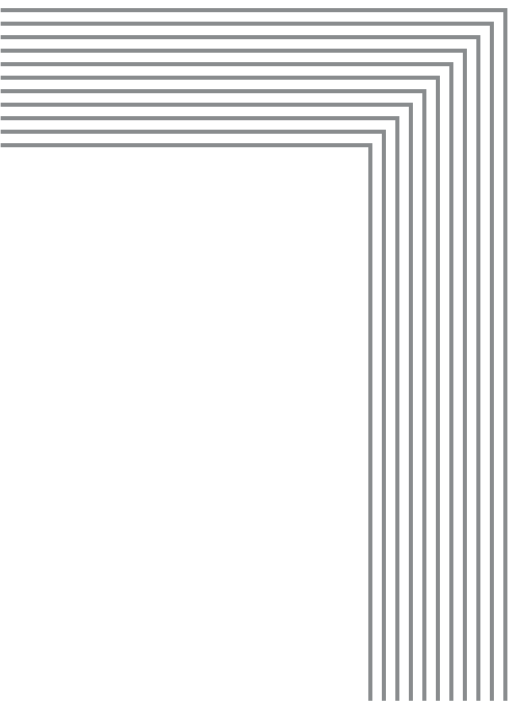




BUILDING I

—

CENTRAL PARK







C O N T E N T S

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A N E X C E P T I O N A L O F F I C E H Q

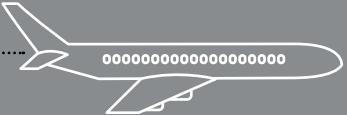
BUILDING I AT A GLANCE

 8 STOREYS (GROUND +7) SERVED BY 3 HIGH SPEED PASSENGER LIFTS	 2.8M FLOOR TO CEILING HEIGHT
 LEED GOLD ACCREDITATION	 1,280 SQ M (13,782 SQ FT) TYPICAL FLOOR PLATE

	1:8 SQ M TENANT OCCUPANCY
	EXCELLENT LEISURE AMENITIES LOCATED NEARBY
	156 SECURE BASEMENT CAR PARKING SPACES
	75 SECURE BICYCLE PARKING SPACES

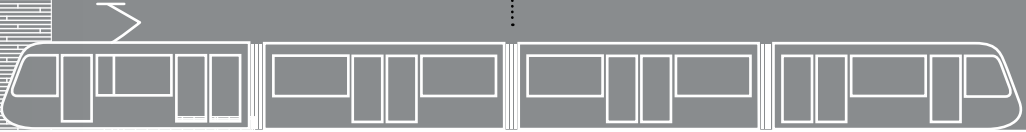
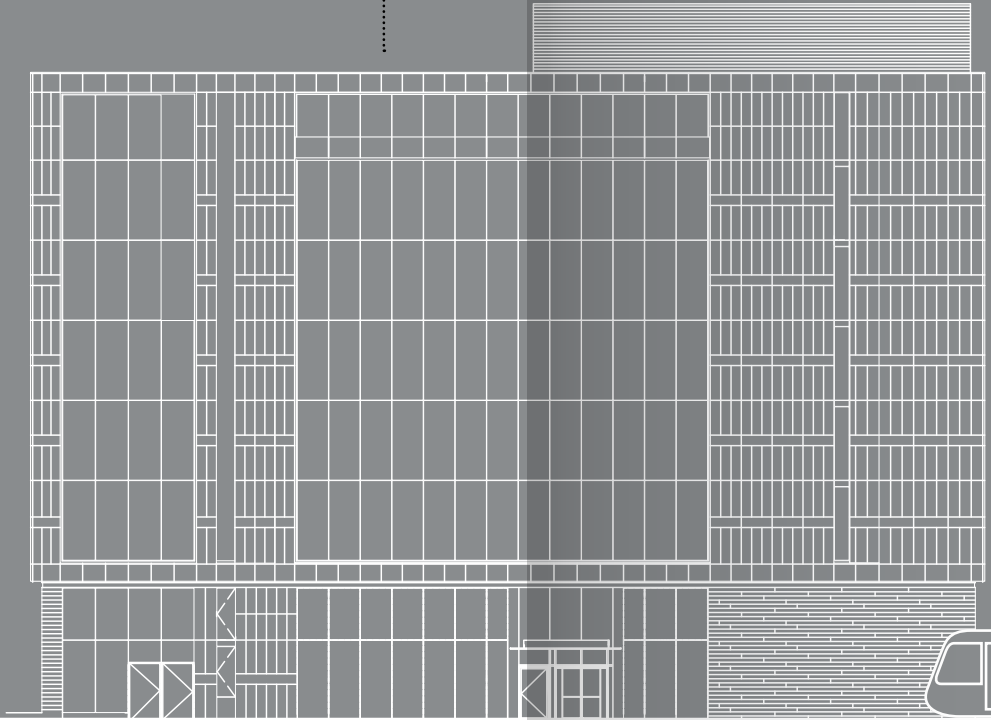
**PRIVATE SHUTTLE
BUS ON SITE**
SERVES CITY CENTRE
& DART STATION

30 MINS
FROM THE
AIRPORT



STRATEGICALLY
POSITIONED
**ADJACENT TO
M50 & N11**

DEDICATED
LUAS STOP
ON SITE





C O L U M N F R E E F L O O R P L A T E S

U N I Q U E T O T H E S U B U R B S

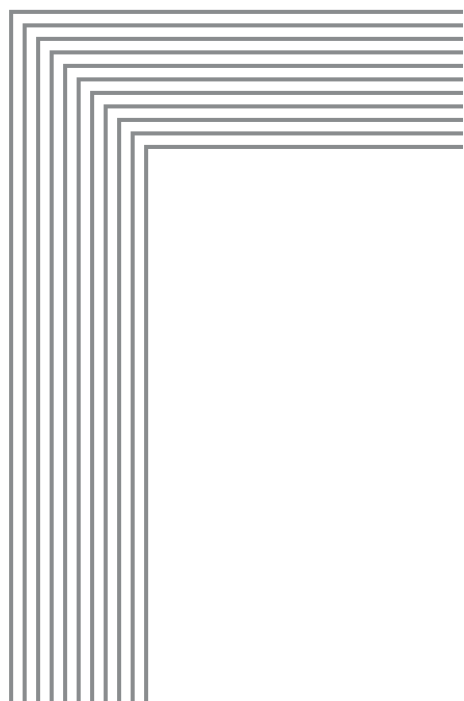


CENTRAL PARK OVERVIEW

Central Park is to embark on the next phase of its continued growth as Dublin's most desirable and sought after office park. A further 5 acres of prime land is to be developed providing state of the art office accommodation in addition to its existing 930,000 sq ft which is already home to some of the world's leading businesses.

Building I is a 8 storey office building extending to approximately 100,000 sq ft (GIA) and is a unique opportunity to occupy a prominent headquartered office building within Dublin's most sought after office development. Building I will incorporate a modern "L shaped" floor plate and this headquarter office building is designed to a very high specification, surpassing the needs and expectations of the most demanding office occupiers.

The quality of the development is widely acknowledged as "best in class" and this is evidenced by the numerous high calibre occupiers that have already located in Central Park.

