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**CONTENTS**
A CONSTANTLY CHANGING VIEW, WATERFRONT WORKING & LIVING.
The Reflector is a landmark office and residential development prominently situated in Dublin’s thriving Grand Canal Docks. With impressive water frontage spanning almost 75 meters of Hanover Quay, The Reflector has a distinctive and memorable profile of bronze mesh panels and reclaimed bricks, which contrast and compliment the sleek glass facade. The use of luxurious finishes is carried into the ultra modern building, where premium fixtures have been fitted with exceptional craftsmanship and attention to detail.

A prominent waterfront setting with a south facing front facade and extensive views of the inner docks.

The Reflector is a landmark office and residential development prominently situated in Dublin’s thriving Grand Canal Docks. With impressive water frontage spanning almost 75 meters of Hanover Quay, The Reflector has a distinctive and memorable profile of bronze mesh panels and reclaimed bricks, which contrast and compliment the sleek glass facade. The use of luxurious finishes is carried into the ultra modern building, where premium fixtures have been fitted with exceptional craftsmanship and attention to detail.
A SWEETING VISTA OF DUBLIN BAY & MOUNTAINS, AROUND TO GRAND CANAL DOCKS
A LANDMARK HEADQUARTER BUILDING

Dublin is a global city, offering unique access to Europe and strong connections to the UK and US.

Grand Canal Docks is an established national and international business centre in one of the most accessible parts of Dublin City Centre. The Reflector sits in a unique position within the Docks and is a six storey over basement office building, extending to an area of over 123,000 sq.ft. net area.

Typical floor plates of 23,000 sq.ft. will be finished to the highest standards, featuring LEED Gold V4 accreditation and A3 BER Certification. With panoramic views, a unique waterfront setting and beautifully landscaped courtyards, walkways and terraces, The Reflector is set to become an iconic office building.

- On site August 2016, delivery expected 2018
- Experienced developer & professional team
- Adjacent low rise buildings provide panoramic 215° views from the 3 Arena to the Grand Canal Theatre including views to the Aviva and the iconic Pigeon House
- Eye catching elevation with feature facade
- Sustainable design to LEED V4 Gold standard with high A3 BER targeted energy rating
- The building can be split in to two distinct wings each with their own dedicated entrance
- Floor plate design that delivers high levels of natural daylight lending itself to flexible subdivision and efficient occupancy
- Minimal internal columns with columnless nine meter wide wings
- Penthouse suite with set back south facing balconies overlooking the inner docks
6 FLOORS OF PRIME OFFICE SPACE
2 INDIVIDUAL WINGS, BOTH WITH THEIR OWN ENTRANCE
Dublin Bus, the DART and Luas light rail system all provide reliable access links to this central location with stations within easy reach. The area has excellent road infrastructure with the Samuel Beckett Bridge providing speedy access to the North Docks, IFSC and to Dublin Airport. A new bridge is also planned connecting Grand Canal Docks with Ringsend.

With five dedicated Dublin bike stations located within the Grand Canal Docks and ample bicycle storage within the building, it is set to serve both the casual and the most perennial of cyclist commuters.

**From Hanover Quay - Driving Times**
- Port Tunnel: 8 mins
- Dublin Airport via Port Tunnel: 20 mins

**From Hanover Quay - Walking Time**
- DART: Grand Canal Dock Station: 11 mins
  - Pearse Street Station: 10 mins
  - Connolly Station: 20 mins
- Luas: Mayor Square: 13 mins
- Luas Bike: Benson Street: 1 min
- Dublin Bus: Various Locations

**The Perfect Address for Easy Access**

Centrally located and served by all the city’s transport links, Grand Canal Docks offers easy commutes from all parts of Dublin.
THE HEART OF DUBLIN’S BUSINESS DISTRICT

1. William Fry
2. Bord Gáis Energy Theatre
3. Facebook
4. The Marker Hotel
5. State Street
6. Accenture
7. Airbitz
8. The Reflector
Grand Canal Docks houses a broad range of national and multi-national companies. The concentration is such that the area has become Dublin’s principal modern office district and business hub.
JOIN THE GLITTERING SET OF NEIGHBOURS
Due to its immense popularity this area is a lively and cosmopolitan destination for entertainment with a broad range of amenities including theatres, hotels, cafes, bars, restaurants, shops and watersport activities on the Docks.
BISTROS, CAFÉS, BARS & SHOPS
LEND A WARM VILLAGE VIBE
The integration of The Reflector with the existing dock-front buildings will create dynamic relationships between old and new within the waterfront context. The Reflector offers space, natural light and great views, making it an exceptional working environment.

