

Release Date: July 23, 2011

Bridge-IGP Acquires Cherry Creek in Denver, Colorado

Bridge-IGP is pleased to announce the acquisition of a high quality commercial office property in Denver, Colorado

What: Twelve-story Corporate Center (238k SF) 50% leased and three Campus buildings (355k SF) 100% leased

When: July 22, 2011

Where: Glendale, Colorado

- ✓ Premium office/retail district of Denver (Cherry Creek)
- ✓ Surrounded by exclusive residential neighborhoods
- ✓ High-traffic corridor; River-walk environment

| | % of Replacement |
|----------------------|------------------|
| Corporate Center | 26% |
| Campus (3 buildings) | 78% |
| Total | 54% |



Why: Strong fundamentals

- ✓ Remarkable Acquisition Price
- ✓ Current Distributable Net Operating Income (NOI)
- ✓ Excellent Location and Infrastructure
- ✓ Low Cost Financing
- ✓ Development Parcel Opportunity Missed by the Market



Donaldson Hartman, CEO
+1 (801) 520-9966



Dean Allara, COO
+1 (650) 207-1350



Dan Stanger, CIO
+1 (801) 284-2900



Paul Hutchinson, ECM
+1 (801) 514-5099



Robert Morse, Chmn
+(852) 2101-0608



Winston Chiu, DIR
+(852) 2101-0608

Salt Lake City
5295 S. Commerce Dr, Suite 100
Salt Lake City, UT 84107

San Francisco
520 S. El Camino Real, Suite 330
San Mateo, CA 94402

Hong Kong
11th Floor, Nine Queen's Road
Central, Hong Kong