

5 EARLSFORT TERRACE

DUBLIN 2



Artist's impression of proposed plaza



5 Earlsfort Terrace is a landmark Grade A office development overlooking the iconic National Concert Hall and a vibrant new urban plaza at the heart of Dublin's business and cultural district

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Artist's impression of proposed plaza

THE BUILDING

HIGHLIGHTS



65,000 SQ FT OF
GRADE A OFFICE SPACE



PRESTIGIOUS ADDRESS -
100 METRES FROM ST STEPHENS GREEN



PLAZA DESIGNED BY AWARD WINNING
ARCHITECT - ROBERT TOWNSHEND



2.7M FLOOR TO CEILING
HEIGHTS ON NEW FLOORS



3 X 17-PERSON
PASSENGER LIFTS



50 CAR PARKING
SPACES



BICYCLE, LOCKER
AND SHOWER FACILITIES



LEED PLATINUM
& BER A3 RATING



DOCKLANDS



MERRION SQUARE

BAGGOT STREET

LEINSTER HOUSE

KILDARE STREET

DAWSON STREET

ST STEPHEN'S GREEN

GRAFTON STREET



KPMG

A SUPERIOR ADDRESS

LINKED IN

5 EARLSFORT TERRACE

DUBLIN 2



FITZWILLIAM SQUARE

BANK OF IRELAND

GRAND CANAL

LEESON STREET

ALLERGAN

AERCAP

MAPLES & CALDER

METLIFE

EVERSHEDS

ARTHUR COX

NATIONAL CONCERT HALL

EARLSFORT TERRACE

DELOITTE

IVEAGH GARDENS

DROPBOX

HATCH STREET

HARCOURT STREET



The quality of design and attention to detail is reflected in the elegant double height reception area framed in stone and brass incorporating feature lighting and a bespoke reception desk





SPORT TERRACE

- 1. Entrance Hall
- 2. 1st Floor Suite
- 3. Terrace Suite
- 4. Terrace Suite
- 5. Terrace Suite
- 6. Terrace Suite
- 7. Terrace Suite
- 8. Terrace Suite
- 9. Terrace Suite
- 10. Terrace Suite

Award winning landscape architect Robert Townshend has been commissioned to redesign the Earlsfort Terrace Plaza which will provide occupiers with a unique amenity enhanced by views across to the National Concert Hall.



Artist's impression of proposed plaza



“ The redesigned plaza at Earlsfort Terrace will provide a tranquil public amenity for occupiers and visitors to enjoy. Through sustainable urban landscaping and a reflective water feature it will be a green jewel for this part of Dublin. ”

Robert Townshend



BUILDING AMENITIES



5 Earlsfort Terrace is a building that values employee well being. The tenant welfare facilities are situated at basement level and include 'Clubhouse' quality showers, lockers and changing facilities.

There are 70 secure bicycle spaces in the basement and an unparalleled car parking ratio providing 50 cars at more than 1 per 1,300 sq ft.



HIGHEST PERFORMANCE

LEED Platinum Standard Office Space

The emphasis on sustainability and energy efficiency in the design of the building, underwritten by LEED accreditation, ensures that building occupiers can minimize both operational costs and environmental impact.



To help achieve the LEED Platinum Accreditation a sustainable, energy conscious design approach has been adopted. As a result the following water and energy savings have been achieved compared to the baseline values:

46%

**Reduction in
potable water
use by providing
water efficient
sanitary ware**

57%

**Reduction in
annual energy
consumption
compared to the
ASHRAE 90.1-2007
baselines**

43%

**Reduction in
annual energy
costs compared to
ASHRAE 90.1-2007
baselines**

THE BUILDING





8,600 sq ft floor plates

High standard specification finishes

- M&E to cater for an occupational density of 1 per 8 sq m
- Full Air Conditioning throughout
- Raised access floors
- Metal suspended ceiling tiles
- Recessed LED lights
- Flexible splits readily possible if desired
- Three 17 person high speed lifts



A VIBRANT HUB OF BUSINESS, CULTURE AND SHOPPING



Ireland's premier shopping precinct at Grafton Street is a relaxing stroll through St Stephen's Green. The National Gallery and National Museums are also in close proximity.