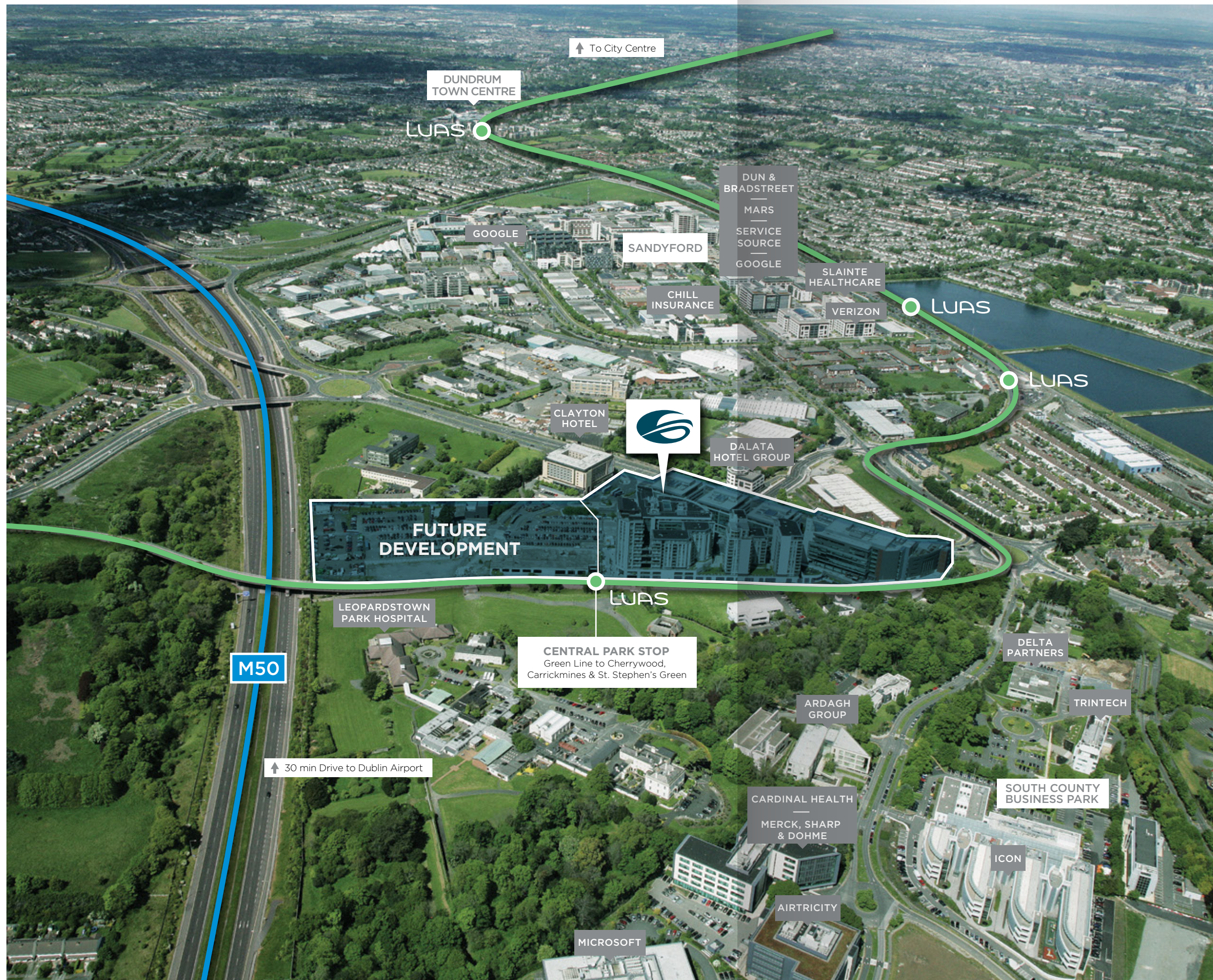


SAY
HI
TO YOUR
NEIGHBOURS



You are in good company at Central Park, home to many leading international occupiers such as **Vodafone, Salesforce, AIB, Tullow Oil, Ulster Bank** and **Bank of America Merrill Lynch**.





LOCATION

Central Park is located approximately 10km south of Dublin City Centre at the base of the Dublin Mountains, and is strategically positioned adjacent to both the M50 Motorway and the N11. With ease of access to the M50 Motorway, Central Park is arguably one of the most accessible office locations in Dublin and is just 30 minutes from Dublin Airport.

In addition to the excellent leisure amenities located within Central Park, occupiers can avail of the 10 minute Luas journey to Dundrum Town Centre where there are numerous shops, cafes, restaurants and bars. Dublin City Centre is a further 15 minutes on the Luas where the full city life can be experienced.



AMENITIES

Central Park is more than just a place of work; it is a purpose built campus offering an ideal balance between working and social lifestyles. In addition to the 930,000 sq ft of office accommodation, Central Park is also home to over 440 apartments, a hotel and several retailers.

It is this combination of office, apartments, retail and leisure which makes Central Park more than just a place of work, but a thriving and active community which is continuing to grow from strength to strength.

Central Park is well served in terms of retail and leisure facilities, with numerous amenities located in the park including:

- > CLAYTON HOTEL
- > BAAN THAI RESTAURANT
- > MUNCHIES SANDWICH BAR
- > CENTRA CONVENIENCE STORE
- > GIRAFFE CHILDCARE
- > ART OF COFFEE
- > SIMPLY BEAUTY
- > FRESHII

Central Park is also well positioned with an abundance of amenities and great shopping services located in the surrounding area:

- > WESTWOOD LEISURE CENTRE
- > LEOPARDSTOWN RACE AND GOLF COURSES
- > FOXROCK GOLF CLUB
- > DUNDRUM TOWN CENTRE
- > BEACON SOUTH QUARTER
- > DUNNES STORES



LIVE WORK GROW

Live Work Grow is an initiative unique to Dublin's leading suburban office scheme, providing a host of amenities and services to those who are both working and living within Central Park, creating a sense of community within the park. These amenities range from on-site Pilate's classes and fitness camps, to a concierge offering services such as drop-off dry cleaning. Live Work Grow provides a base of interaction between all those whom Central Park forms part of their daily life.



>> LIVELIVEWORKGROW.IE

TRANSPORT

Central Park is the most accessible suburban office park in Dublin and is served by all major transport links. Central Park also has its own dedicated Luas stop.



