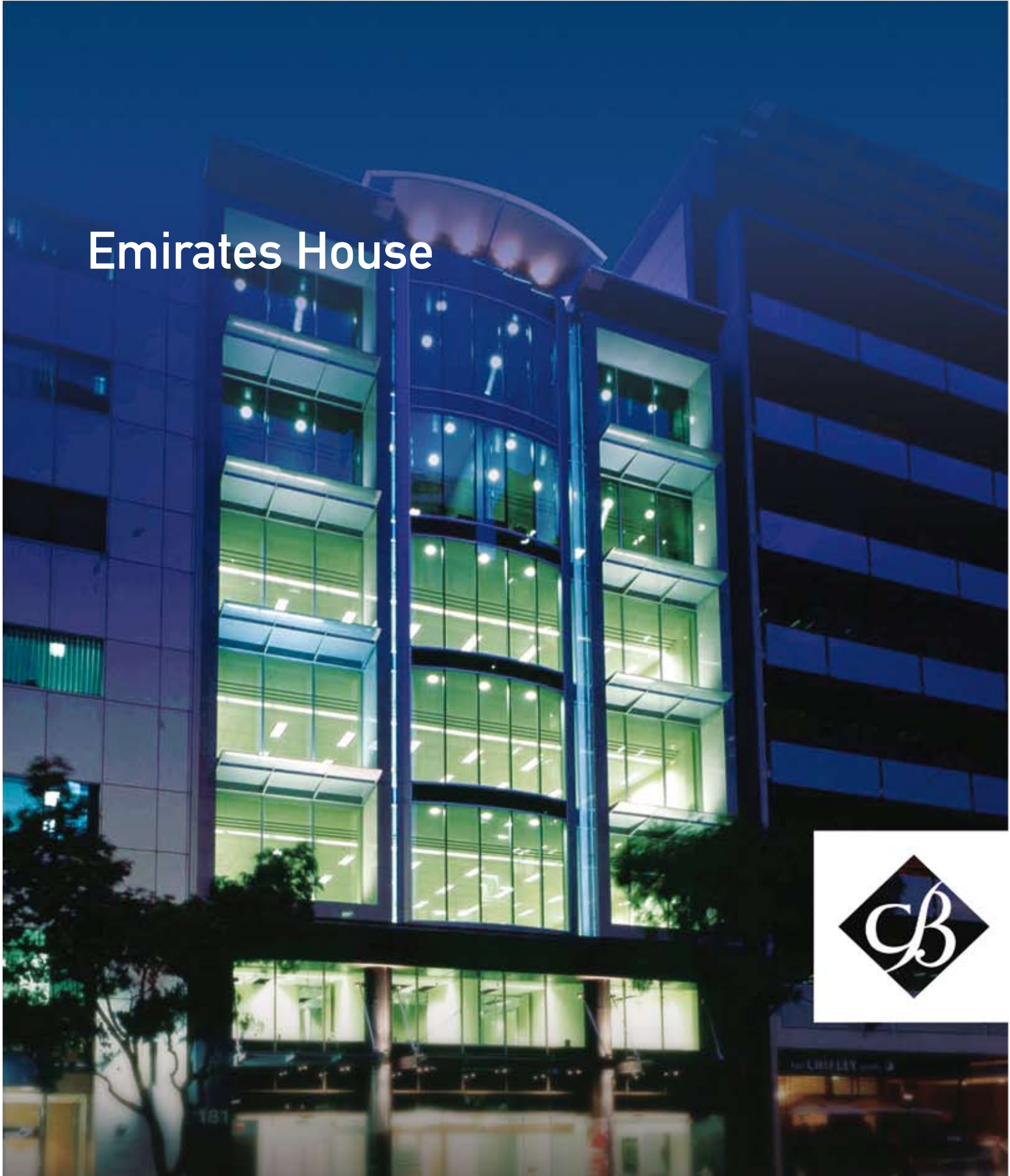


Emirates House



Cape Bouvard Investments Pty Ltd
is one of Western Australia's
largest private investment companies



CAPE BOUVARD
INVESTMENTS PTY LTD



Emirates House

LOCATION: 181 St. George's Terrace, Perth, Western Australia

ACQUIRED: 1992 - 2006

Strategically located between the traditional heart of the Perth central business district and the expanding West End, Emirates House is also opposite the fashionable King Street precinct with its up-market shopping and a short stroll to the city's main retail area.

Developed by Cape Bouvard, Emirates House replaced a dated 3 storey building originally located on the 680 sqm site.

Designed by the multi-award winning architects Spowers, the building has a classical, elegantly timeless façade and offers true boutique accommodation with high quality marble, stone and timber finishes in the ground floor foyer and amenity areas of the building.

In designing the building, Spowers worked within a challenging set of criteria including the fact the site offered limited street frontage in addition to crowding

caused by the adjoining building. But rather than become a negative impact on the final design, these factors became an asset and arguably enhanced the final design.

The initiatives included stepping the ceilings to the front and rear of the building incorporating full height glass, and an internal light well aligned with the one at the adjoining Chifley Hotel, creating a light and spacious office environment.

Comprising six office levels, Emirates House features two ground floor tenancies and a secure basement level accommodating 14 car parking bays.

In addition to being the head office of Cape Bouvard, Emirates House is the residence of choice for its namesake tenant, in addition to other blue-chip companies such as the CGU Swann Insurance and Elders Rural Bank.