The Iveagh Gardens, Dublin's 'Secret Park', is within 100m accessible via The National Concert Hall.



LOCAL AMENITIES



CURATED SELECTION

Some of the finest local amenities to try before you find your own favourites.



FINE DINING

Dax Restaurant

23 Pembroke Street

Modern Irish-French cuisine in a Georgian basement dining room.

4 mins walk



QUICK BITE

Peacock Green

The Vaults, Hatch Street

Casual lunch and savoury snacks in a homely atmosphere.

4 mins walk



SLEEP TIGHT

Conrad Hotel

Earlsfort Terrace

Award-winning Conrad hotel in the neighbouring building.

1 min walk



RETAIL THERAPY

Brown Thomas

Grafton Street

Ireland's famous retail store, home to a wide range of luxury items.

9 mins walk



DAILY GRIND

Joe's Coffee

Montague Street

Serious coffee for those with a passion for the daily grind.

4 mins walk



COCKTAILS

House

Leeson Street

House is the place to see and be seen in after business hours.

2 mins walk



MUSIC TO THE EARS

National Concert Hall

Earlsfort Terrace

Host to over 1000 world class performances every year.

1 min walk



GREEN SPACES

Iveagh Gardens

Hatch Street

An oasis in the city and host the annual 'Taste of Dublin' food festival.

2 mins walk



MID-WEEK DIP

The Spa and Health Club

Shelbourne Hotel

Excellent facilities including a swimming pool, thermal facilities, gymnasium and fitness suite.

6 mins walk





THE CITY ON YOUR DOORSTEP

Transport Links

5 Earlsfort Terrace is situated at the centre of Dublin's transport network. The LUAS light rail system can be accessed nearby at St Stephen's Green providing access to the North City, Docklands and the South & West suburbs. Commuters can access an abundance of Dublin Bus routes serving all parts of the city and the DART and mainline rail are nearby at Pearse Street Station.

Dublin Bikes - right outside
Taxi Ranks - on your doorstep
Dublin Bus / Aircoach - 1 min walk
LUAS - 6 mins walk
DART - 14 mins walk
Port Tunnel - 15 mins drive
Dublin Airport - 35 mins drive

Restaurants/Cafes

1. Patrick Guilbaud
2. Pearl Brasserie
3. Bang
4. L'Ecrivain
5. Angelina's Restaurant
6. Marco Pierre White
7. Sams Bar
8. 37 Dawson Street
9. Ely Wine Bar
10. Peploe's
11. One Pico
12. Dunne & Crescenzi
13. Fallon & Byrne
14. The Greenhouse
15. Hartigans
16. House
17. Sophies
18. Odeon
19. Shanahan's on the Green
20. Peacock Green
21. Morton's
22. Dax Restaurant
23. Suesey Street

Hotels









24. Conrad
25. The Shelbourne
26. The Merrion
27. The Westbury
28. Cliff Townhouse
29. Hilton Dublin

Lifestyle

30. Fitzwilliam Square
31. Merrion Square
32. St Stephen's Green
33. Grafton Street
34. Powerscourt Centre
35. énergie fitness
36. St Stephen's Green Centre
37. The Spa at The Shelbourne
38. The Buff Day Spa
39. South King Street
40. FLYEfit
41. Educogym
42. Oslo Health & Beauty
43. Fade Street
44. George's Street Arcade
45. FFS Gym

Cultural

46. RHA Gallery
47. The Gaiety Theatre
48. The National Gallery
49. The Douglas Hyde Gallery
50. National Museum of Ireland
51. Taylor Galleries
52. The National Library
53. National Concert Hall
54. Science Gallery
55. Dublin Castle
56. Royal College of Physicians
57. Alliance Française
58. Mansion House
59. Trinity College Dublin

-  LUAS Green Line
-  LUAS Red Line
-  LUAS Cross City Line
-  Irish Rail
-  DART
-  Dublin Bus
-  Dublin Bikes Station
-  Taxi Rank