BKO Architects have designed a layout that provides dynamic, contemporary and flexible buildings which will enhance the existing waterfront environment.

The unique exterior mesh design element will also provide solar shading without impacting the views. This cascading feature will be framed within a high quality stone-clad structure which is elevated above the street level to create a setback ground plane which will provide a relief and continuity for the adjoining low level buildings.
“The building elevations will include a dynamic facade design with a pixelated cascading metal outer skin to reflect the southern site aspect and the waterside location. This will consist of high quality bronze coloured mesh panels suspended in front of the clear glazing systems”.

BKD Architects
Areas such as water efficiency, heating and energy saving measures, materials used and waste strategies are carefully considered in the design of this building. A LEED accredited professional is appointed to continuously monitor and assess all aspects of the LEED accreditation throughout the design and construction of The Reflector. In addition, this building is set to achieve an A3 BER rating confirming its ranking as a highly energy efficient building.

Having a sustainable building ensures that both operational costs and energy usage are kept to a minimum, whilst providing an excellent and healthy working environment.

The Reflector is being designed to LEED Gold V4 standard. Leadership in Energy and Environmental Design is about consciously designing the building from the early stages of planning right through to its operation in order to create a well-functioning sustainable building.
EUROPE’S MOST SOUGHT AFTER DESTINATION
The offices have been designed to LEED V4 Gold standard which includes:

**The Specification**
- Expansive reception lobbies with increased floor to ceiling heights (4 metres) and finished to highest standards with tiled floors, seating area and high quality designed reception desks
- Generous common areas finished to same exceptional standards
- Individual entrances to east and west wings with separate receptions and cores which offer maximum flexibility
- 6 high speed passengers lifts delivering superior waiting and travel times; <25 second average wait times and >= 6 & 7 Star rating per CIBSE (Guide D). Destination Control on the West Lift Core
- Floor plates fronting the water benefiting from panoramic Dockland views
- Superb levels of natural light due to floor to ceiling glazing and lower heights of both adjacent buildings

**Sustainability**
- Designed to achieve LEED Gold Certification Version 4, with sustainable principles to achieve a BER A3 rating

---

### Building Management System
- Secure car parking for cars and bicycle spaces, bicycle storage with electrical car charging points
- Basement shower facilities, lockers and changing rooms

### Offices
- Very efficient and flexible floor plates capable of sub-division to a 9 x 7.5m structural grid
- Minimised number of columns
- Generous floor to ceiling heights with 2.75m clear floor to ceiling height on standard floors, 4m on ground floor
- Generous ceiling void of 500 mm and floor void of 150mm. Raised Access Floors with floor boxes 1 per 10sqm. Office design adhere to BCO (British Council for Offices) Best Practice
- Metal suspended ceiling tile
- Energy Efficient LED lighting
- Four-pipe fan coil air conditioning
- M&E planned for optional exposed or concealed finish
- Design occupancy for M&E of 1 person per 8sqm
- Diverse fibre optic supplies to the building. Early access for tenant fit-outs will be considered and credits in lieu of CAT A landlord finishes

