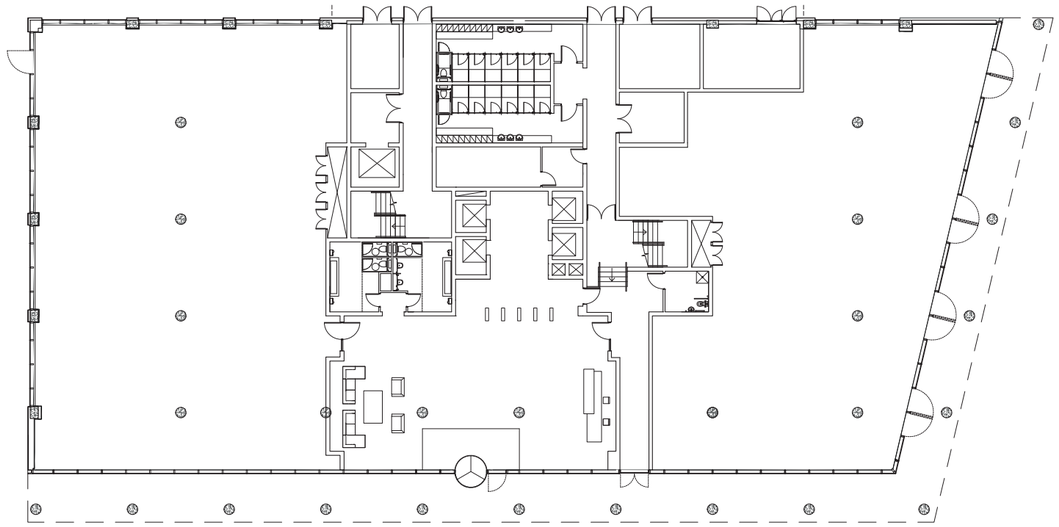
TWO
Dublin Airport Central
Accommodation Schedule

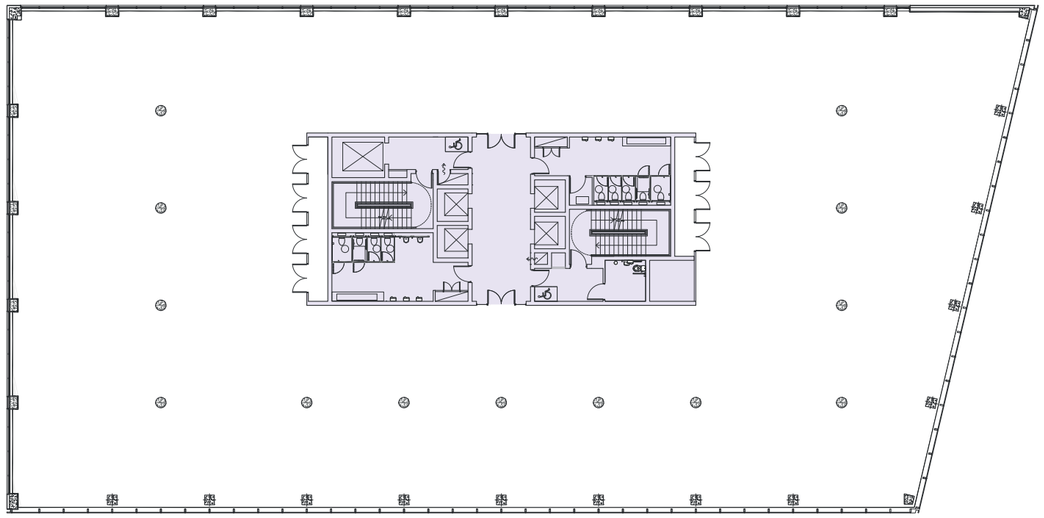
FLOOR	SQM	SQ Ft
FIVE	1,856.1	19,979
FOUR	1,856.1	19,979
THREE	1,856.1	19,979
TWO	1,856.1	19,979
ONE	1,856.1	19,979
GROUND*	1,593.3	17,150
TOTAL	**10,873.8**	**117,045**

Gross Internal Area measurement.
All areas and floor layouts are for
indicative and discussion purposes only.

