
Physical Condition Assessment

Brookfield Office Portfolio, 24 properties

Canada

Client: O&Y REIT Holdings, Inc.

Role: Physical condition assessment, technical due diligence

Halcrow Yolles directed a multi-disciplinary team which completed physical condition assessments of 24 commercial properties in Alberta, Manitoba, Ontario and Nova Scotia, a total of 7.7 million square feet. The purpose of the condition assessments was to document the existing condition of the building and to identify and quantify major defects in materials or systems that might significantly affect the value of the properties.



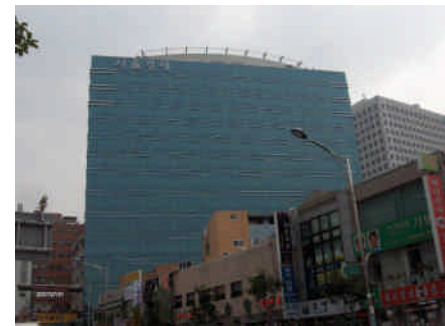
Confidential Office Tower

Seoul - Korea

Role: Physical condition assessment, technical due diligence

Halcrow Yolles directed a multi-disciplinary team to complete a physical condition assessment of an office building located in Seoul's Central Business District.

The office/retail property, on a site of 2,116 m², consisted of one building containing a gross floor area of 16,629 m², with 13 storeys above grade and four levels below grade. The building was constructed in 1989 and underwent a major refurbishment between November 2005 and June 2006 which included stripping everything to the bare structure and the replacement of most of the building systems.



GMAC Golf Resort Portfolio, 24 properties

United Kingdom

Client: GMAC Commercial Mortgage Corporation

Role: Physical condition assessment, technical due diligence

Halcrow Yolles directed a multi-disciplinary team in the completion of physical condition assessments of 24 golf and country club properties throughout the United Kingdom. We reviewed all buildings including, clubhouses, health clubs, hotels, and maintenance facilities. Field reviews were completed in two weeks and the comprehensive reports were delivered shortly thereafter.



Multiplan Retail Portfolio, 10 properties

Brazil

Client: The Cadillac Fairview Corporation

Role: Physical condition assessment, technical due diligence

Halcrow Yolles directed a multi-disciplinary team in the completion of physical condition assessments of 10 retail properties in Rio de Janeiro, Sao Paulo, Brasilia, Belo Horizonte, Curitiba and Porto Alegre, Brazil, a total of 3.8 million square feet. The purpose of the condition assessments was to document the existing condition of the buildings, and to identify and quantify major defects in materials or systems that might significantly affect the value of the properties. Field reviews were completed in two weeks and the comprehensive reports were delivered shortly thereafter.



RioCan Real Estate Investment Trust, More than 100 retail properties

Canada

Client: RioCan Real Estate Investment Trust

Role: Physical condition assessment, technical due diligence

Since 1998, Halcrow Yolles has directed multi-disciplinary teams in the execution of physical condition assessments of more than 100 retail properties across Canada for RioCan. Many of the reviews included multiple property portfolios in several cities.



Standard Life Industrial and Office Portfolio, 3 Properties

Paris – France

Client: TIAA-CREF USA

Role: Physical condition assessment, technical due diligence

Halcrow Yolles directed a multi-disciplinary team in the execution of a physical condition assessment of a Class A office complex and two massive logistics warehouses totalling more than 360,000m².

The following properties were reviewed:

Triangle de L'Arche, La Defence, Paris: This nine-storey Class A commercial office building complex consists of four buildings containing a total of 40,000 m². There is underground parking for approximately 650 vehicles. The building was constructed in 2002.

Bruyeres Sur Oise, North Paris: This industrial property was completed in 2002, and consists of two warehouse buildings containing a total of 120,000 m². There is surface parking for 510 vehicles.

Villabe, South Paris: This industrial property was completed in 2001, and consists of four warehouse buildings containing a total of 200,000 m². There is surface parking for 750 vehicles.



Tishman Speyer Office Portfolio, 28 Properties

Washington – U.S.A.

Client: SITQ (US) Portfolio LP

Role: Physical condition assessment, technical due diligence

Halcrow Yolles directed a multi-disciplinary team in the completion of physical condition assessments of a commercial property portfolio for Tishman Speyer. The portfolio included 20 buildings, up to 15 storeys in height, with a total floor area of approximately 5,063,000 ft². Most of the buildings had underground parking garages.

The purpose of the condition assessments was to document the existing condition of the buildings and to identify and quantify major defects in materials or systems that might significantly affect the value of the properties.

