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 facade 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
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.
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.
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

<table>
<thead>
<tr>
<th>CRA INTERNATIONAL</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>LATHAM &amp; WATKINS</td>
<td></td>
</tr>
<tr>
<td>DEUTSCHE BANK</td>
<td></td>
</tr>
<tr>
<td>KOREA DEVELOPMENT BANK</td>
<td></td>
</tr>
<tr>
<td>IDI GAZELEY / MBIA</td>
<td></td>
</tr>
<tr>
<td>HUAWEI TECHNOLOGIES</td>
<td></td>
</tr>
<tr>
<td>DEUTSCHE BANK</td>
<td></td>
</tr>
<tr>
<td>BROOKFIELD</td>
<td></td>
</tr>
<tr>
<td>2 BUSINESS CENTRES</td>
<td></td>
</tr>
</tbody>
</table>

### KEY
- White: Let floor
- Diagonal lines: Roof terrace
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.
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.

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

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.
JLL and Gryphon Property Partners, on their own behalf and for the
lessors of this property whose agents they are, give notice that: (i)
the particulars are set out as a general outline only for guidance
and do not constitute part of, an offer or contract; (ii) all descrip-
tions, dimensions, references to condition and necessary permis-
sion for use and occupation, and other details are given in good
faith and are believed to be correct, but any intending tenants
should not rely on them as fact, but must satisfy themselves as to
the correctness of each of them; (iii) no person employed by JLL
and Gryphon Property Partners has authority to make or give any
representation or warranty in relation to this property. October 2013

Designed by Pipers Design