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NEWS RELEASE

**CELEBRATION MARKS THE COMPLETION OF
LEEDS' FIRST SKYSCRAPER**

The unveiling of Bridgewater Place – at 32 storeys and 110 metres high Leeds' tallest and most striking mixed-use building to date – marks a new stage in the city's development of as a major urban centre.

Developed by joint venture partners Landmark Development Projects and St James' Securities, the distinctive profile of Bridgewater Place is visible for miles around and is the first of a series of tall buildings set to create new landmarks on the city's horizon.

The dramatic steel clad structure is the region's largest single venue for commercial, leisure and residential use. A nine storey glass atrium forms a stunning entrance to the building, which features 230,000 sq ft of state of the art office accommodation, 10,000 sq ft of leisure and retail space, 200 luxury apartments and underground parking for some 400 vehicles.

Ian Barraclough of St James Securities comments: "Bridgewater Place evolved with encouragement from Leeds City Council which identified the site for prestigious development in the Unitary Development Plan. The impressive structure reinforces the council's plans for the expansion of the city through regeneration of the riverside and Holbeck."

Chris Gilman, director of Landmark Development Projects adds: "We are extremely proud to have been part of the professional team that has made Bridgewater Place a reality. As Leeds' first skyscraper it is an iconic landmark for the city and with more than 3,000 people occupying the building everyday, it will help to unlock the potential of Holbeck Urban Village."

Both Chris and Ian have been involved with the project from initial land acquisition in 2000 through to the complex build process, a series of successful pre-lets to high profile occupiers and the much anticipated launch of the development.

Bridgewater Place is situated on a gateway site south of the River Aire, close to the corporate and regional headquarters buildings of KPMG, ASDA, Royal Bank of Scotland and Halifax Plc. Transport links are well established with the site being just five minutes from both Leeds train station and the national motorway network.

Leading law firm Eversheds is relocating its 700 strong Leeds office to Bridgewater Place. Stephen Hopkins, Managing Partner said: "When it came to choosing new premises, Bridgewater Place was the number one choice for many reasons. Its iconic status as the regions tallest building, state of the art design, quality of internal space and gateway location were all winning attributes for what is already a landmark for Leeds."

Global professional services organisation Ernst & Young is also relocating from its current Leeds offices to Bridgewater Place and will be joined by accountancy firm BDO Stoy Hayward.

The main tower at Bridgewater Place will also house 200 luxury residential apartments from floors ten to 32. The apartments are being delivered by the developers jointly with award winning city living specialist, K W Linfoot Plc.

Ends

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NOTES TO EDITORS

April 2004 – 121,000 sq ft of office space pre-let to leading law firm Eversheds.

April 2004 – Bovis Lend Lease appointed to complete the £60 million design and build contract. Construction starts on site.

September 2005 – Central core of the construction work reaches its peak at 105 metres.

November 2005 – First release of scheme information revealing internal aspects and space available for office, leisure and retail occupation.

November 2006 – It is announced that Innovative Leeds practice, Artist House has been commissioned to produce a giant 17.5 metre sculpture for the main public entrance.

December 2006 – 5,282 sq ft unit let to Robert Chamberlain who is behind Sous Le Nez in Leeds to open a sister eaterie named Sur Le Pont (On The Bridge).

1,832 unit sq ft let to High quality sandwich retailer Philpotts.

1,100 sq ft unit let to Leeds established Bagel Nash.

918 sq ft unit let to The Smoothie Company for a juice bar.

January 2007 - 27,000 sq ft let to law practice Ernst & Young.

March 2007 - 19,000 sq ft pre let to BDO Stoy Hayward (audit, accounting and business services firm).