BY CAR
Adjacent to M50 and N11



BY AIRCOACH
Dedicated stop on site - Every 10 minutes



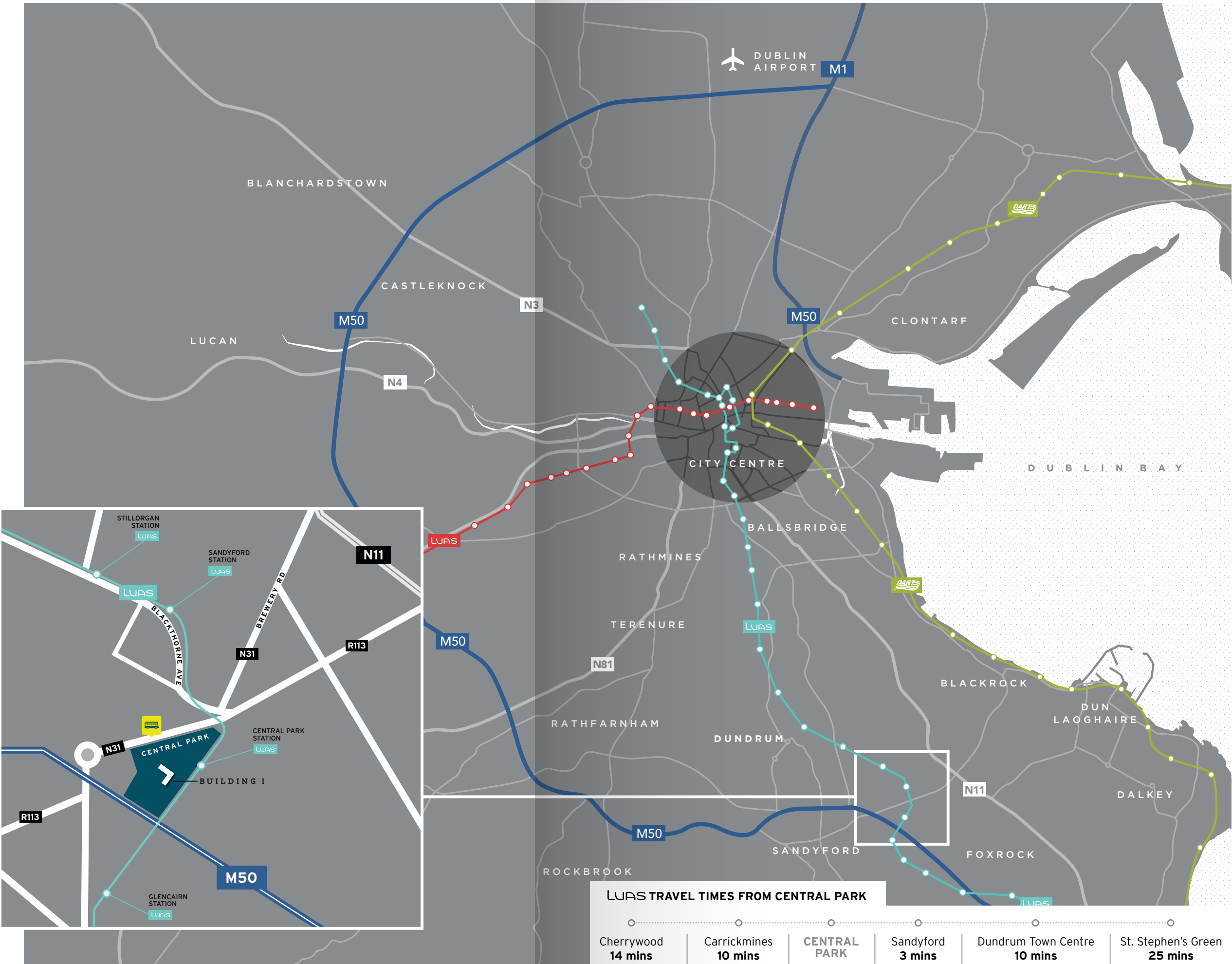
BY BUS
Stops in the park providing access to the City Centre



BY SHUTTLE BUS
Private shuttle bus on site serves City Centre & DART station.



BY LUAS
Dedicated stop on site - City Centre in 25 minutes



THE BUILDING

Building I will occupy a prominent position within Central Park and will provide an opportunity to occupy a stylish standalone HQ building in Dublin's leading office campus. Designed by award winning architects Henry J Lyons, Building I will offer an efficient "L" shaped floor plate which will provide ample levels of natural light and will provide an optimum working environment. The building has the unique selling point of providing column free floor plates, which will provide very efficient and open working environment. The basement provides for welfare facilities for the staff, to include, showers, changing and drying rooms and secure bicycle parking.

100,000 SQ FT
OF OFFICE SPACE

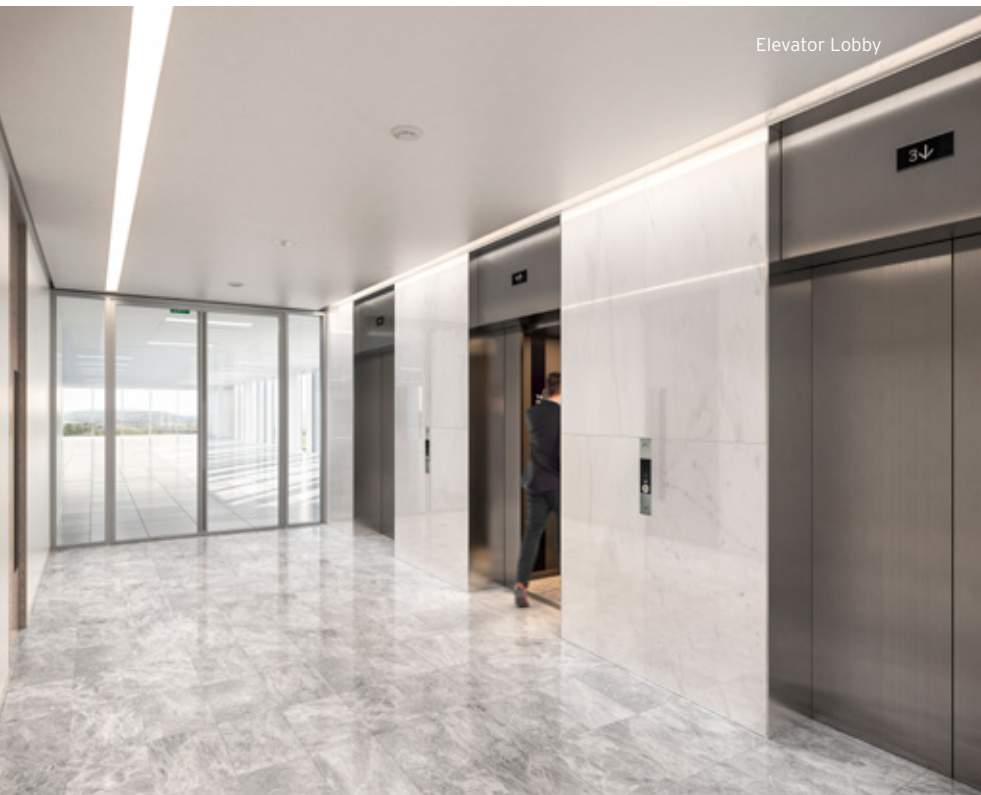
8 FLOORS
OF GRADE A
ACCOMMODATION

156
SECURE
PARKING
SPACES

1
OUTSTANDING
OPPORTUNITY



Reception



Elevator Lobby



Bathrooms



Exterior

SPECIFICATION

Building I has been designed to deliver the highest standard specification throughout including:

THE BUILDING

- › High quality common area finishes
- › 3 No. high speed passenger lifts serving all floors
- › Tenant showers and changing facilities
- › Private rooftop terraces on the 6th and 7th floors

OFFICE FLOORS

- › Typical office floor to ceiling height of 2.8 metres
- › Suspended ceilings with perforated metal acoustic ceiling tiles
- › Raised access floors with power
- › 4 Pipe fan coil air conditioning system
- › Plastered and painted walls
- › Occupancy of 1 person per 8 sq m
- › Column free floor plates

SUSTAINABILITY

- › Set to achieve LEED Gold
- › Energy efficient LED light fittings
- › BER Target: A3

SCHEDULE OF ACCOMMODATION

LEVEL	SQ M	SQ FT	CARS
GROUND	877	9,441	15
FIRST	1,069	11,507	18
SECOND	1,280	13,782	21
THIRD	1,280	13,782	21
FOURTH	1,280	13,782	21
FIFTH	1,280	13,782	21
SIXTH	1,249	13,441	21
SEVENTH	1,047	11,265	17
TOTAL	9,363	100,782*	156

