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CBRE HOTELS LAUNCH HYDRO HOTEL PENANG, MALAYSIA TO INTERNATIONAL INVESTMENT MARKET

CBRE Hotels has been retained exclusively to offer for sale the international standard hotel, the Hydro Hotel Penang located on Penang Island in Malaysia.

Investment Considerations:

The hotel is ideally situated adjacent to Miami Beach, on the Batu Ferringhi stretch. The resort is located in close proximity to the civic and historical city of George Town and benefits both business and leisure demand.

The Penang hotel market has been tightly held in recent years with few offerings. The Hydro Hotel represents a rare opportunity to enter the Penang hotel market via the acquisition of this quality, mid-scale hotel.

The hotel was completely refurbished and renovated to a modern and stylish resort in 2006/2007. Since opening, the hotel has been operated independently and is available with vacant possession, providing owner/operator and re-branding opportunities.

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About CB Richard Ellis

CBRE 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 more than 30,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE 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. CBRE has been named a *BusinessWeek* 50 "best in class" company and *Fortune* 100 fastest growing company two years in a row. Please visit our Web site at www.cbre.com.sg

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