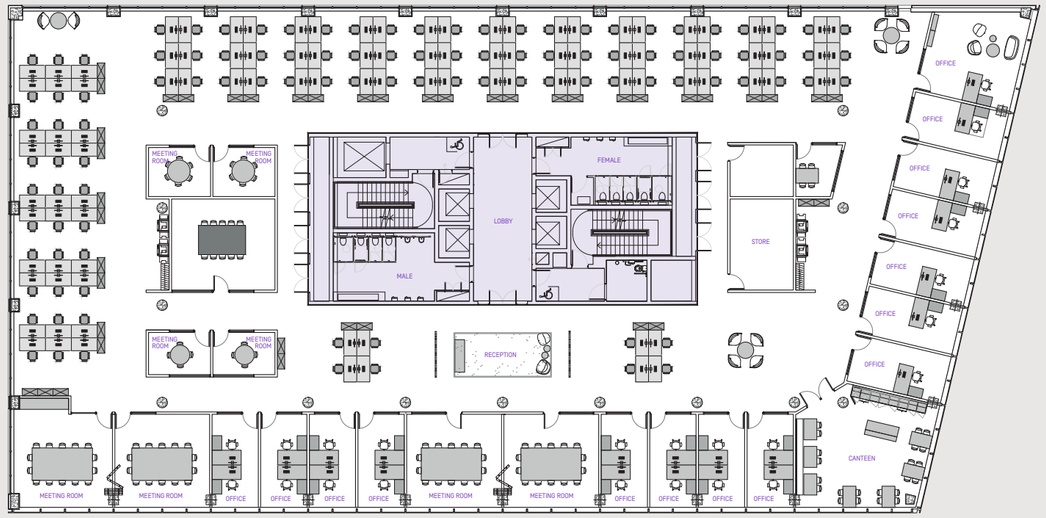
TWO
Dublin Airport Central
Ground Floor



TWO
Dublin Airport Central
Typical Floor Plan



TWO
Dublin Airport Central
Corporate



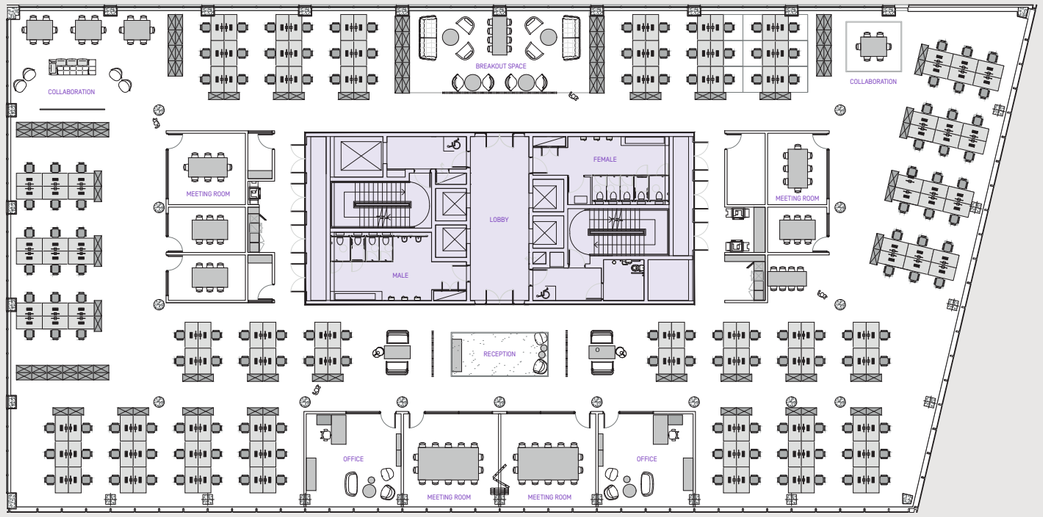
ANALYSIS LEGEND CORPORATE

DESK TO AREA RATIO	1:12
GROSS INTERNAL AREA	1856sqm
TOTAL WORKSTATIONS	127
Open Plan	104
Cellular Office	23

TOTAL MEETING ROOMS	10
2 Person	3
6 Person	2
10 Person	1
14 Person	4

COLLABORATION	2
RECEPTION	1
CANTEEN	1
STORAGE	1
PRINT	2
IDF	1

TWO
Dublin Airport Central
Finance



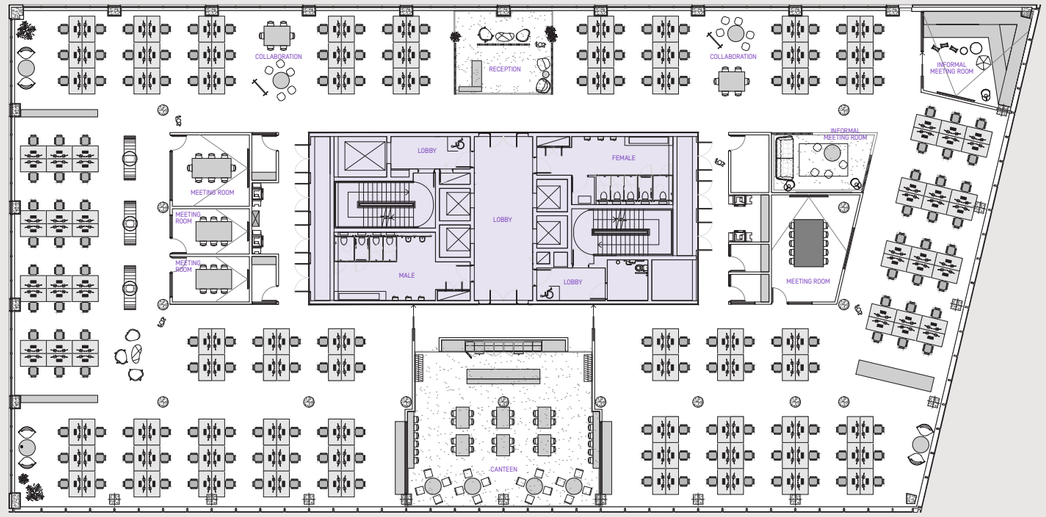
ANALYSIS LEGEND FINANCE

DESK TO AREA RATIO	1:10
GROSS INTERNAL AREA	1856sqm
TOTAL WORKSTATIONS	150
Open Plan	148
Cellular Office	2

