

BENTALL BREAKS GROUND ON NEW LEED CERTIFIED OFFICE BUILDING AT BROADWAY TECH CENTRE

**- Adds 113,000 sq/ft of office space to Vancouver market;
leading-edge sustainable design; LEED Silver certified -**

Vancouver, BC; April 20, 2006 – On behalf of British Columbia Investment Management Corporation (bcIMC), Bentall Capital L.P. officially broke ground today on 2925 Virtual Way at Broadway Tech Centre, an integrated office and warehouse development in Vancouver. Completion of the 113,000 sq/ft four-storey office building is scheduled for spring 2008. Total cost of the project is approximately \$37 million.

“With this next phase of development at Broadway Tech Centre, we are responding to the rising demand for office space in the Vancouver market in a long-term, sustainable way,” said Chuck Swanson, vice president, real estate, bcIMC. “Since the project began in 2000, we have transformed 17 acres of under-utilized and functionally obsolete warehouse space into a world-class business campus and distribution centre.” According to Tony Astles, senior vice president, Bentall Real Estate Services L.P., “Broadway Tech Centre offers one of the most efficient building systems in Bentall’s portfolio.”

2925 Virtual Way is the campus’ third new office building, which is being built to Leadership in Energy and Environmental Design (LEED) Silver specifications. The LEED building rating is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. The buildings feature efficient water and energy conservation systems, and are designed to meet a high standard of indoor environmental quality.

When fully developed, Broadway Tech Centre will have eight buildings with 900,000 sq/ft of office and 150,000 sq/ft of production/distribution space. In addition to significant landscaped areas and gardens, the campus includes an on-site café, outdoor sports courts for basketball and volleyball and a full-service fitness facility. There is ample secured underground parking, and the campus is located immediately adjacent to the Central Valley Greenway (bikeway connecting New Westminster to Vancouver), the Renfrew Street Skytrain Station and the Broadway B-line transit stop.

“With its positive relationship to the surrounding community and transit systems, Broadway Tech Centre is a great example of leading edge sustainable design,” says Teresa Coady of Bunting Coady Architects, the project’s lead architect. “In addition to contributing much needed additional office space, this project compliments the City of Vancouver’s focus on sustainability and will help raise the market standard for sustainable building design in Canada.”



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Broadway Tech Centre has been recognized by the Urban Development Institute (UDI) for excellence in Urban Development/Office Development and by the Canadian Society of Landscape Architects. The project also won the 2002 National Association of Industrial and Office Properties (NAIOP) Comprehensive Development Award.

To date, 24,000 sq/ft of the building has been pre-leased. For more information on Broadway Tech Centre, including leasing information, please visit www.broadwaytechcentre.com.

bcIMC is a professional investment management corporation based in Victoria, BC. With over \$75 billion in assets under administration with a global exposure, and supported by industry-leading investment expertise, bcIMC offers fund management services for all major asset classes, including currency and infrastructure investment. bcIMC's clients include pension plans, provincial government operating and sinking funds, public trusts, and insurance funds. For more information, visit www.bcimc.com.

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