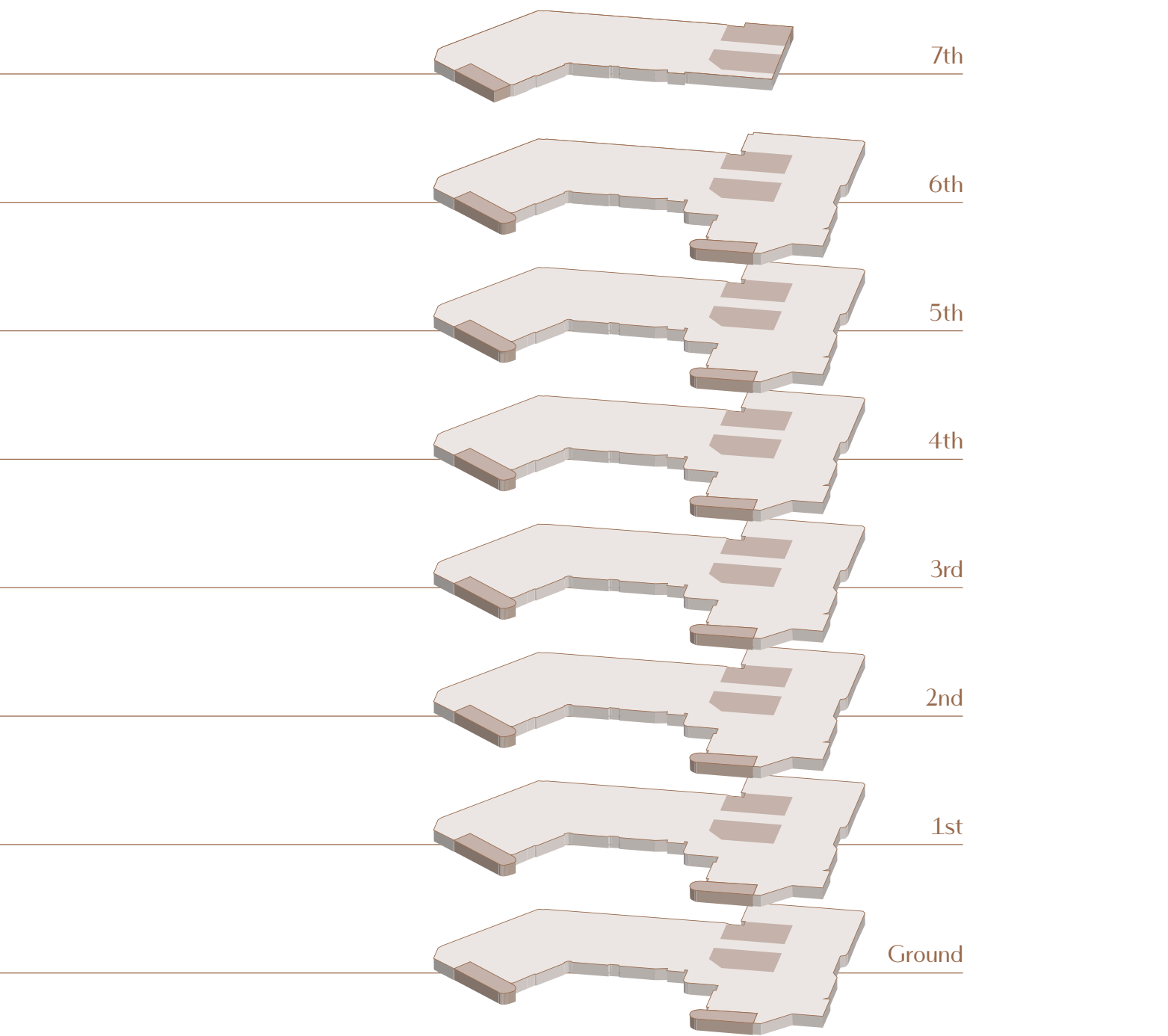


AREA SCHEDULE

| Net Internal Areas | Office sq ft | Office sq m | |
|--------------------|--|-------------|----------------------|
| Seventh Floor | 5,113 sq ft | 475 sq m | |
| Sixth Floor | 8,762 sq ft | 814 sq m | |
| Fifth Floor | 8,633 sq ft | 802 sq m | |
| Fourth Floor | 8,633 sq ft | 802 sq m | |
| Third Floor | 8,633 sq ft | 802 sq m | |
| Second Floor | 8,633 sq ft | 802 sq m | |
| First Floor | 8,353 sq ft | 776 sq m | |
| Ground Floor | 8,611 sq ft* | 800 sq m* | *including reception |
| -1 Basement | up to 50 car parking spaces, 70 bicycle spaces, 9 showers and changing facilities | | |
| Total | 65,371 sq ft | 6,073 sq m | |

ACCOMMODATION

Clever floor plate design allows single and multiple floor lettings and provides ultimate flexibility to occupiers.

