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

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQM</th>
<th>SQ Ft</th>
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<tbody>
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<td>19,979</td>
</tr>
<tr>
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</tr>
<tr>
<td>THREE</td>
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<tr>
<td>TWO</td>
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<tr>
<td>ONE</td>
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<tr>
<td>GROUND*</td>
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*Gross Internal Area measurement. All areas and floor layouts are for indicative and discussion purposes only.
TWO
Dublin Airport Central
Typical Floor Plan

TWO
Dublin Airport Central
Corporate

ANALYSIS LEGEND CORPORATE

DESK TO AREA RATIO 1:12
GROSS INTERNAL AREA 1856 sq.m

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
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

ANALYSIS LEGEND TECHNOLOGY

- Desk to Area Ratio: 1:8
- Gross Internal Area: 1856sqm
- Total Workstations: 180
  - Open Plan: 160
- 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

<table>
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<th>FLOOR</th>
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Gross Internal Area measurement.
All areas and floor layouts are for indicative and discussion purposes only.
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

THREE
Dublin Airport Central
Technology

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
- TEA STATION: 1
- STORAGE: 1
- PRINT: 1
- IDF: 1

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

Dublin Airport Central
DUBLIN AIRPORT CENTRAL

Planning Module:

Sanitary provision:

Internal Escape:

OCCUPANCY:

Detailed Specification

Columns:

Walls:

INTERNAL OFFICE FINISHES

ROOF FINISHES

EXTERNAL FINISH

EXTERNAL FINISH

Exterior floor finishes:

Walls:

Plasterboard and paint finish to all internal office walls.

Floors:

Proprietary glazed aluminium medium grade raised access floors.

Columns:

Exposed concrete circular columns with smooth natural finish.

Ceiling:

Perforated metal suspended ceiling 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 paneling with concealed fixings and white lacquered American white oak veneer wall panelling.

Floors: Ultra compact, super durable, large format (3.2 x 1.4m) floor tiles.

Ceilings: Excluded aluminium linear profile metal feature ceiling system with integrated lighting and full accessibility to services. Suspended painted plasterboard "hot" 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 paneling with concealed fixings.

Floors: Ultra compact, super durable, large format (3.2 x 1.4m) floor tiles.

Ceilings: Excluded aluminium linear profile metal feature ceiling system with integrated lighting and full accessibility to services. Suspended painted plasterboard "hot" 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 cubicule doors.

WC Cubicles: Full height, glass fronted cubicule system with back painted toughened glass doors. Full height, high pressure laminate cubicule system.

Vanity Units: Bespoke trough wash hand basin with slided base to high quality quartz finish.

Sanitary Ware: Fully concealed, wall mounted high quality vitreous china.

SHOWERS

Dublin Airport Central: 1/96 People

Three Dublin Airport Central: 1/96 People

PASSENGER LIFTS

Size: 13 person passenger lifts. Twin fire fighting lift in each building.

Waiting Time: Passenger lift peak average interval is less than 30 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: 26°C (dry bulb) @ 19°C (wet bulb)

Inside: 22 +/- 2°C @ 30% Max RH

Reception: 22 +/- 2°C

Fresh Air Supply: Offices: 10% of 10 ACH 1

Toilets: NR38

Reception Area: N/A

Water Services: 24 hour water storage shall be provided based on 22 (person on the basis of an occupancy rating of 1 person per 80m²).

Pistolable 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 floss 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 BS2317. The system will be designed for L1 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

- Diversity 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 telecom room to IT users 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 0.3kN/m² is applicable for office loading. For high specification offices an imposed load of 0.4kN/m² is deemed appropriate with an additional allowance of 0.5kN/m² to allow for lightweight movable and demountable partitions. The movable lights weight shall be based on weight of a standard partition: 2 layers of 25mm plasterboard 15.2mm faced and pin finish tapered edge batten (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. A p=0.6kN/m², a=0.46 kN/m².
FOUR
Dublin Airport Central
Corporate

NIA
Total Workstations 119
Open Plan 108
Cellular Office 11

Table:

<table>
<thead>
<tr>
<th>Desk Type</th>
<th>N/A</th>
<th>Total Workstations</th>
<th>10-12 Person</th>
<th>6 Person</th>
<th>Collaboration</th>
<th>Hot Desks</th>
<th>Reception</th>
<th>Canteen</th>
<th>Print</th>
<th>Comms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desk to Area Ratio 1:12</td>
<td>1,421 sq. m</td>
<td>8</td>
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<td>8</td>
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<td>2</td>
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</table>

FIVE
Dublin Airport Central
Corporate

Total Workstations 178
Open Plan 178

Table:

<table>
<thead>
<tr>
<th>Desk Type</th>
<th>N/A</th>
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<th>10-12 Person</th>
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<th>6 Person</th>
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FIVE
Dublin Airport Central
Corporate

Desk to Area Ratio 1:10

N/A  1,421 sq. m
Total Workstations 142
Open Plan 140
Cellular Office 2

Total Meeting Rooms 8
Collaboration 3
Hot Desks 4
Reception 1
Canteen 1
Print 2
Comms 1

FIVE
Dublin Airport Central
Corporate

Desk to Area Ratio 1:12

N/A  1,421 sq. m
Total Workstations 119
Open Plan 108
Cellular Office 11

Total Meeting Rooms 8
Collaboration 4
Hot Desks 8
Reception 1
Canteen 1
Print 2
Comms 1