---

### SCHEDULE OF ACCOMODATION

<table>
<thead>
<tr>
<th>Floor</th>
<th>Gross (sqm)</th>
<th>Nett (sqm)</th>
<th>Nett (sqm)</th>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Ground Floor</td>
<td>1,904.3</td>
<td>329</td>
<td>1,168.7</td>
<td></td>
</tr>
<tr>
<td>The First Floor</td>
<td>2,031.1</td>
<td>1,691.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Second Floor</td>
<td>2,491.9</td>
<td>2,147.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Third Floor</td>
<td>2,491.9</td>
<td>2,147.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Fourth Floor</td>
<td>2,491.9</td>
<td>2,147.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Penthouse</td>
<td>2,159.6</td>
<td>1,819.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td>11,122.4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>13,570.7</strong></td>
<td><strong>11,451.4</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**General Notes**
- Gross area measured to finished face of external wall/facade and ignores columns where not projecting from the wall.
- Net area measured to finish face of external wall/facade and ignores columns where not projecting from the wall.
- Net area excludes common circulation areas & cores.
1.0 Architectural Specification

Means of escape

1 person per 8m²

Internal climate

1 person per 8m²

Lift provision

1 Lift per 8m²

Toilets

1 person per 10m² as per BS 8300 recommendations and provisions as per BS5582 -1:2014

2.0 Planning Module

1.5m deep throughout.

3.0 Structural Grid

7.5m x 9.0m deep generally throughout.

4.0 Floor Loadings

Office floors: 4.0kN per sqm (+ 1.5kN per sqm partitions)

Lift lobby & toilet area: 4.5kN per sqm

Plant rooms: 7.5kN per sqm

Roof area outside of plant areas: 1.5kN per sqm

Car park: 2.5kN per sqm

5.0 Floor Heights

Reception & ground floor: 4.00m typical ground floor to ceiling height, with elements of double height space

Office slab to slab: 3.75m

Office floor to ceiling: 3.25m

Raised floor zone: 150mm

Ceiling zone: 500mm

6.0 Structure

In situ concrete structure with 235mm flat floor slabs throughout, with in situ concrete columns and external walls.

7.0 External Finishes

Facade

Double glazed high performance curtain walling system, with a structural silicone jointed curtain walling system with polymer powder coated frame, fully insulated and feature metallic mesh solar screening, suspended between a natural stone clad framing.

Glazing will include elements of high performance solar clear glass and insulated opacified panels.

All glazing, cills, flashing, cappings, and louvres to be polymer powder coated aluminium pressings.

External landscaped

High quality granite paving and areas with feature planting and integrated lighting to all external areas.

Roof

Asphalt or similar proprietary waterproofing membrane on high density roof insulation on concrete roof structure laid to fall.

A proprietary green roof system will be provided for all areas of the roof which do not contain plant / equipment.

Main entrance doors

Feature clear glass and frameless revolving door and double swing side doors for wheelchair access. Revolving door to be power assisted with 3 wings and be 2.3m high

8.0 Internal Office Finishes

Walls

Painted plasterboard finish with painted MOF skirtings and stringer boards.

Floors

Proprietary vinyl floor covering with proprietary metal stripings with contrasting colour vinyl strip inserts.

Ceilings

Painted plasterboard finish balustrades and handrails.

Joinery

Painted solid doors frames and architraves to all escape stairs access doors with clear glass vision panels. Stainless steel in-masonry throughout.

11.0 Toilet

Walls

600x300 ceramic wall tiling.

Floors

600x600 stone effect ceramic tile to complement the nature stone flooring within the lobby areas.

Joinery

Proprietary Gypsum MF plasterboard ceilings with feature downlighting.

Doors

Selected hardwood veneer door leaf with solid hardwood frames and architraves, to all core area circulation doorways.

Sanitary fittings

High quality ceramic sanitary ware & fittings.

Vanity units

Proprietary linear wash basin sink system with Corian finish with Proprietary over sink mirror with concealed soap dispenser and hand dryer. Feature back painted glass surround to vanity units.

10.0 Escape Stairs

Walls

Painted plasterboard finish with painted MOF skirtings and stringer boards.

Floors

Proprietary vinyl floor covering with proprietary metal stripings with contrasting colour vinyl strip inserts.

Ceilings

Painted plasterboard finish balustrades and handrails.