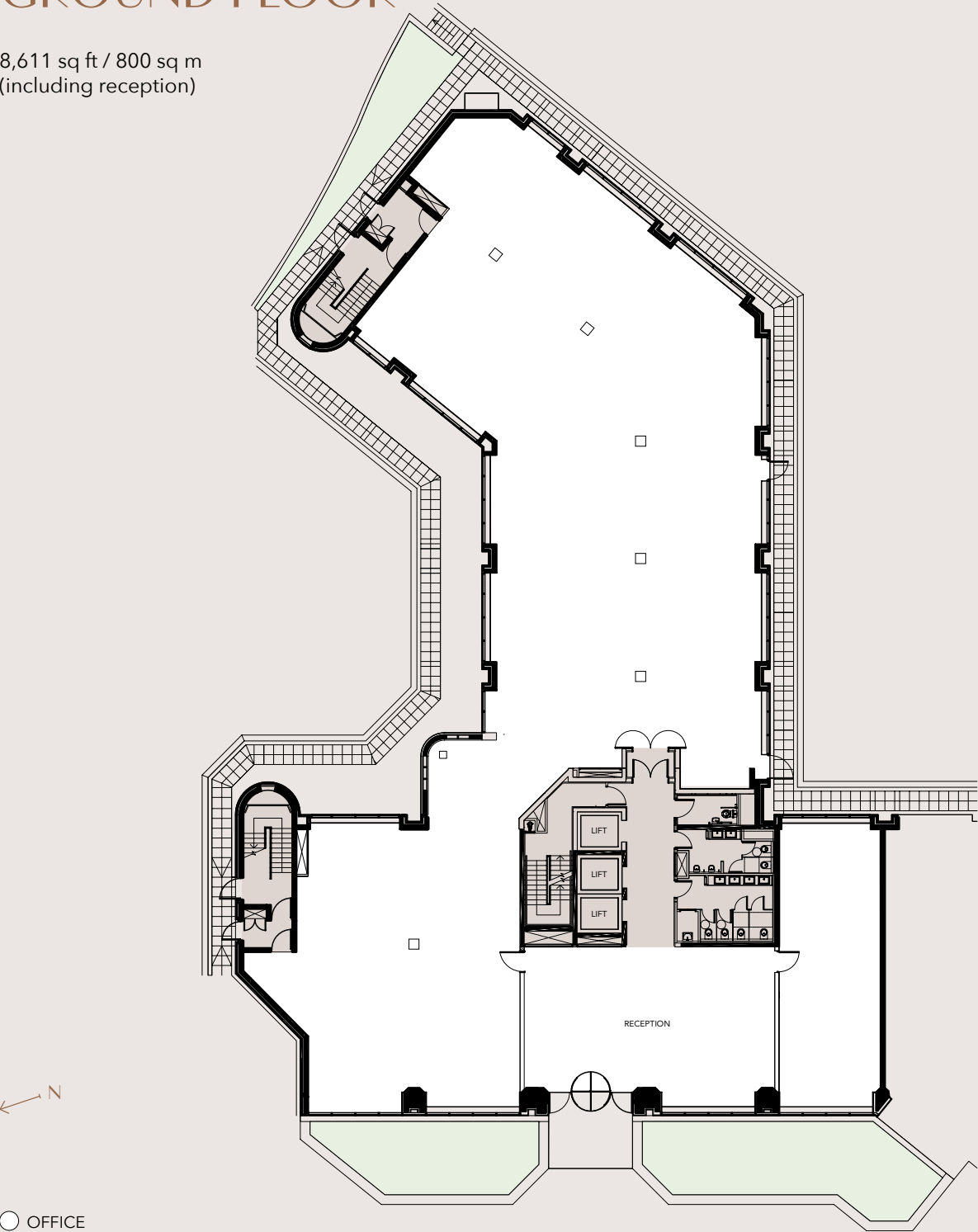


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GROUND FLOOR