TOTAL MEETING ROOMS	10
2 Person	2
6 Person	3
8 Person	3
14 Person	2

COLLABORATION	10
RECEPTION	1
CANTEEN	2
STORAGE	2
PRINT	2
IDF	1

TWO
Dublin Airport Central
Technology



ANALYSIS LEGEND TECHNOLOGY

DESK TO AREA RATIO	1:8
GROSS INTERNAL AREA	1856sqm
TOTAL WORKSTATIONS	180
Open Plan	180

TOTAL MEETING ROOMS	10
2 Person	4
6 Person	2
8 Person	2
10 Person	1
16 Person	1

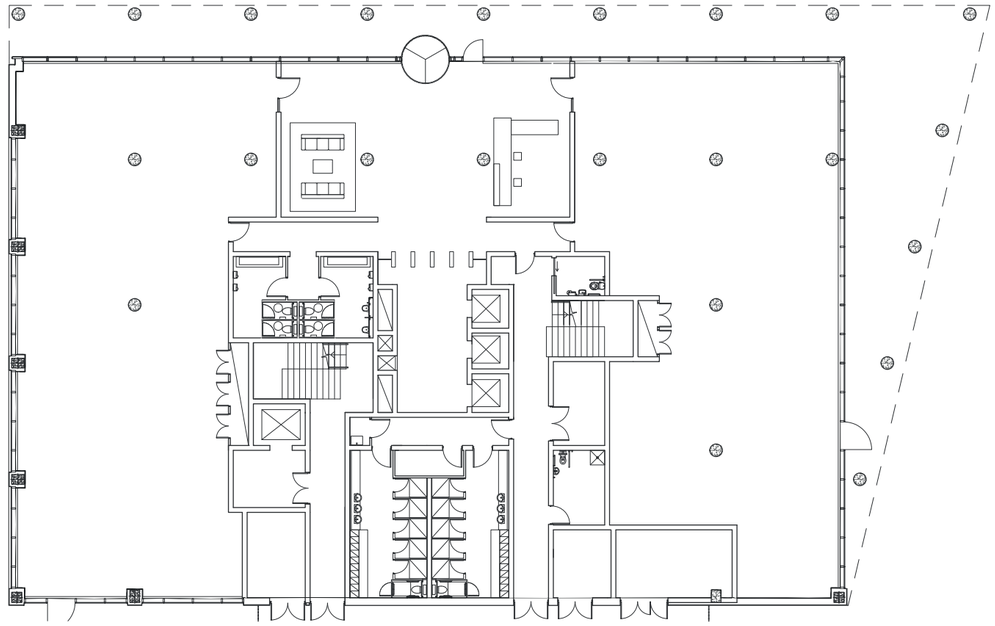
COLLABORATION	12
RECEPTION	1
CANTEEN	1
PRINT	2
IDF	1

THREE
Dublin Airport Central
Accommodation Schedule

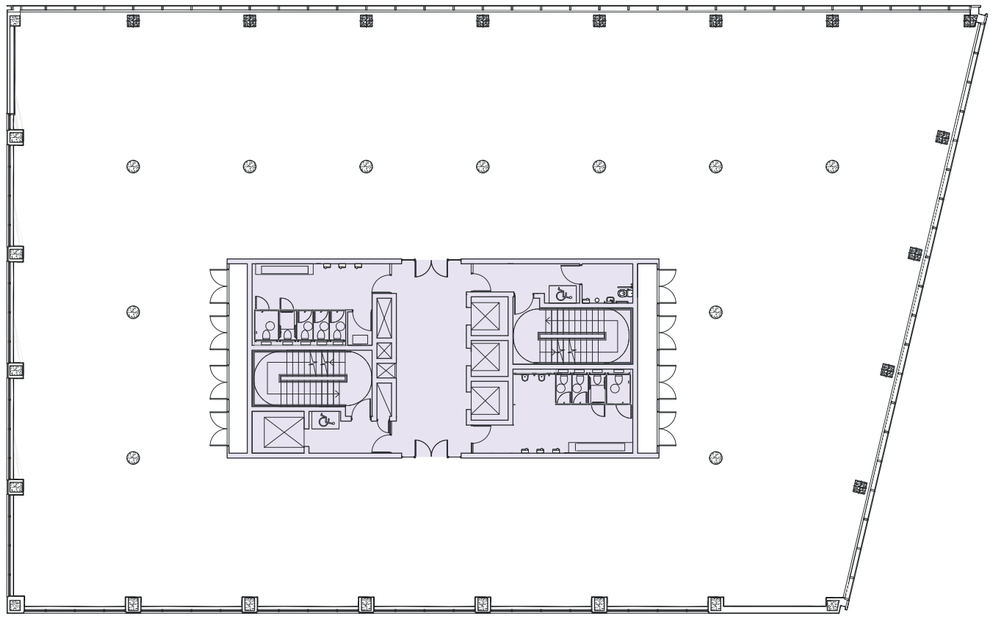
FLOOR	SQM	SQ Ft
FIVE	1,449.6	15,603
FOUR	1,449.6	15,603
THREE	1,449.6	15,603
TWO	1,449.6	15,603
ONE	1,449.6	15,603
GROUND*	1,200.7	12,926
TOTAL	**8,448.7**	**90,941**

Gross Internal Area measurement.
All areas and floor layouts are for
indicative and discussion purposes only.

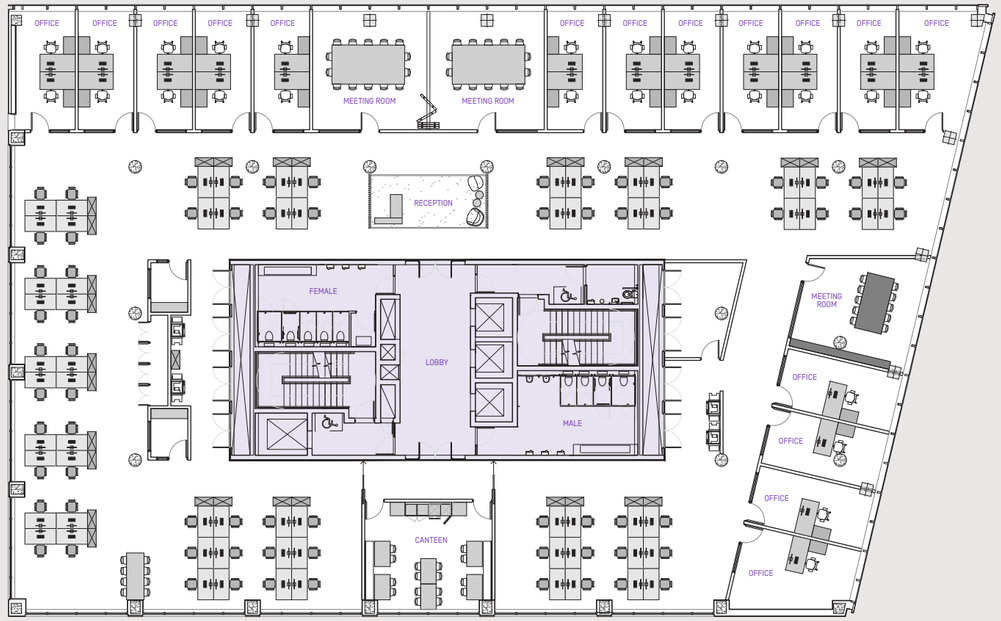
THREE
Dublin Airport Central
Ground Floor



