



Lincoln Station

Lincoln Station is Denver's first true Transit Oriented Development ("TOD"), an integrated mixed-use project served directly by rail, pedestrian, auto, and bus. The property is immediately adjacent to the last light rail station along RTD's 19 mile Southeast Corridor light rail transit line. This new TOD workstyle/lifestyle includes doorstep amenities of retail, restaurants, residential and rail, while allowing for a signature I-25 identity.

The first phase of the Project developed by Westfield includes three buildings. The signature 143,315 rentable square foot ("rsf") six-story Class A office building is contiguous to the station platform and offers excellent visibility from I-25. The property is 100% leased to Dex Media and is recognized as one of the highest quality office buildings in suburban Denver. Another 23,006 rsf three-story mixed use office/retail building wraps the corner of the new RTD parking deck and is adjacent to the main pedestrian route leading to the rail station platform. The third building is a three-story building with 20,553 rsf of office above 10,434 rsf of ground floor retail. The Project also

WESTFIELD DEVELOPMENT PARTNERS V

*Mixed-use, transit-oriented development ("TOD")
in suburban Denver*

Partnership Originated in February 2007

Denver's First True TOD

Three Class A Office Buildings

\$31,150,000 Total Capitalization

owns a condominium interest of 296 dedicated spaces of the approximate 2,000 space RTD parking garage and 291 spaces in the garage under construction on the Kaiser land.

The signature office building is the first LEED certified (Green/Sustainable Building) to be built in conjunction with the new southeast light rail line and only one of the few sustainable buildings in the entire southeast market and features an underfloor air distribution system.

In 2010, the Partnership sold the remaining 26 acres of undeveloped land to Kaiser Permanente for a medical campus to be developed within the master planned Lincoln Station development. This fall, Kaiser intends to break ground on the first building planned for 277,000 sf.

The Partnership benefits from low leverage and generates positive cash flow. The Partnership is in a strong financial position to own the asset for the interim period to benefit from the market recovery and Lincoln Station's many unique investment attributes.



WESTFIELD

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