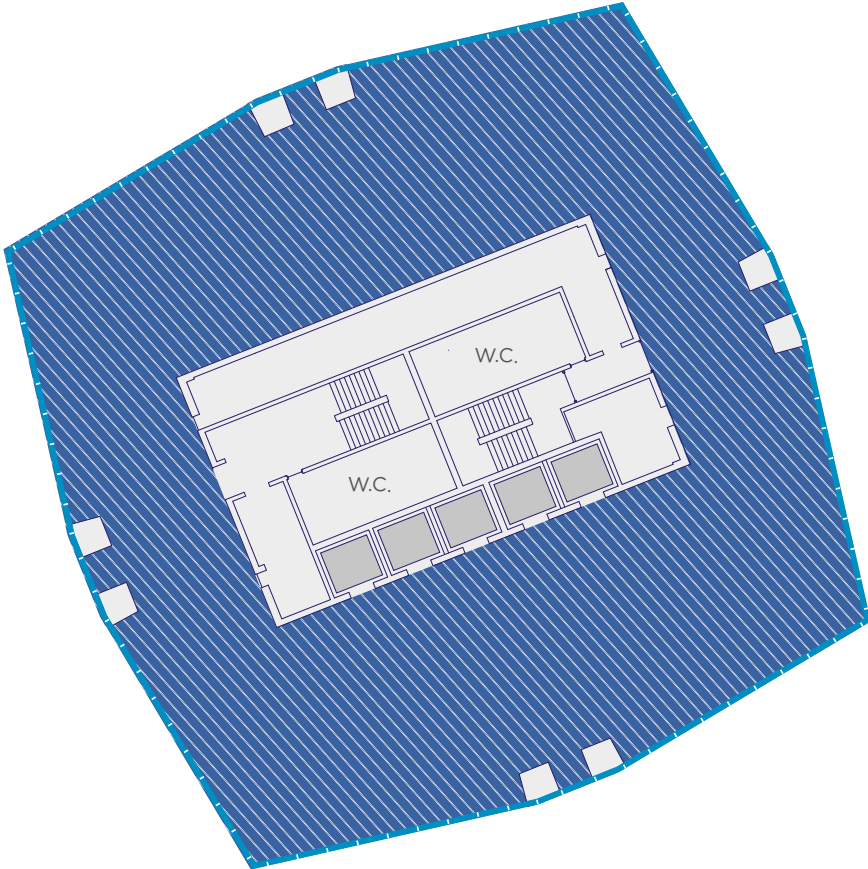
TYPICAL LOW-RISE FLOOR PLAN

TOTAL AREA
23,544 SQ FT



TYPICAL HIGH-RISE FLOOR PLAN

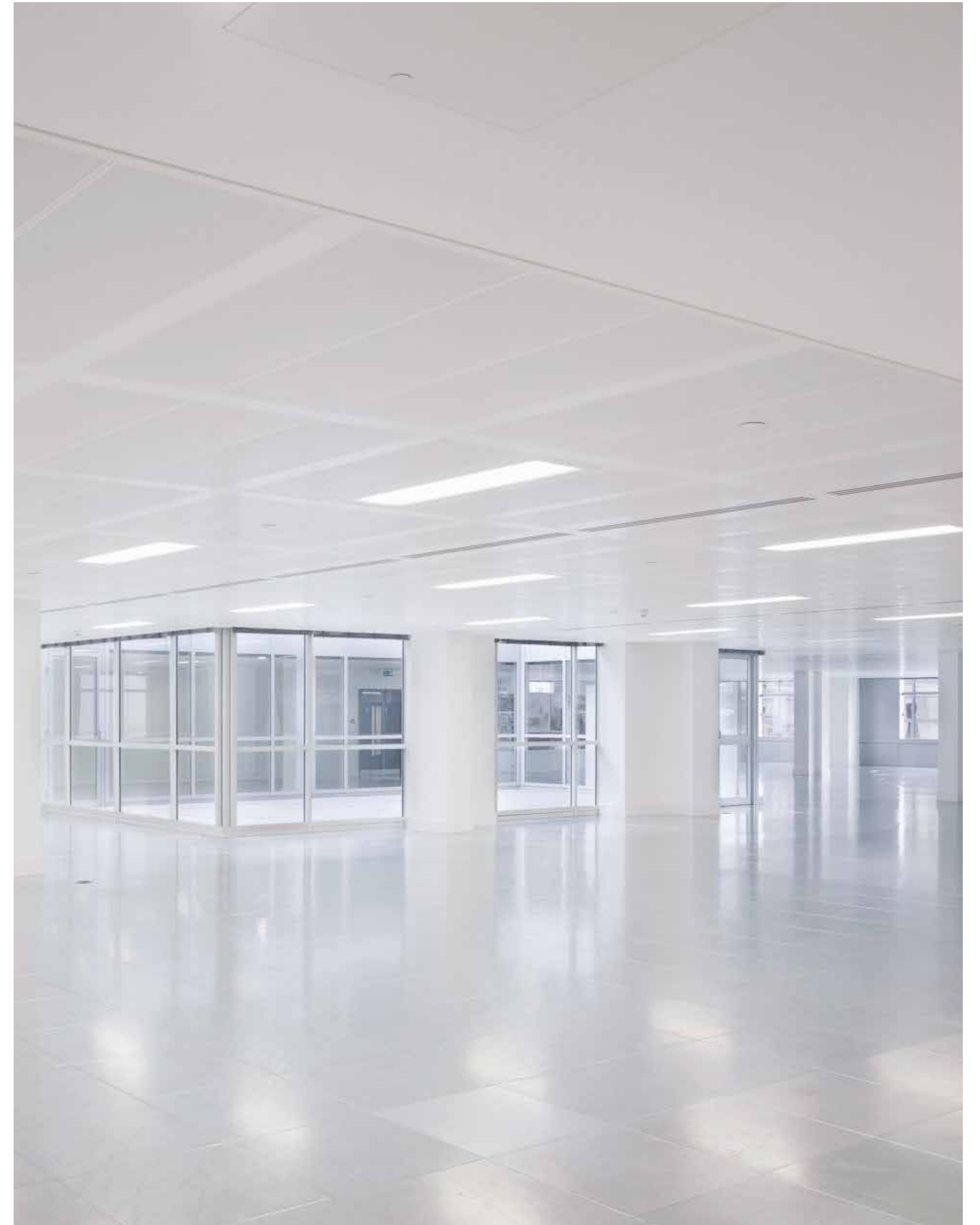
TOTAL AREA
10,059 SQ FT



LOW-RISE

Extensive glazing encases the 25,000 sq ft floor plates on levels 1-4, affording excellent views of the vibrant streets below.