* includes pro-rata share of ground floor reception

- › 75 Bicycle parking spaces
- › 156 Secure basement car parking spaces



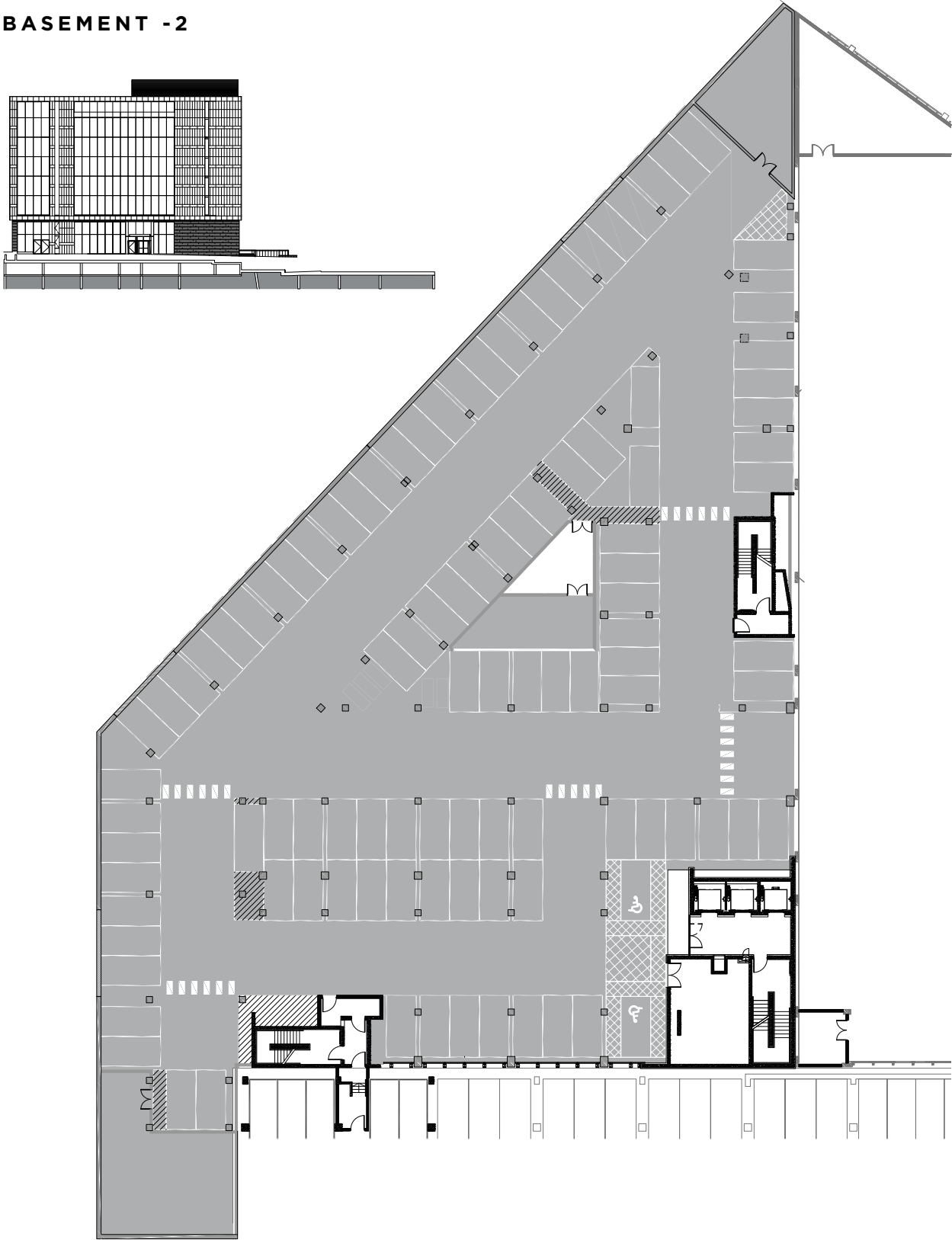
Penthouse roof terrace

A STUNNING VISTA

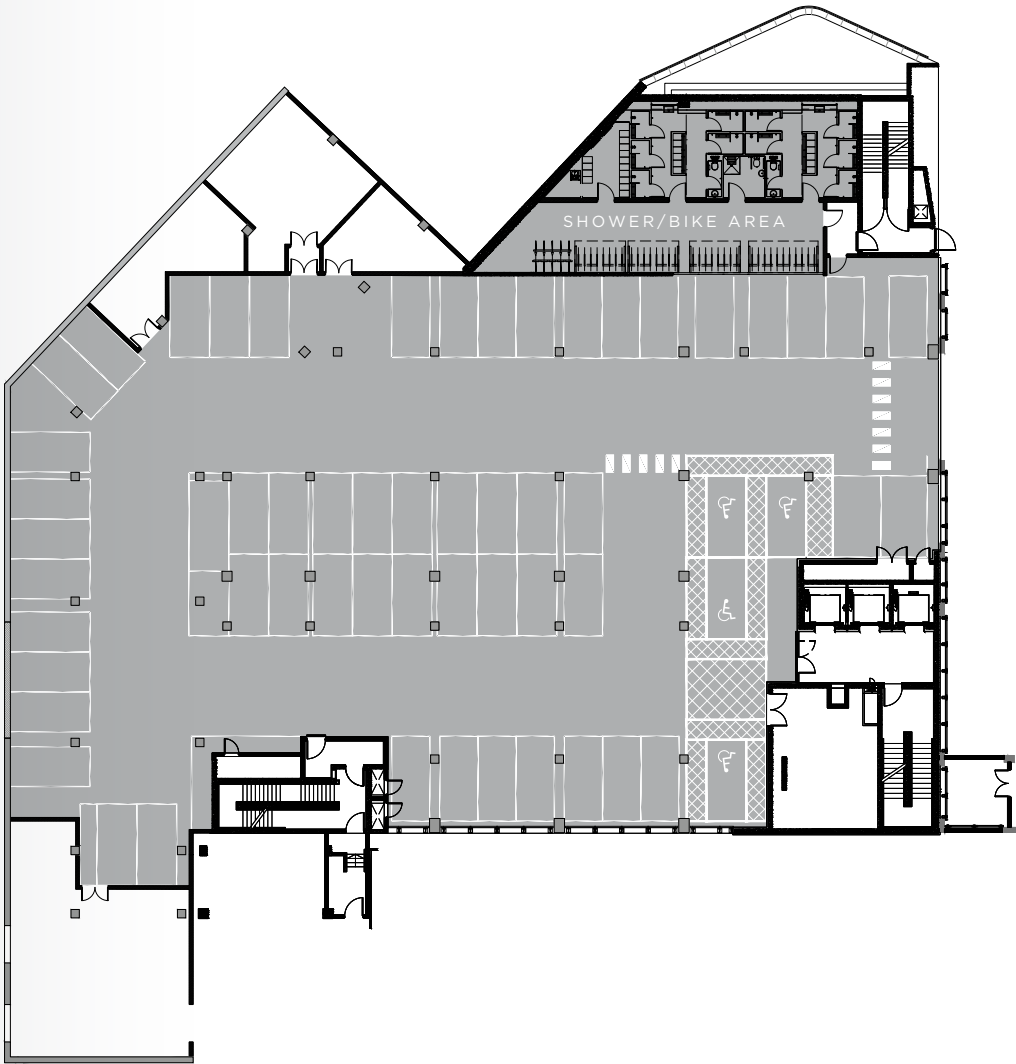
OF THE DUBLIN MOUNTAINS