Joinery

Painted solid doors frames and architraves to all escape stairs access doors with clear glass vision panels. Stainless steel in-masonry throughout.

12.0 Building Maintenance

Facade window cleaning

All facades can be maintained either:

a) from ground level using cherry picker type access, and / or proprietary window cleaning extendable brush system, and

b) abseiling mechanisms at roof level.

13.0 Accessibility

Stop free access provided to ground floor from external by way of ramp.

Disabled WC and accessible toilet cubicles provided on each floor.

14.0 Car & Bicycle Parking, Locker & Shower Provision

Car parks

1 car parking space provided per 400m² gross floor area, across the development.

Bicycle spaces and lockers

1 bicycle spaces provided per 100m² gross floor area.

Showers floor area

1 shower provided per 1000m² gross.
The Fitout concealed 4-pipe Fan Coil Units ducted to high induction diffusers.

16.1 Mechanical Specification

16.1.1 Design Criteria

Indoor Climate

Winter (Min), Summer (Max) RH% ± 5%°C

Open Plan Offices & Boardrooms 22°C - 24°C

Toilet Areas 19°C - 25°C

General / Circulation 19°C - 25°C

75% Control

Toilet Areas 70% Control

Outside Design Conditions – Dublin

Earthing & Bonding

The fire alarm system shall comply with

Fire Alarm System

Fire Alarm System

The Building Management Control System shall allow interface with the following:

Lighting Control

The Building Management Control System shall provide the following:

Monitor and adjust time schedules and sequence of operation of all plant

The following tenant plant areas have been allocated;

Vertical Distribution

Vertical service risers will have spare capacity to accommodate specialist tenant services such as but not limited to;

Lighting Control

Floor height

Ceiling Void 550mm

Vertical Service

Minimum Service Zones

The Building Management Control System shall interface with the following:

Lighting Control

Eating and Bonding

Lighting Control

Emergency Power Supply (UPS)

By Tenant (within own demise).

Standby Generators

By Tenant (unless own carpaking space). - Raised to roof on each floor core should central kitchen be required for large tenants.

Uninterrupted Power Supply (UPS)

By Tenant (within own demise). - "Open air" horizontal or raised to roof core on each floor core should central kitchen be required for large tenants.

Testing and Commissioning

All systems shall be commissioned in accordance with CIBSE and BHRA codes, including control systems and Building Management System. The O&M Manual and Record Drawings should be available in Draft PC before drawings are submitted within 4 weeks of PC. Under the LED Certification scheme we are targeting the enhanced commissioning credit. This will involve the appointment of an independent Commissioning Advisor for the project.
Lobby behind the west ground floor reception.
The Fitout

**The Penthouse**
- Net area: 1,819.1 sqm

**The Second, Third & Fourth Floor**
- Net area: 2,147.6 sqm

**The First Floor**
- Net area: 1,691.8 sqm

**The Ground Floor**
- Net area: 1,168.7 sqm

**Total Area:**
- 11,451.4 sqm

*Sizes exclusive of outdoor terraces*
The Fitout

OFFICE SPACE
RESIDENTIAL
OUTDOOR SPACE

THE FIRST FLOOR

Floor
Office Lobby 1
HANOVER WALK

Floor
Office Lobby 2
Residential

Floor
The Penthhouse
1,819.1
The Second, Third & Fourth Floor
2,147.6
The First Floor
1,691.8
The Ground Floor
1,168.7
Total Area
11,451.4

* Sizes exclusive of outdoor terraces

**The Penthouse**

**The Second, Third & Fourth Floor**

**The First Floor**

**The Ground Floor**

**Total Area**

11,451.4
Centralised core locations maximise the panoramic views, taking advantage of the 75 metre span of the Docks.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Net (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Penthouse</td>
<td>1,819.1</td>
</tr>
<tr>
<td>The Second, Third &amp; Fourth Floor</td>
<td>2,147.6</td>
</tr>
<tr>
<td>The First Floor</td>
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</tr>
<tr>
<td><strong>Total Area</strong></td>
<td><strong>11,451.4</strong></td>
</tr>
</tbody>
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* Sizes exclusive of outdoor terraces
The Fitout