THREE
Dublin Airport Central
Typical Floor Plan



THREE
Dublin Airport Central
Corporate



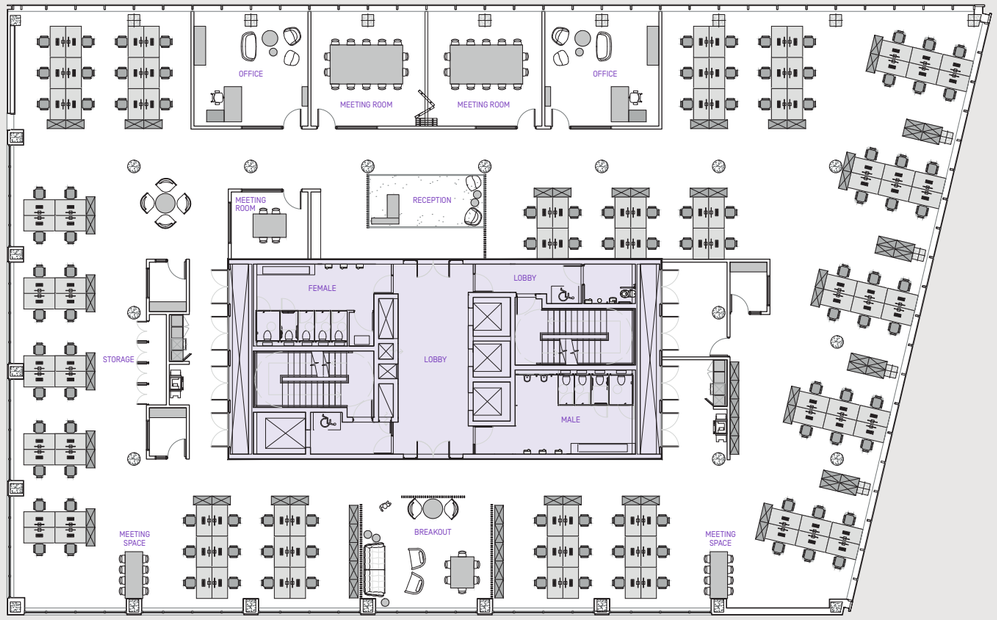
ANALYSIS LEGEND CORPORATE

DESK TO AREA RATIO	1:12
GROSS INTERNAL AREA	1449sqm
TOTAL WORKSTATIONS	96
Open Plan	68
Cellular Office	28

TOTAL MEETING ROOMS	5
2 Person	2
10 Person	1
14 Person	2

COLLABORATION	1
RECEPTION	1
CANTEEN	1
STORAGE	1
PRINT	2
IDF	1

THREE
Dublin Airport Central
Finance



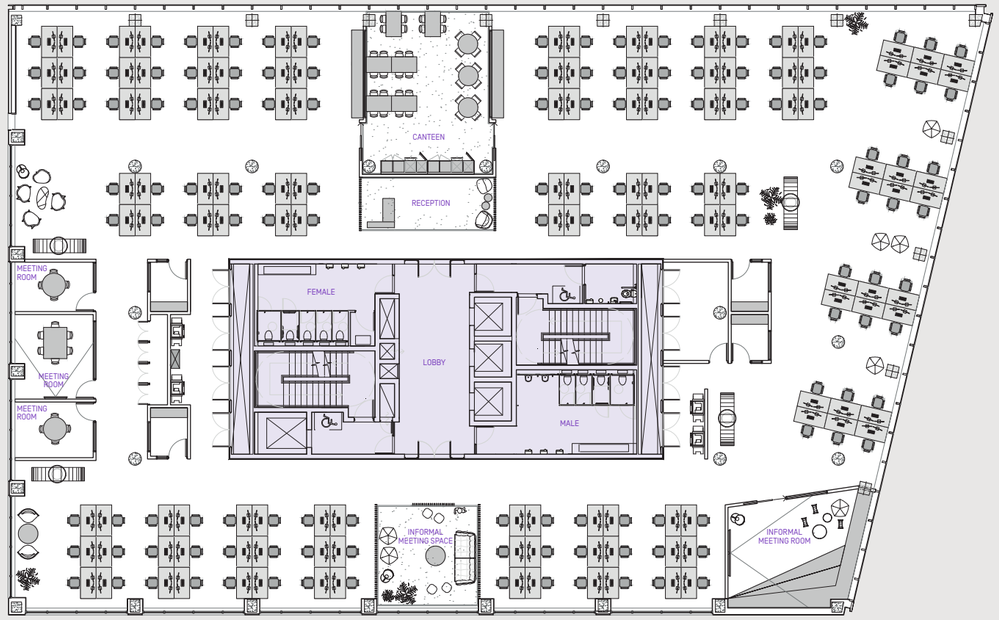
ANALYSIS LEGEND FINANCE

DESK TO AREA RATIO	1:10
GROSS INTERNAL AREA	1449sqm
TOTAL WORKSTATIONS	112
Open Plan	110
Cellular Office	2