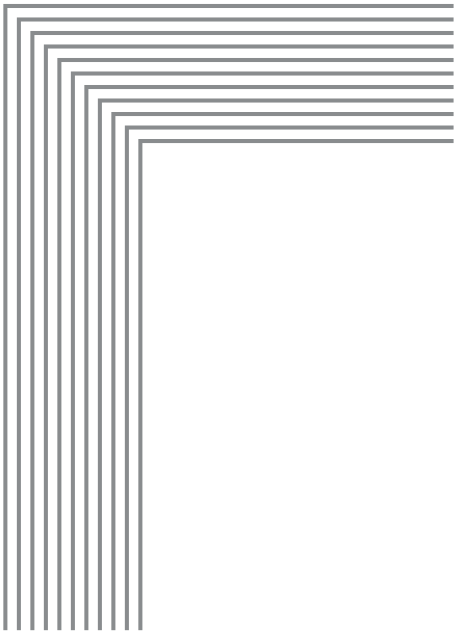
FLOOR PLANS

BASEMENT -2



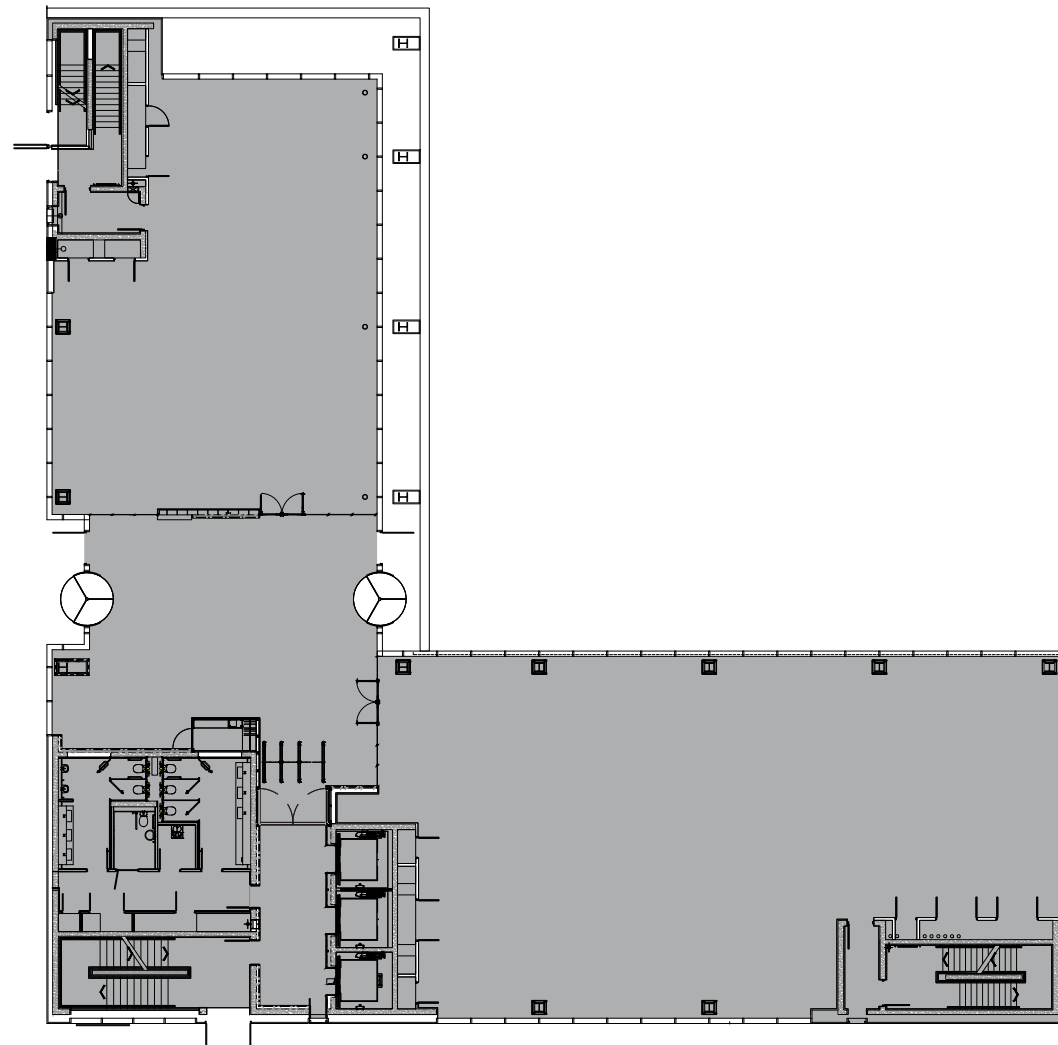
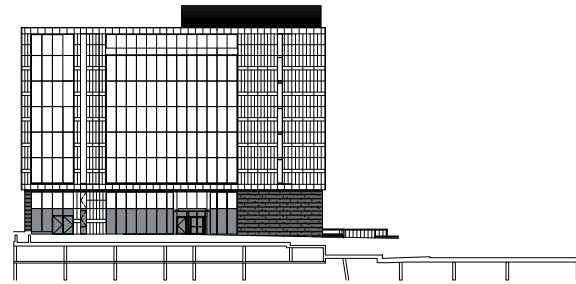
BASEMENT -1





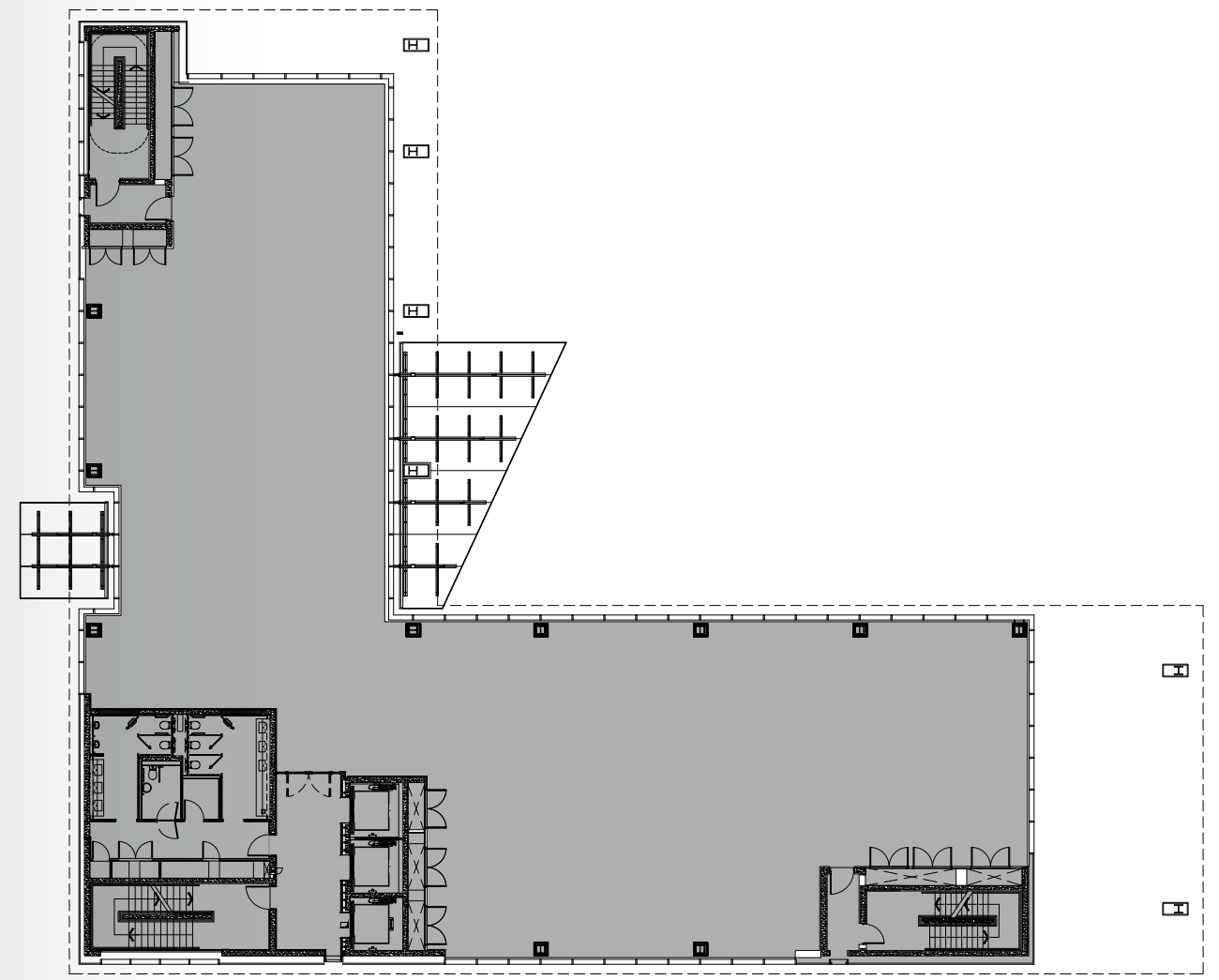
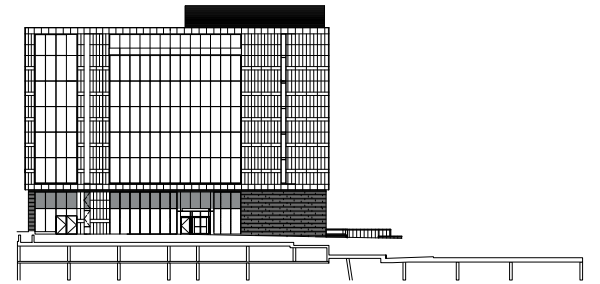
GROUND FLOOR