The Penthouse  1,819.1
The Second, Third & Fourth Floor  2,147.6
The First Floor  1,691.8
The Ground Floor  1,168.7
Total Area  11,451.4

THE PENTHOUSE

OFFICE SPACE
RESIDENTIAL
OUTDOOR SPACE

HANOVER WALK
GREEN STREET EAST

Office Lobby 1
Office Lobby 2
Residential
Courtyard

HANOVER QUAY

THE FLOORPLAN
The Fitout

TYPICAL FLOOR ICT LAYOUT

| Open Plan Workstations | 206 |
| Workstations within Cellular Offices | 7 |
| **Total** | **213** |
| Meeting Rooms/Video Conference | 7 x 4p |
| 1 x 10p |
| 2 x 14p* |
| Telephone Booths | 6 |

* Meeting rooms to have flexible wall construction to allow for formation of large "town hall" meeting space

1:10 sqm ratio with collaboration & town hall space with booths for private calls & increased video conferencing rooms.

The Reflector

Test Fitout
1:8 sqm ratio with a briefing room and booths for private telephone calls.

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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</thead>
<tbody>
<tr>
<td>Open Plan Workstations</td>
<td>256</td>
</tr>
<tr>
<td>Workstations within Cellular Offices</td>
<td>10</td>
</tr>
<tr>
<td>Total Workstations</td>
<td>266</td>
</tr>
<tr>
<td>Meeting Rooms/Video Conference</td>
<td></td>
</tr>
<tr>
<td>2 x 4p</td>
<td></td>
</tr>
<tr>
<td>1 x 6p</td>
<td></td>
</tr>
<tr>
<td>2 x 12p</td>
<td></td>
</tr>
<tr>
<td>1 x 36p</td>
<td></td>
</tr>
<tr>
<td>Telephone Booths</td>
<td>5</td>
</tr>
</tbody>
</table>
The Reflector

TYPICAL FLOOR PROFESSIONAL SERVICES

1:12 sqm ratio with an increased number of private cellular offices and meeting rooms for client meetings.

<table>
<thead>
<tr>
<th>Open Plan Workstations</th>
<th>141</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workstations within Cellular Offices</td>
<td>36</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>177</strong></td>
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<tr>
<td>Meeting Rooms/Video Conference</td>
<td>2 x 4p</td>
</tr>
<tr>
<td></td>
<td>3 x 10p</td>
</tr>
<tr>
<td></td>
<td>3 x 12p</td>
</tr>
<tr>
<td></td>
<td>1 x 24p</td>
</tr>
</tbody>
</table>

Office Lobby 1

Office Lobby 2

Lobby 1

Lobby 2

Green Street East

Hanover Walk

Hanover Quay

Courtyard

The Reflector

Test Fitout
An indicative split for maximum flexibility. Party walls can be at any point on the south facade, allowing for many sizes and the opportunity to expand or contract in the future.
An indicative split for maximum flexibility. Party walls can be at any point on the south facade, allowing for many sizes and the opportunity to expand or contract in the future.
Park Developments Group has developed premium properties in Dublin for almost 60 years. It has forged a reputation for commercial buildings and high quality homes through attention to detail which has established its status as a market leader.

In a fluid environment, Park Developments Group has taken a lead role in the renaissance of Dublin as a maturing city, working with professional teams regenerating brownfield land / greenfield sites to create developments of superior quality.

These skills, combined with innovative designs have enabled Park Developments Group to deliver landmark buildings in key areas, including a significant, award winning residential scheme on the corner of Hanover Quay and Grand Canal Square in 2005 which was the instigator in the regeneration of the area.

Park Developments Group are continuing to leave their mark at Hanover Quay with the development of ‘The Reflector’ as a cornerstone of the dock.
THE ICONIC DOCK SIDE LOCATION
THE TEAM

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The Herbert Building
The Park, Carrickmines
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FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS
Maurice Johnson & Partners
doyle + o’ troithigh

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