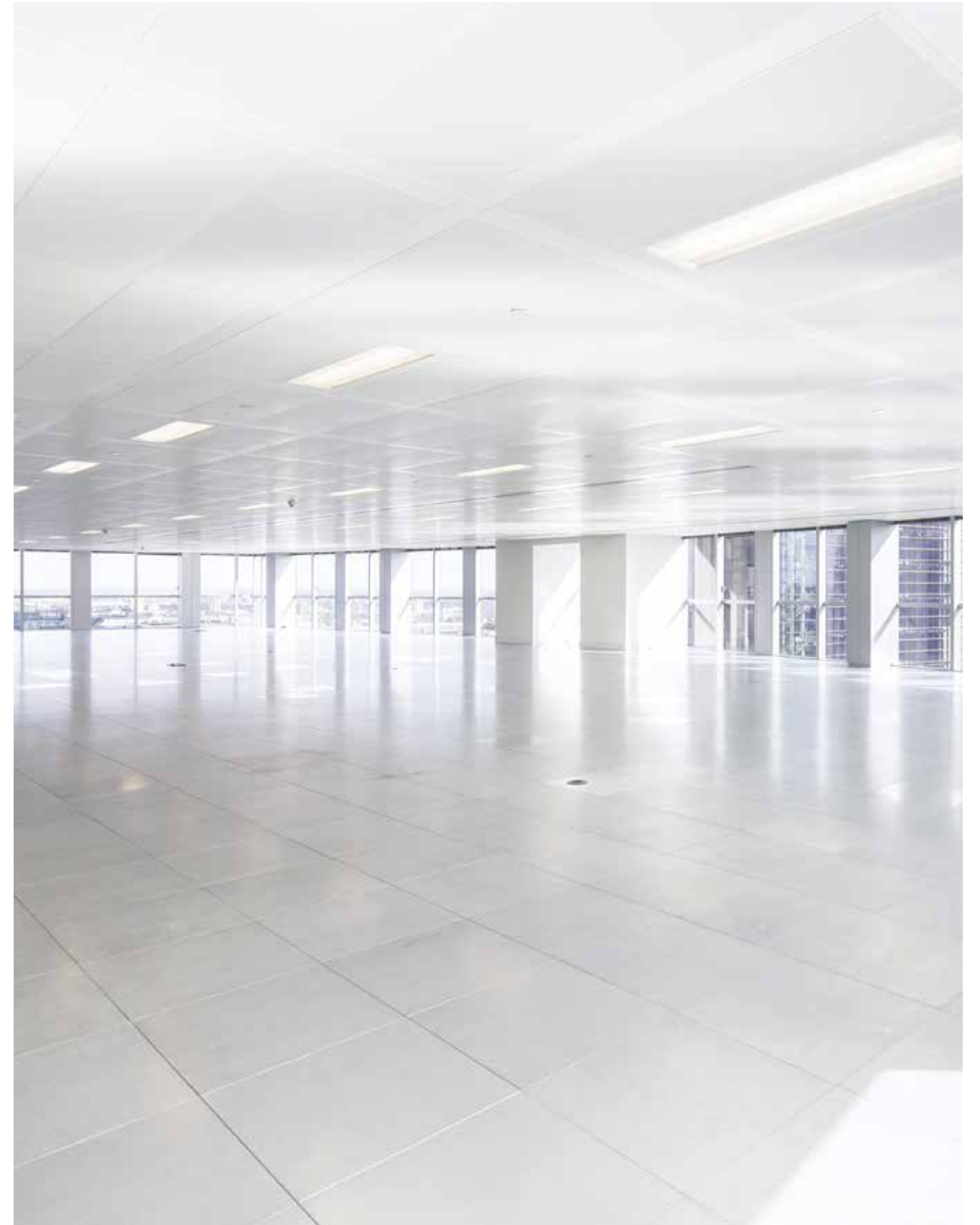
All vacant floors have received new CAT-A finishes and all WC's have been refurbished.



HIGH-RISE

360-degree views of London surround the 10,000 sq ft, regular floor plates at 99 Bishopsgate.

All vacant floors have received new CAT-A finishes and all WC's have been refurbished.





SUMMARY BUILDING SPECIFICATION

KEY DIMENSIONS

Planning Grid

1.5m

Floor to Ceiling Height

Levels 1 & 2: 2,740mm, Levels 5 & 6: 2,580mm, all other: 2,550mm

Raised Floor Zone

125mm except Levels 1 & 2 where it is 200mm

Floor Loadings

All floors: superimposed live loads 5.00 kN/sq m + 1 kN/sq m

Acoustic Ratings

Offices: NR 38, Toilets: NR 40, Entrance Hall: NR 45

Occupancy & A/C Rates

Generally 10 sq m/person except Levels 1 & 2 where it is 7.5 sq m/person

WC Provision

10 sq m/person at 60:40 male/female split

INTERNAL FINISHES — OFFICES

Raised Access Floor

Metal tile (600 x 600mm) medium grade modular system.

Suspended Ceiling

Acoustic perforated polyester powder-coated perforated metal tile in metal grid system with perimeter plasterboard margins between façades/cores.

Walls

Central core, perimeter walls and all columns are dry lined and painted. Plasterboard margins, bulkheads and the MDF skirtings are also painted.