877 SQ M (9,441 SQ FT)



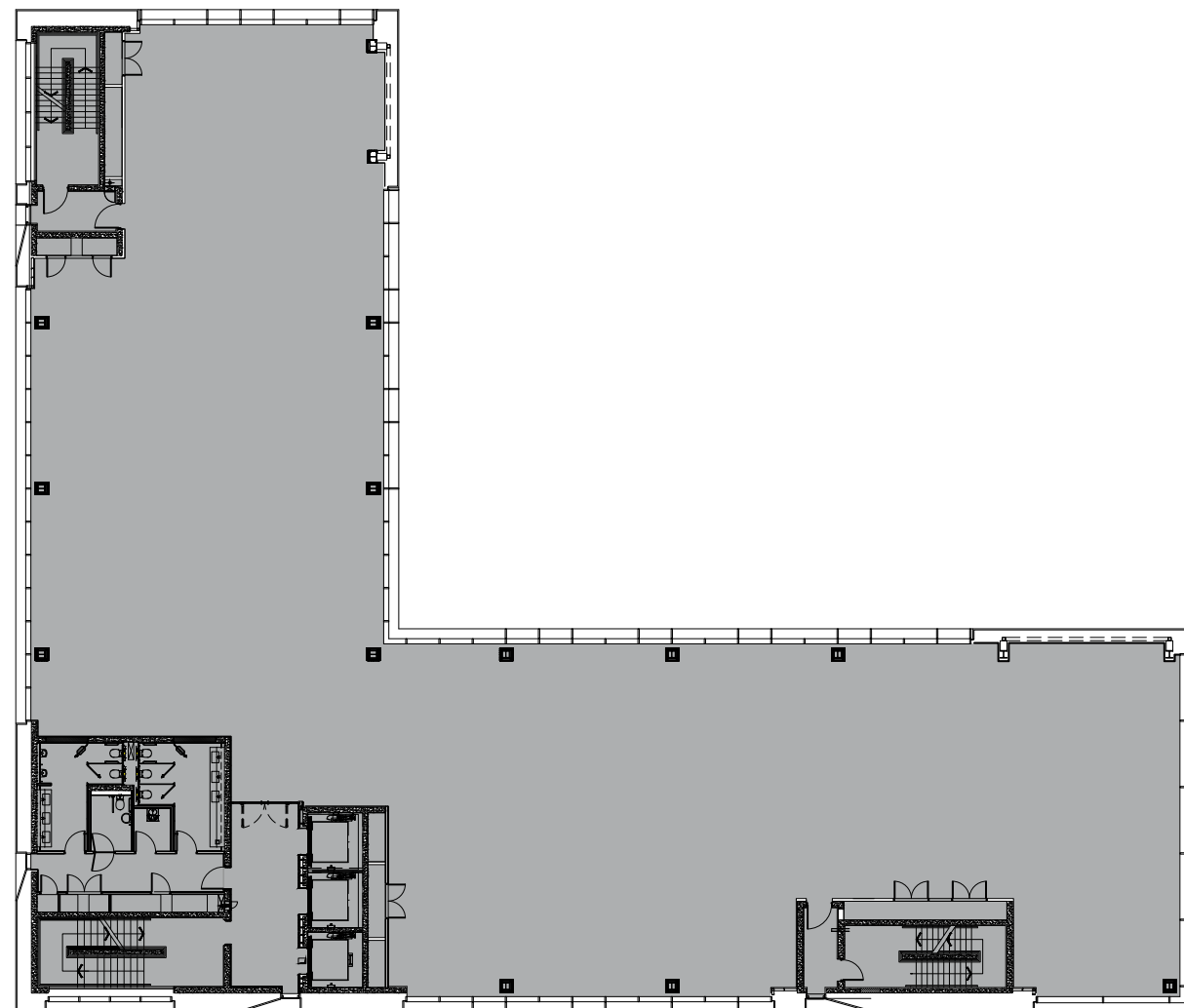
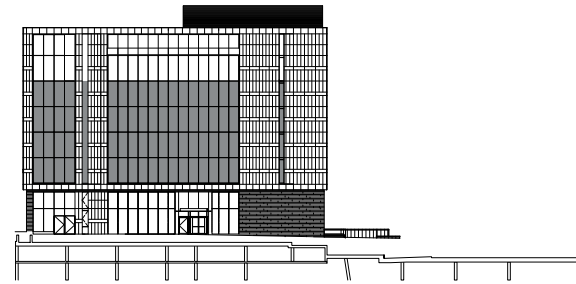
FIRST FLOOR

1,069 SQ M (11,507 SQ FT)