TOTAL MEETING ROOMS	8
2 Person	3
6 Person	1
8 Person	2
14 Person	2

COLLABORATION	1
RECEPTION	1
TEASTATION	2
STORAGE	1
PRINT	2
IDF	1

THREE
Dublin Airport Central
Technology



ANALYSIS LEGEND TECHNOLOGY

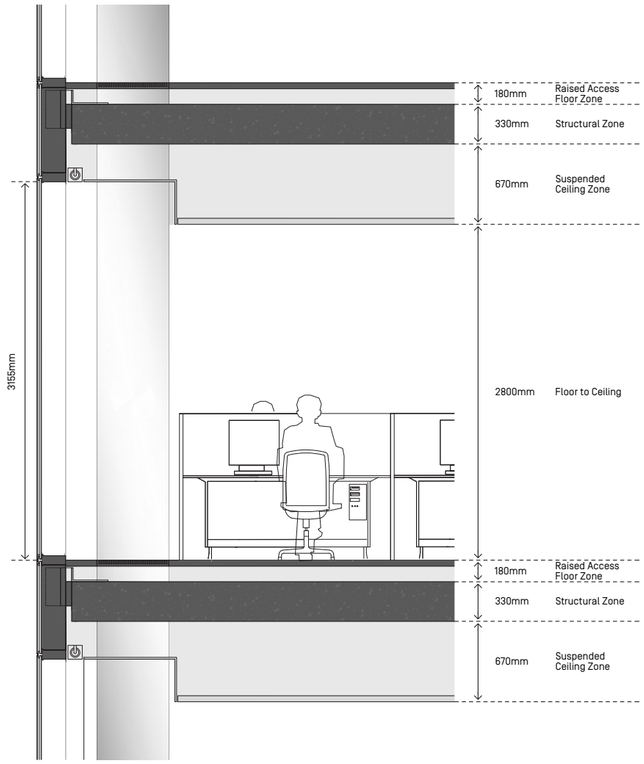
DESK TO AREA RATIO	1:8
GROSS INTERNAL AREA	1449sqm
TOTAL WORKSTATIONS	138
Open Plan	138

TOTAL MEETING ROOMS	9
2 Person	4
6 Person	2
8 Person	1
10 Person	1
16 Person	1

COLLABORATION	6
RECEPTION	1
CANTEEN	1
STORAGE	1
PRINT	2
IDF	1

Dublin Airport Central
Summary Specifications

- 2.8m floor-to-ceiling height
- 4.5 kN per sq m office floor loading
- Fronting south on to new 0.5ha “City Park” landscaped park
- Central event “City Square” plaza and “City Gardens” with raised lawns and mature tree installations
- 1:8 base occupancy (person/sq m)
- 4 pipe fan coil air conditioning
- Average lift waiting time <25 seconds
- 13 person passenger lifts
- Goods lift
- 1 car space per 56 sq.m
- Ample bicycle spaces
- Shower facilities
- Locker facilities
- Drying room
- LEED ‘Gold’ rating targeted
- BER A-3 rating targeted



Detailed Specification

OCCUPANCY:

Means of Escape:	1 person per 6 sq m
Internal Escape:	1 person per 6 sq m
Sanitary provision:	1 person per 7 sq m
Toilet Ratio:	60% male & 60% female provision
Planning Module:	1.5 m square generally throughout

STRUCTURAL GRID: 9m x 6m generally

FLOOR LOADINGS:

Office Floors:	4.5 kN per sq m
Lift lobby and toilet areas:	3.0 kN per sq m or 4.5 kN
Plant Rooms:	7.5 kN per sq m
Areas of roof outside plant areas:	0.6 kN per sq m or 1.0kN

FLOOR HEIGHTS

Reception floor to ceiling: 3.52m
Office slab to slab: 3.65m
Office floor to ceiling generally: 2.8m
Office floor to underside of bulkhead: 3.155m
Raised floor zone: 180mm (Top of structural slab to top of finished floor level)
Ceiling light zone: 670mm (underside of structural slab to finish ceiling level)

STRUCTURE

- 250mm thick in situ reinforced concrete ground bearing slab with a power floated finish
- In situ concrete frame, including exposed concrete circular columns with exposed smooth natural finish.
- 350mm deep in situ reinforced concrete floor slabs
- Precast concrete stairs and landings.
- Reinforced in situ concrete core walls to stairwells and lift core areas.

EXTERNAL FINISH

- Proprietary thermally broken aluminium curtain walling system with EPDM gasket / silicone seal to all joints.
- Opacified glass spandrel panels to give the appearance of sheer glazing without noticeable horizontal banding.
- Insulated anodised aluminium on selected panels.
- Acrylic, through-coloured render over high level of insulation.
- Ribbon glazing single span curtain wall between insulated render elements.
- Proprietary, natural anodised aluminium-framed, three-wing, electrically-operated revolving door.

ROOF FINISHES

- Reinforced bitumen sheet 'warm' roof covering system to in-situ concrete roof slab.
- Full stairs access to roof with clear access routes provided to all plant units.
- Insulated uPVC rainwater pipes concealed within building.

INTERNAL OFFICE FINISHES

Walls: Plasterboard and paint finish to all internal office walls.
Floors: Proprietary galvanised metal medium grade raised access floors.
Columns: Exposed concrete circular columns with smooth natural finish.
Ceiling: Perforated metal suspended ceiling system for enhanced acoustic performance with perimeter plasterboard bulkheads to edges of suspended ceilings.

RECEPTION/ENTRANCE LOBBY

Internal Walls: Full height, back painted, toughened glass wall panelling with concealed fixings and white lacquered' American white oak veneer wall panelling.
Floors: Ultra compact, super durable, large format (3.2m x 1.4m) floor tiles.
Ceilings: Extruded aluminium linear profile metal feature ceiling system with integrated lighting and full accessibility to services. Suspended painted plasterboard 'raft' ceiling clear of access hatches with continuous linear LED recessed light fittings flush with ceiling and wall finishes.
Signage: High quality directory and way finding signage integrated into the reception design.

LIFT LOBBIES

Internal Walls: Full height, back painted, toughened glass wall panelling with concealed fixings.
Floors: Ultra compact, super durable, large format (3.2m x 1.4m) floor tiles.
Ceilings: Extruded aluminium linear profile metal feature ceiling system with integrated lighting and full accessibility to services. Suspended painted plasterboard 'raft' ceiling clear of access hatches with continuous linear LED recessed light fittings flush with ceiling and wall finishes.
Doors: High quality lacquered stainless steel finish to lift doors.