MECHANICAL SERVICES

Air Conditioning

Fresh air is supplied to each floor from the riser core through a four-pipe fan-coil system.

Cooling Loads

People: 90W + 50W latent, Lighting: 6W/sq m, Small Power Office: 25W/sq m with an additional cooling provision available through the building via an existing capped tenant's CHW circuit sized as follows: Ground to 4th Floor — 4 x 80mm capped connections with a capacity of up to 120W/sq m; on all other office floors — 4 x 65mm capped connections with a capacity of up to 100W/sq m (actual availability to specific floors is subject to a load usage analysis of the existing system as a whole).

Fresh Air Provisions

12 l/sec per person (based on occupancy of 1 person/10sq m).

Temperatures

External — summer: 29°C dry bulb 20°C wet bulb, winter: -4 db 100% r.h.

Internal — summer: 24°C +/-2, winter: 20°C +/-2

ELECTRICAL SERVICES

Passenger Lifts

x 10: all have 1600kg capacity and a speed of 2.5 m/s.

Goods Lifts

x 2: South goods lift has a 1,650kg capacity and a speed of 1.6 m/s, the West goods lift has a 1,600kg capacity and a speed of 1 m/s.

Lighting General

Electrical demand is 6.0W/sq m, lighting levels are 350-450 lux in open-plan offices desk top level, in circulation areas it is 100-150 lux, in the toilets it is 100-150 lux and for emergency purposes it is 1.0 lux min on escape routes.

Office Space Lighting

High frequency recessed 1,200 x 300mm linear T5 fluorescent luminaires with supplemental LED downlighters. Lighting controls including LCMs and dual occupancy/daylight sensors are installed.

Incoming Electrical Supply

Two 11 kV 3 Phase 50Hz supplies from substation located in the LG floor.

Standby Power

Two 11 kV 2.2 MVA (1.8MW) 50Hz diesel generators (roof mounted) power 100% of landlord's base-build facilities together with lighting and tenant's base-build small power allowance. There is room for the installation of an additional standby generator of the same rating to be installed.

Small Power

Provision for the office space to be supplied with 25W sq m. Cleaner's sockets are provided in the offices and in the circulation areas.

Fire Detection & Alarm System

Installed in accordance with the requirements of BS 5839 and BS 5588 and classed as an L2 system.

CAR PARK

The building features secure underground parking facilities for cars and motorbikes that can be accessed from Old Broad Street.



SUSTAINABILITY

99 Bishopsgate has a BREEAM Excellent rating and topped the carbon-reduction commitment league table published by the Environmental Agency in 2011. In 2012, the building again ranked high out of 2,000 organisations polled on how they use energy.

Brookfield is firmly committed to the continuous improvement of energy performance and the sustainability profile of its 80 million square foot global office portfolio.

EPC RATING 'C'

BROOKFIELD OFFICE PROPERTIES

Brookfield Office Properties owns, develops and manages premier office properties in the United States, Canada, Australia and the United Kingdom. Its portfolio is comprised of interests in 110 properties totaling 80 million square feet in the downtown cores of New York, Washington, D.C., Houston, Los Angeles, Denver, Seattle, Toronto, Calgary, Ottawa, London, Sydney, Melbourne and Perth, making it the global leader in the ownership and management of office assets. Landmark properties include Brookfield Places in New York City, Toronto and Perth, Bank of America Plaza in Los Angeles, Bankers Hall in Calgary, and Darling Park in Sydney.

In London, Brookfield Office Properties manages 1.4 million square feet of Grade A office space. This portfolio includes major tenants such as BP, Deutsche Bank, Latham & Watkins and RSA. Brookfield's London development pipeline includes 100 Bishopsgate, Principal Place, and London Wall Place, making Brookfield a key player in the City office market. London Wall Place is a 50:50 JV with Oxford Properties.

The company's common shares trade on the NYSE and TSX under the symbol BPO. For more information, visit www.brookfieldofficeproperties.com

Brookfield

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