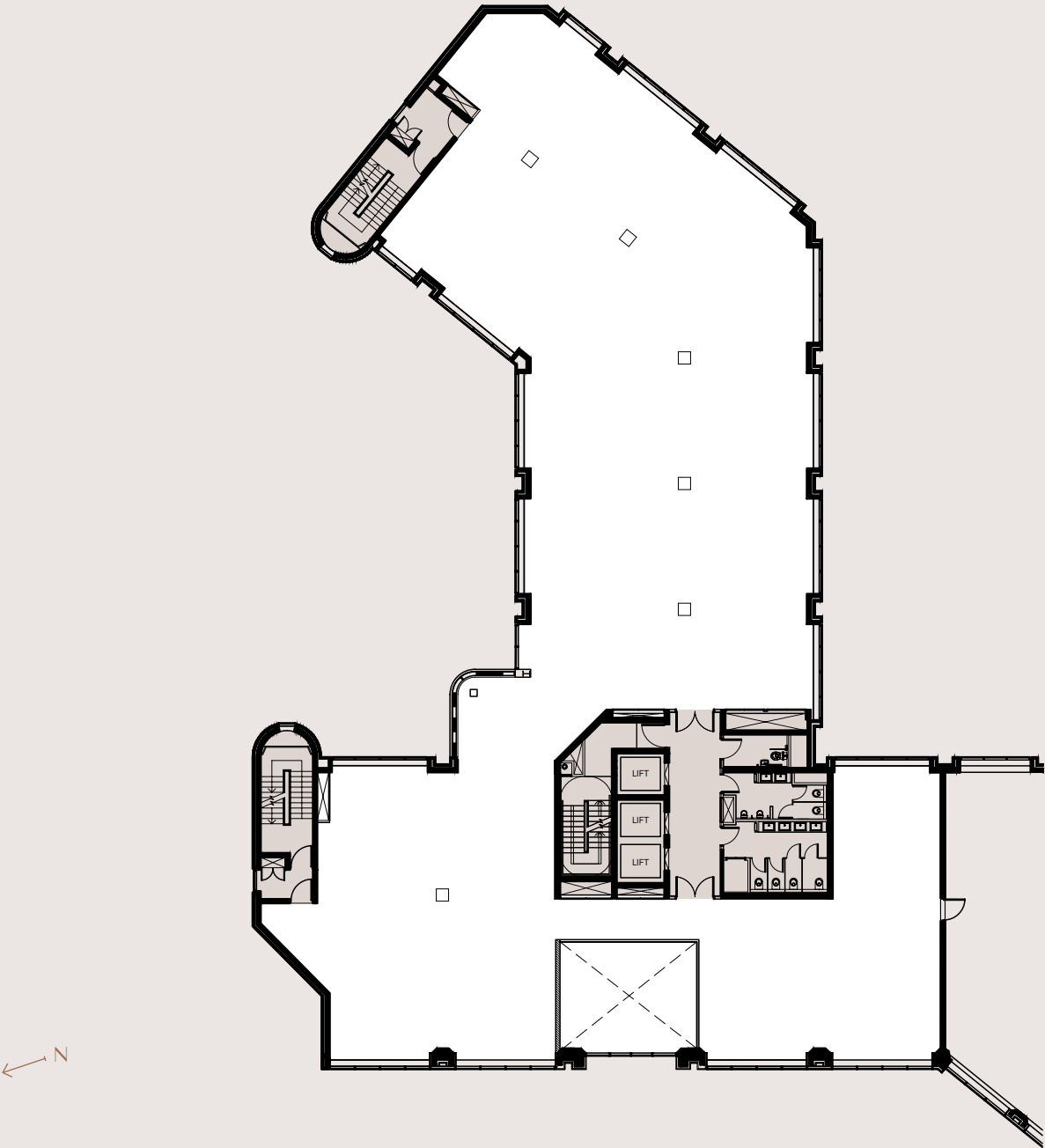
8,611 sq ft / 800 sq m
(including reception)