TOILETS

Floors: Full body rectified porcelain floor tiles with natural matt finish.
Internal Walls: Full body rectified porcelain wall tiles with polished finish.
Ceilings: Accessible suspended metal ceiling system.
Doors: High quality, full height, glass fronted cubicle doors.
WC Cubicles: Full height, glass fronted cubicle system with back painted toughened glass doors. Full height, high pressure laminate cubicle system.
Vanity Units: Bespoke trough wash hand basin with sloped base & high quality quartz finish.
Sanitary Ware: Fully concealed, wall mounted high quality vitreous china

SHOWERS

Two Dublin Airport Central:	1/96 People
Three Dublin Airport Central:	1/85 People

PASSENGER LIFTS

Size: 13 person passenger lifts. 1 extra fire fighting lift in each building.
Waiting Time: Passenger lift peak average interval is less than 25 seconds.

MECHANICAL INSTALLATIONS

The internal air-conditioning units are generally to be above ceiling concealed 4-pipe Fan Coil Units ducted to high induction diffusers, or an active chilled beam system.

The fresh air will be introduced through central handling units. The central AHU would have return air heat exchange or alternative heat recovery systems as energy saving devices. The air will be ducted in vertical risers to each floor.

Design Parameters:

Winter Temperature:

Outside:	-5°C 100% RH
Internal Office:	22 +/- 2°C @ 70% Max RH
Toilets:	18°C Min.
Reception:	22 +/- 2°C

Summer Temperature:

Outside:	26°C (dry bulb) @ 19°Cwb (wet bulb)
Internal Office:	22 +/- 2°C @ 70% Max RH
Toilets:	18°C Min.
Reception:	22 +/- 2°C

Fresh Air Supply:

Offices:	10l/s/p
Toilets:	10 ACH-1

Acoustics Level

Office Open Plan:	NR38
Toilets:	NR40
Reception Area:	N/A

Water Services

24 hour water storage shall be provided based on 22 l/person on the basis of an occupancy rating of 1 person per 8sqm.

Potable water shall be available to each tenant on a two tenant per floor basis.

ELECTRICAL INSTALLATIONS

- The supply to the building shall be transformed from MV to LV at ground floor.
- The incoming power supply shall have sufficient capacity to increase the load by 25%.
- The LV switch room will be designed to accommodate a main distribution board suitable for multi tenancy metering, have an automatic switchover to standby generator for life safety, have power factor and surge protection equipment and have spare space of 25% for new equipment.
- Main power supply cables will have a spare capacity of 25%.

Design Criteria

One Person per 8 m2	
Lighting:	10 w/m2
Small Power:	10 w/m2
General Services:	30 w/m2
Mechanical Plant:	40 w/m2

Lighting

Offices: Dimmable LED flush fittings
Reception: Continuous LED recessed strip light fittings flush with ceiling and wall finishes
Toilets: Continuous LED recessed strip light fittings and recessed LED downlights

Lighting Control

Office: Daylight control via occupancy sensors
Reception: Daylight control via occupancy sensors with local override
Internal Landlord Areas: Occupancy sensor controls

Standby Power:

Standby generator shall be provided by the Landlord to support all firefighting and life safety systems in the building.

BUILDING MANAGEMENT SYSTEM

A complete Building Management Control System including all necessary motor control centres and front end PC shall be provided in each building.

The Building Management Control System will provide the following:-

- Status of all plant
- Record energy consumed
- Monitor and adjust temperature set points
- Monitor and adjust time schedules and sequence of operation of all plant
- Be compatible for remote connections
- Have at least two user licences
- Allow for sub tenant billing

PROTECTIVE INSTALLATION

Fire Alarm System

The fire alarm system shall comply with the latest version of IS3218. The system will be designed for L-1 coverage. The fire alarm system will be fully addressable and capable of interfacing with other systems.

Security System

The building will come complete with access control, CCTV and intruder alarm systems installed at main cores, main entrances and exit points from the building. These systems will be IP type adaptable to an open network and fully expandable to incorporate the tenant's requirements.

Video intercom at main entrance doors and rear entrances.

Communication

- Diverse route incoming fibre cable network
- Incoming copper cable network.
- A dedicated room at ground floor level is supplied for cable termination to transfer from external to internal grade cables. This frame room shall be dry and have power and lighting.
- Cable distribution shall be provided from the telecoms room to IT risers to serve office floors.

LEED & BER

The building is targeting LEED Gold and a BER A3 Rating.

ACCESSIBILITY

Designed in compliance with current relevant accessibility standards & regulations

CAR & BICYCLE PARKING

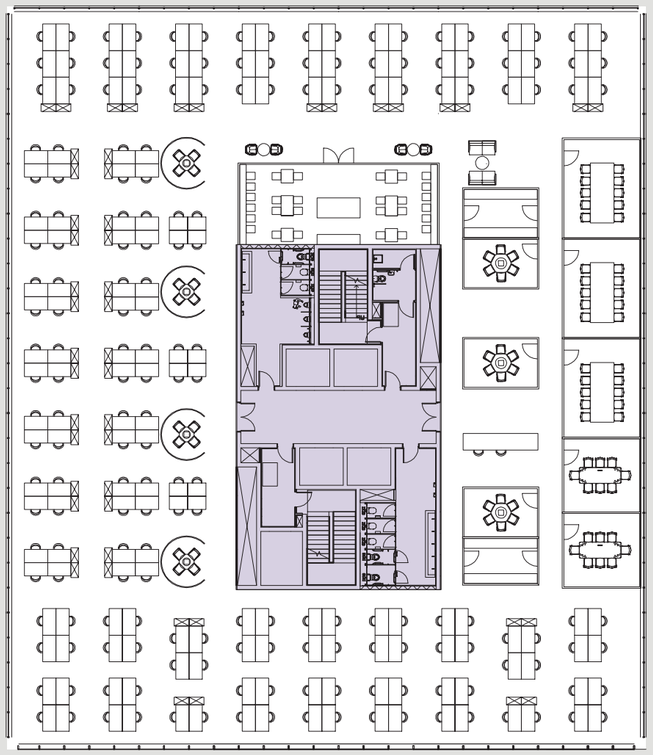
Car Parking Spaces:	1 per 56 sq m
Bicycle Spaces:	240 secure spaces

GOODS LIFT

A separate goods lift shall be provided for each building.