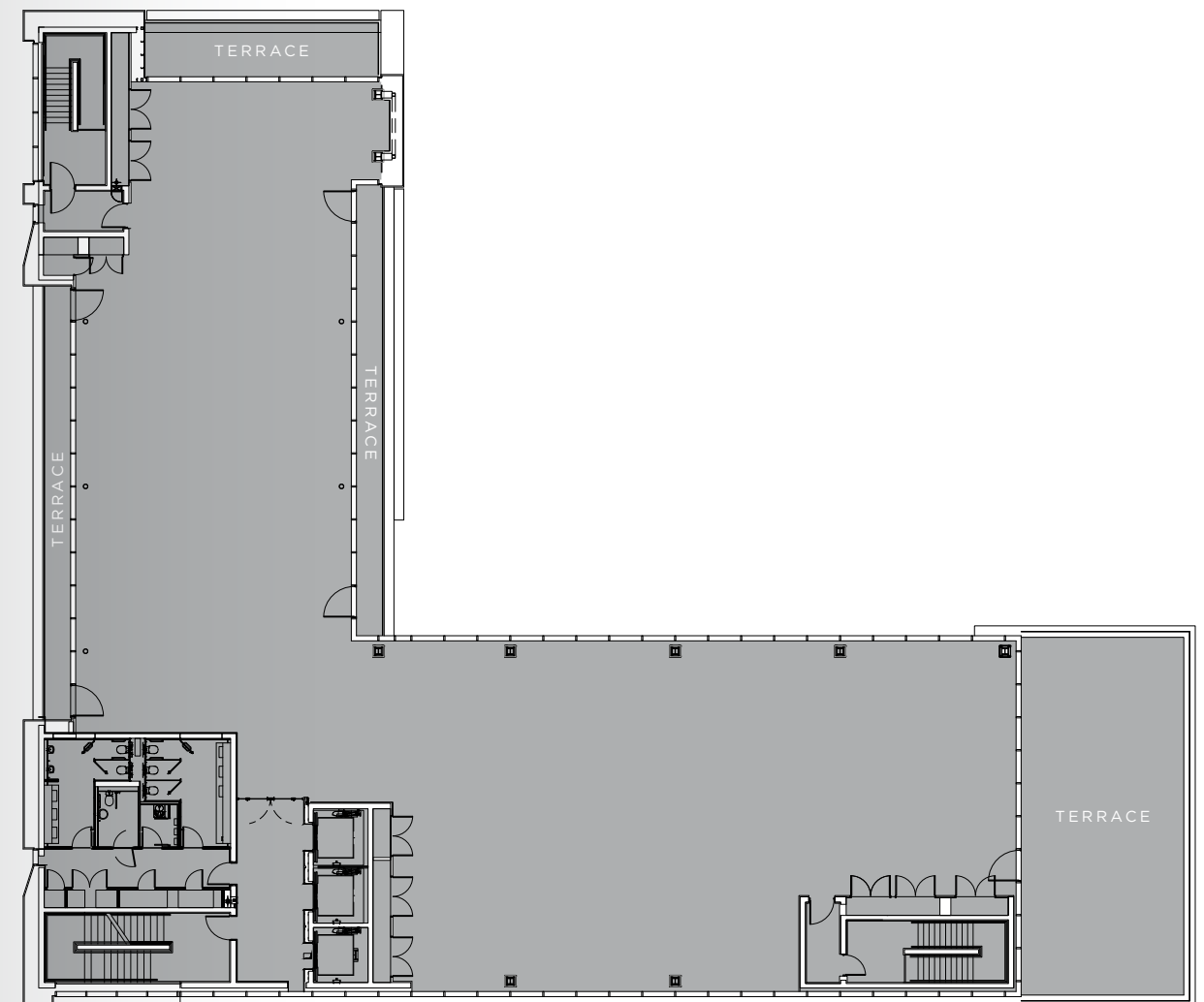
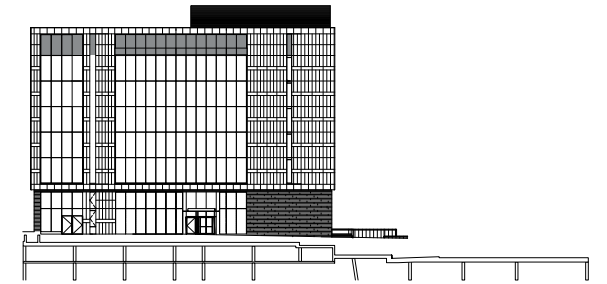
TYPICAL FLOOR PLAN (2ND - 5TH FLOORS)

1280 SQ M (13,782 SQ FT)



PENTHOUSE (7TH FLOOR)

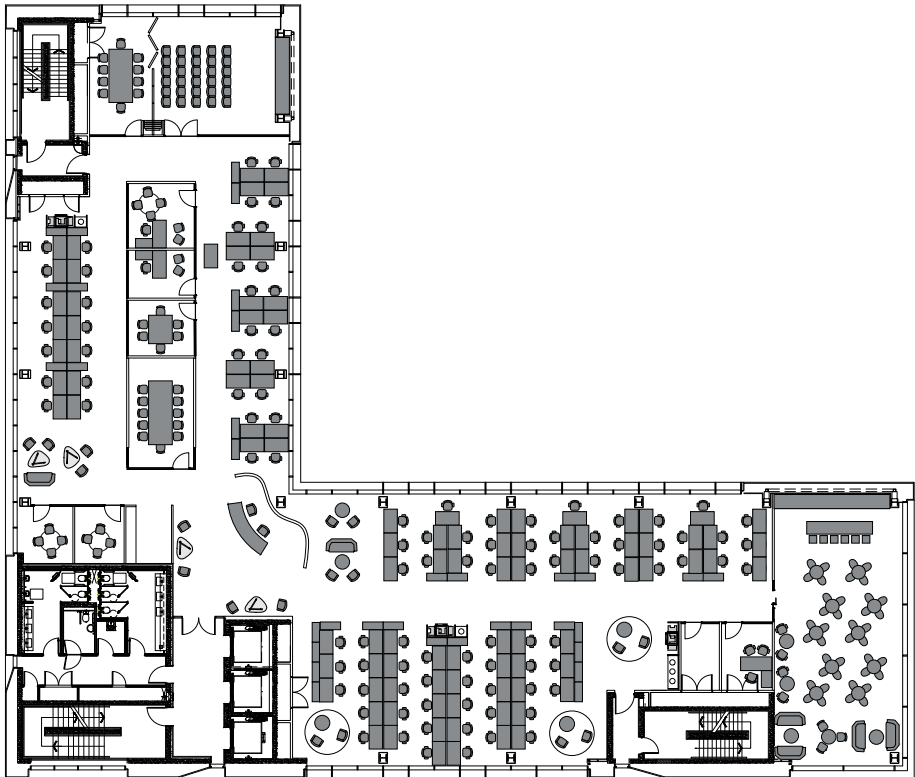
1047 SQ M (11,265 SQ FT)



SAMPLE LAYOUTS

TMT LAYOUT

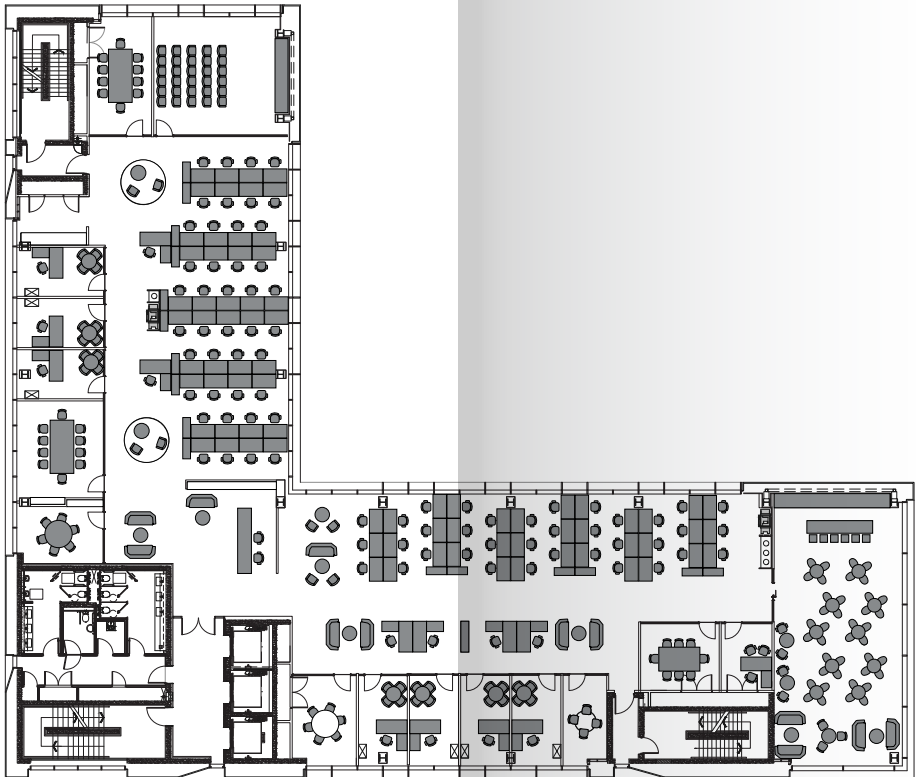
1:10 SQ M



- | | | | |
|--------------------------|-----|---------------------------|---|
| › Cellular Offices | 3 | › Breakout Spaces | 2 |
| › Open Plan Workstations | 103 | › Informal Meeting Spaces | 3 |
| › Seminar Room | 1 | › Canteen/Kitchen | 1 |
| › 10 Person Meeting Room | 1 | › Coffee Station | 1 |
| › 12 Person Meeting Room | 1 | › Print Area | 4 |
| › 6 Person Meeting Room | 1 | › Comms Room | 1 |
| › 4 Person Meeting Room | 2 | | |