- OFFICE
- CORE

1st FLOOR

8,353 sq ft / 776 sq m

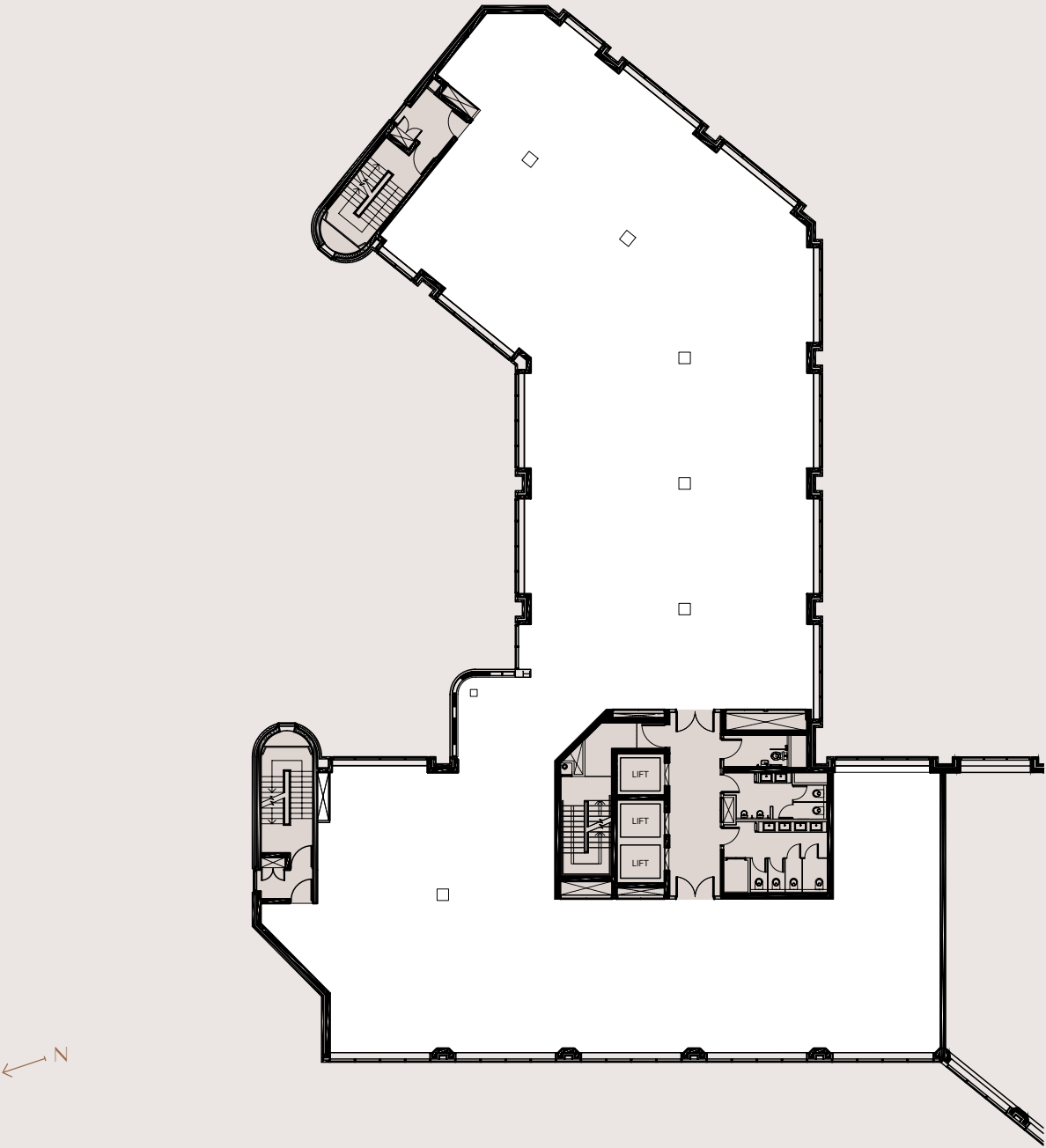


- OFFICE
- CORE



2nd, 3rd, 4th & 5th FLOORS