* Irish National Annex states that a minimum imposed load of 3.0kN/m2 is applicable for office loading. For high specification offices an imposed load of 4.0kN/m2 is deemed appropriate with an additional allowance of 0.5kN/m2 to allow for lightweight moveable and demountable partitions. The movable lightweight partition loading is based on weight of a painted stud partition: 2 layers of 2.85m high x 12.5mm taped and jointed tapered edge wallboard both sides fixed to 70 mm studs at 600mm centres with deep flange floor and ceiling channels fixed to concrete slab. A 20mm deflection allowance shall be accommodated. (qk=0.92kN/m/2m=0.46 kN/m2).

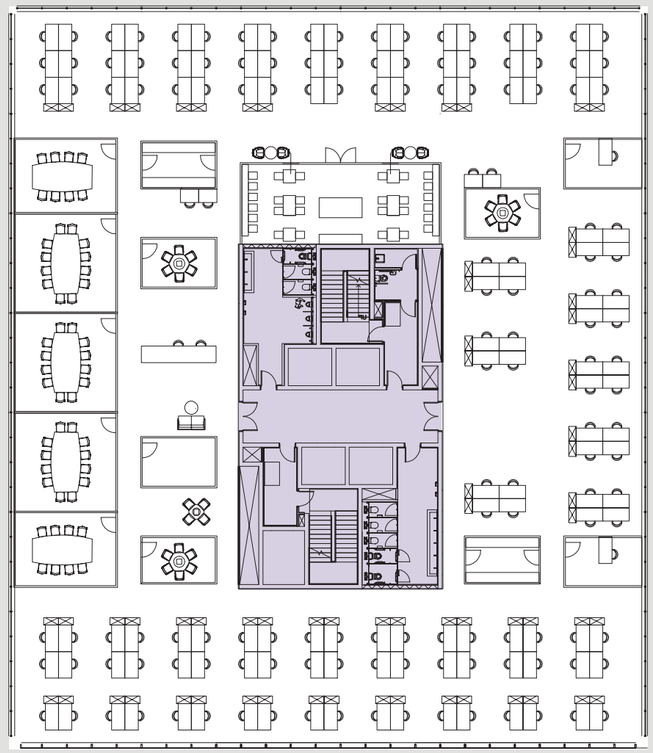
FOUR
Dublin Airport Central
Corporate



Desk to Area Ratio 1:8

NIA	1,421 sq. m	Total Meeting Rooms	8	Collaboration	7
Total Workstations	178	10-12 Person	3	Hot Desks	12
Open Plan	178	8 Person	2	Reception	1
		6 Person	3	Canteen	1
				Print	2
				Comms	1

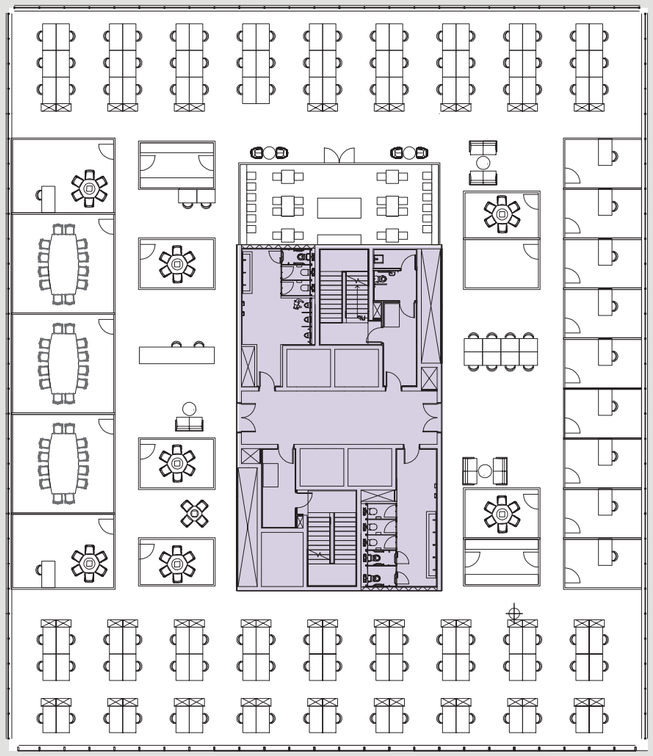
FOUR
Dublin Airport Central
Corporate



Desk to Area Ratio 1:10

NIA	1,421 sq. m	Total Meeting Rooms	8	Collaboration	3
Total Workstations	142	10-12 Person	3	Hot Desks	4
Open Plan	140	8 Person	2	Reception	1
Cellular Office	2	6 Person	3	Canteen	1
				Print	2
				Comms	1