CORPORATE LAYOUT

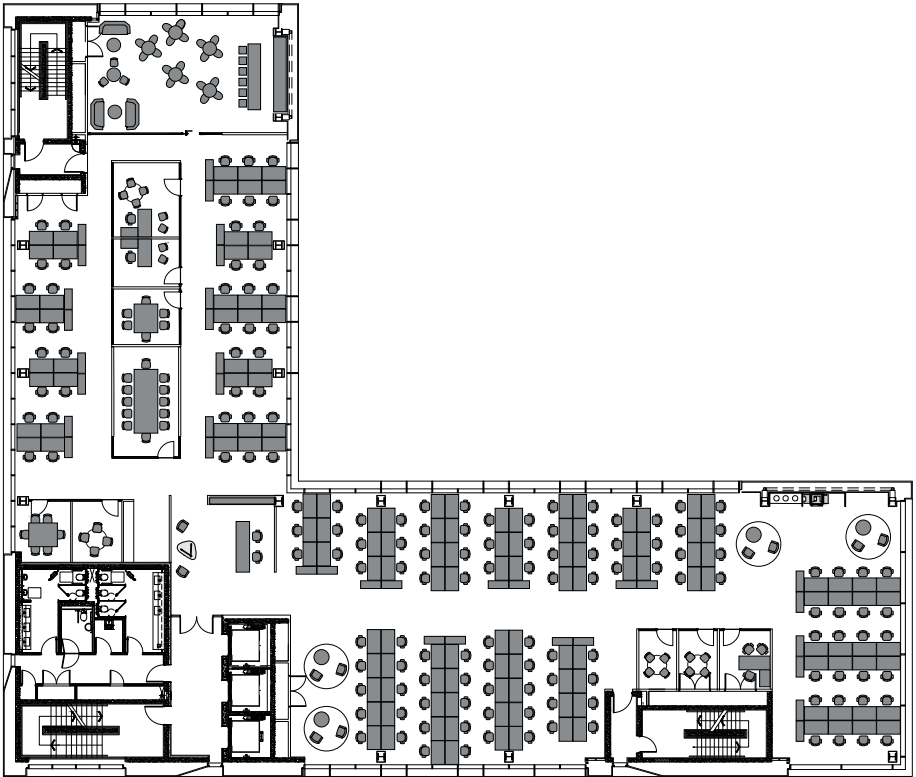
1:12 SQ M



- | | | | |
|--------------------------|----|---------------------------|---|
| › Reception | 1 | › 6 Person Meeting Room | 2 |
| › Cellular Offices | 8 | › 4 Person Meeting Room | 1 |
| › Single Workstations | 6 | › Breakout Spaces | 3 |
| › Open Plan Workstations | 82 | › Informal Meeting Spaces | 2 |
| › Seminar Room | 1 | › Canteen/Kitchen | 1 |
| › 10 Person Meeting Room | 2 | › Coffee Station | 1 |
| › 8 Person Meeting Room | 1 | › Print Area | 2 |

FINANCIAL LAYOUT

1:8 SQ M



- | | | | |
|--------------------------|-----|---------------------------|---|
| › Reception Area | 1 | › Breakout Spaces | 1 |
| › Cellular Offices | 3 | › Informal Meeting Spaces | 2 |
| › Open Plan Workstations | 154 | › Canteen/Kitchen | 1 |
| › 12 Person Meeting Room | 1 | › Coffee Station | 1 |
| › 6 Person Meeting Room | 2 | › Print Area | 2 |
| › 4 Person Meeting Room | 3 | | |

ABOUT THE DEVELOPER

Green REIT plc is Ireland's first Real Estate Investment Trust (REIT) and is listed on the Irish and London Stock Exchanges.

Our aim is to create a portfolio of high quality commercial property assets in Ireland that delivers income and capital growth for shareholders. We will achieve this through a strategy of opportunistic investment, active property management and development with prudent use of debt finance.

Since its inception in July 2013, we have acquired or committed in excess of €900 million to the Irish commercial property market.

Green Property REIT Ventures as the Investment Manager is responsible for the day-to-day management of the Company's investment portfolio.

Through the Investment Manager, the Company will have access to the development & asset management operation of Green Property.



GREEN PROPERTY /GREEN REIT PLC TRACK RECORD

DEVELOPED

750,000 SQ FT
Offices

1,300,000 SQ FT
Industrial

1,200,000 SQ FT
Retail and Retail Parks

400,000 SQ FT
Hotel and Leisure

PLANNING CONSENTS/ MASTER PLANNING

550,000 SQ FT
Retail

350,000 SQ FT
Offices

150,000 SQ FT
Leisure

GEOGRAPHICAL FOCUS

> Dublin region and all major Irish centres

CURRENT PIPELINE

> 450,000 sq ft | Offices in Dublin and greater Dublin region either recently completed or under construction. 550,000 sq ft Offices planning permission granted.



George's Quay - Dublin | Management



7/8 St. James Square, SW1, London
Grade A 3rd generation office development extending to 65,000 sq ft completed in late 2014



One Molesworth Street - Dublin (proposed CGI)
89,000 sq ft | 2015 (Start) | • Completed 2018

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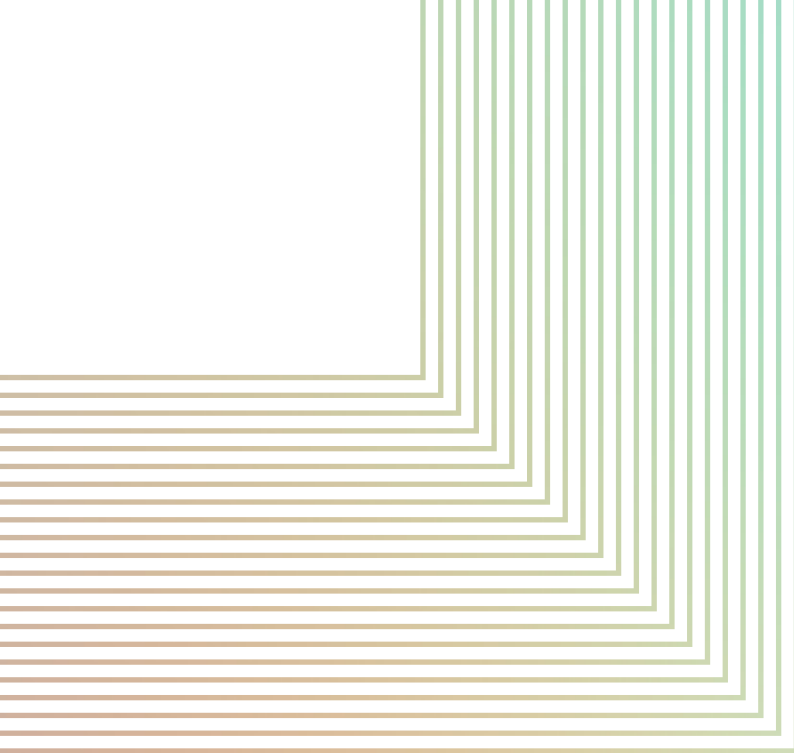


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Green REIT plc is an Irish Real Estate Investment Trust ("REIT") and is listed on the Irish and London Stock Exchanges. The Company was the first REIT established in Ireland following the introduction of REIT legislation by the Irish Government.

LEARN MORE ABOUT US ON WWW.GREENREITPLC.COM

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