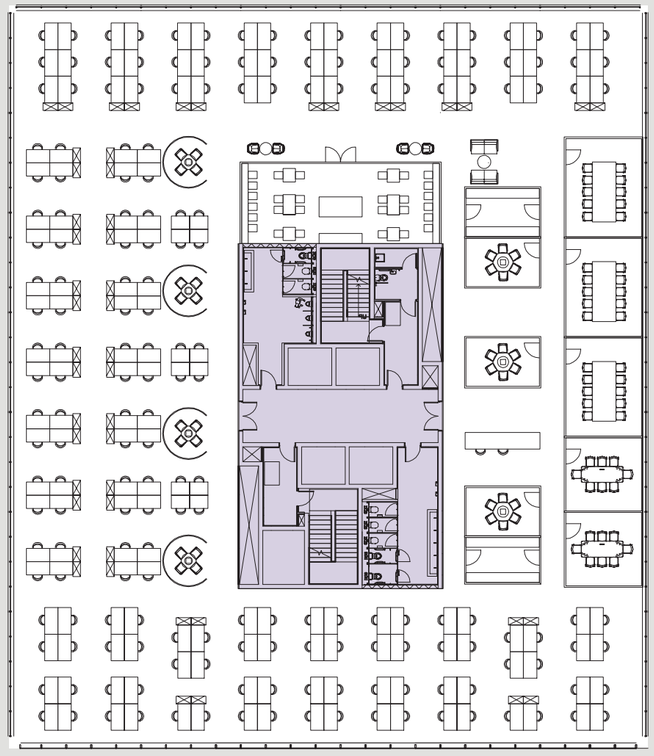
FOUR
Dublin Airport Central
Corporate



Desk to Area Ratio 1:12

NIA	1,421 sq. m	Total Meeting Rooms	8	Collaboration	4
Total Workstations	119	10-12 Person	3	Hot Desks	8
Open Plan	108	6 Person	5	Reception	1
Cellular Office	11			Canteen	1
				Print	2
				Comms	1

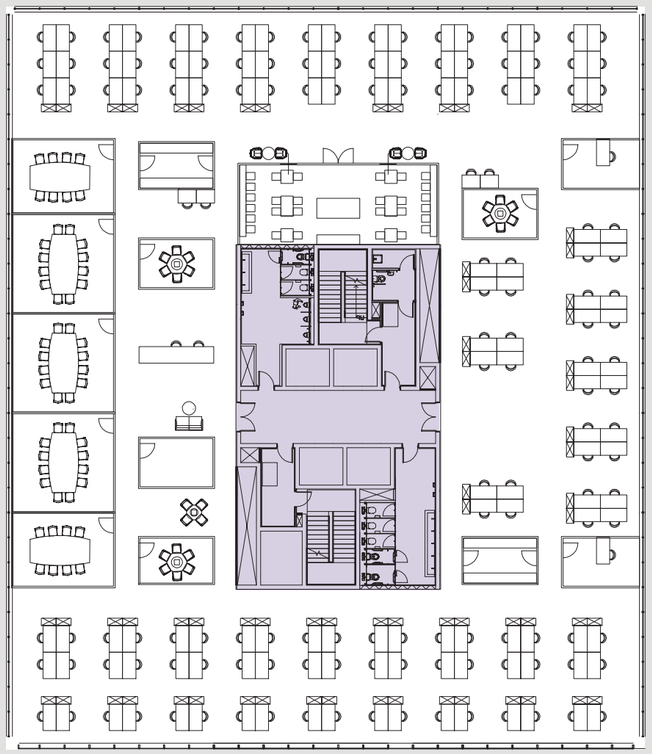
FIVE
Dublin Airport Central
Corporate



Desk to Area Ratio 1:8

NIA	1,421 sq. m	Total Meeting Rooms	8	Collaboration	7
Total Workstations	178	10-12 Person	3	Hot Desks	12
Open Plan	178	8 Person	2	Reception	1
		6 Person	3	Canteen	1
				Print	2
				Comms	1

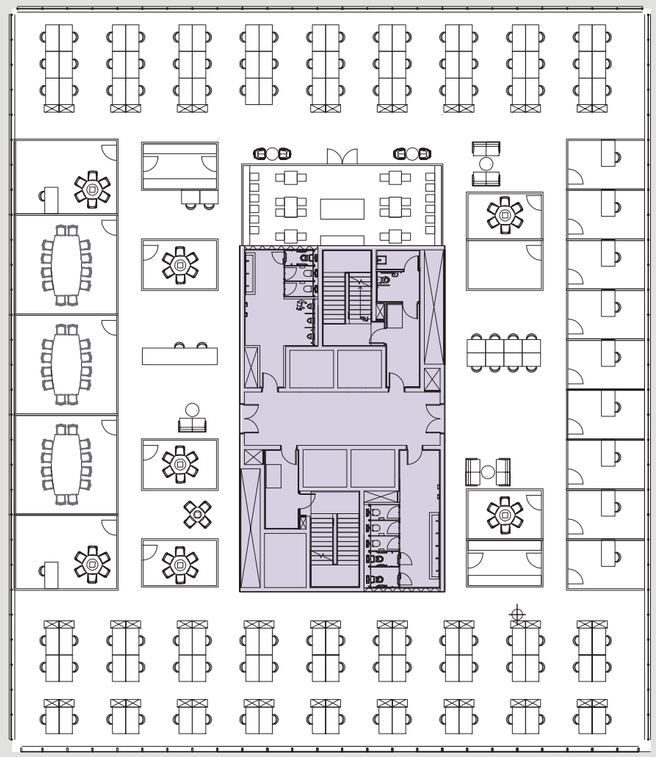
FIVE
Dublin Airport Central
Corporate



Desk to Area Ratio 1:10

NIA	1,421 sq. m	Total Meeting Rooms	8	Collaboration	3
Total Workstations	142	10-12 Person	3	Hot Desks	4
Open Plan	140	8 Person	2	Reception	1
Cellular Office	2	6 Person	3	Canteen	1
				Print	2
				Comms	1

FIVE
Dublin Airport Central
Corporate



Desk to Area Ratio 1:12

NIA	1,421 sq. m	Total Meeting Rooms	8	Collaboration	4
Total Workstations	119	10-12 Person	3	Hot Desks	8
Open Plan	108	6 Person	5	Reception	1
Cellular Office	11			Canteen	1
				Print	2
				Comms	1