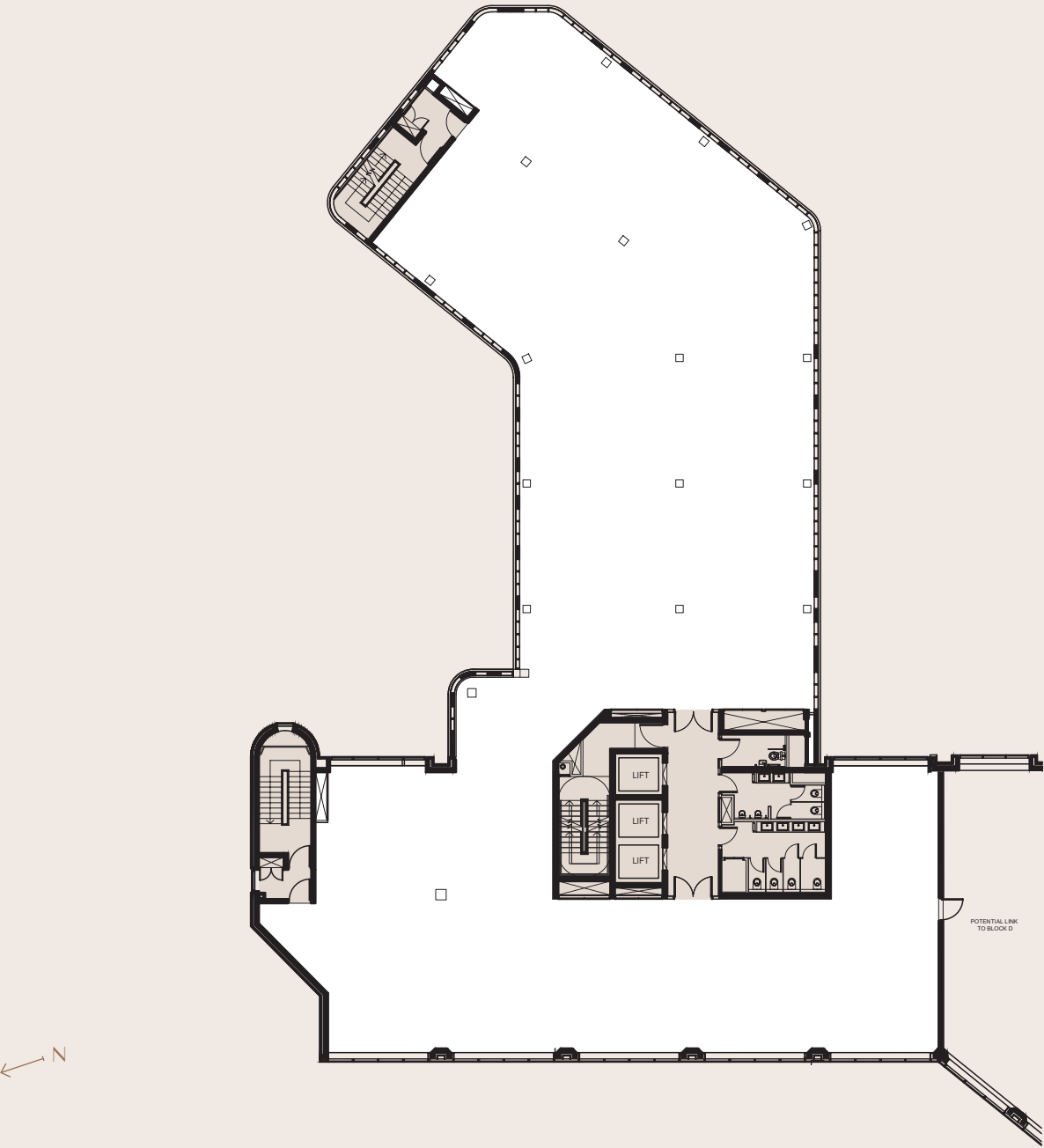
8,633 sq ft / 802 sq m



- OFFICE
- CORE

6th FLOOR

8,762 sq ft / 814 sq m

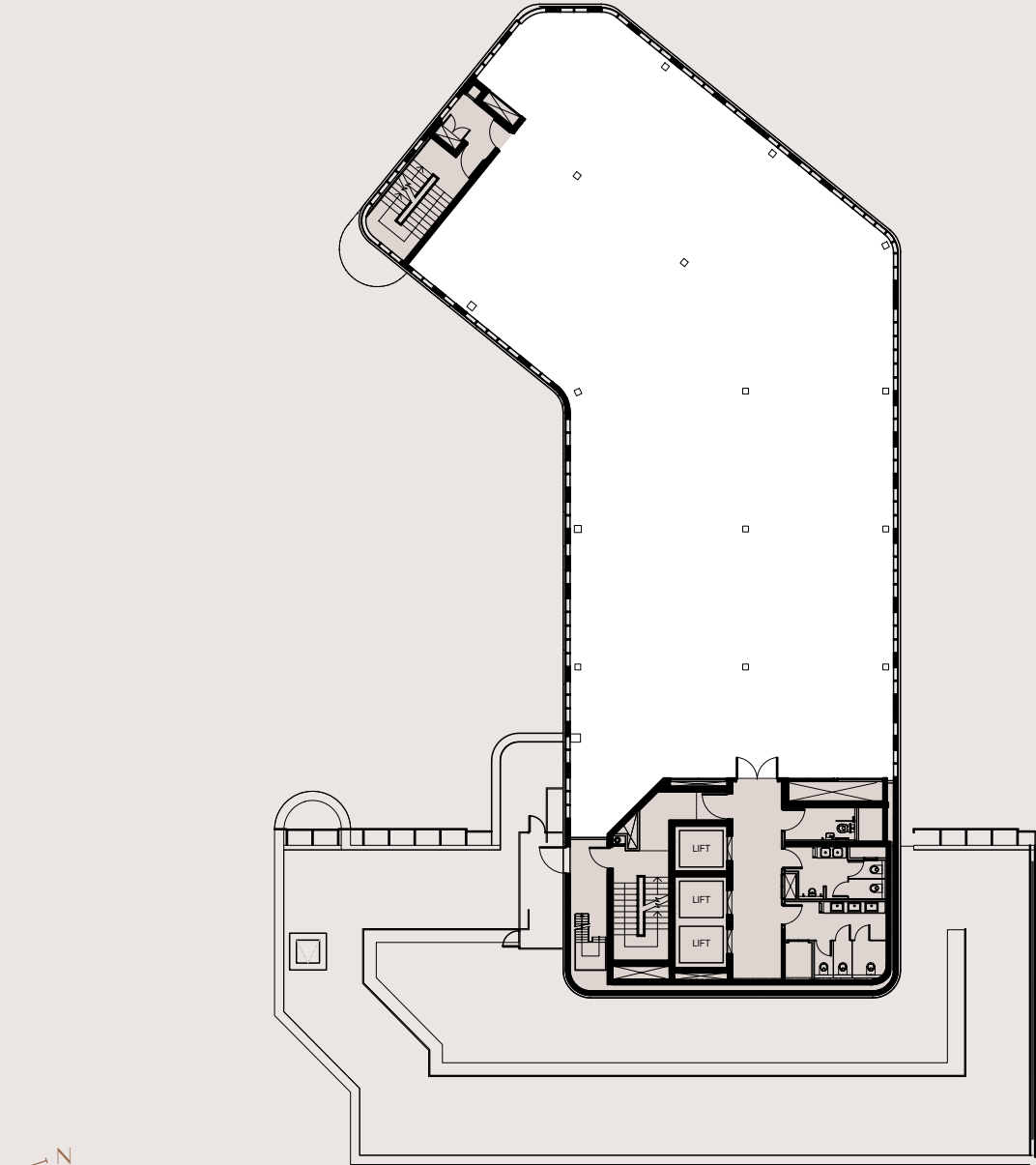


- OFFICE
- CORE



7th FLOOR

5,113 sq ft / 475 sq m



- OFFICE
- CORE

ACCOMMODATION

-1 BASEMENT

up to 50 car parking spaces
70 bicycle spaces
9 showers & changing facilities



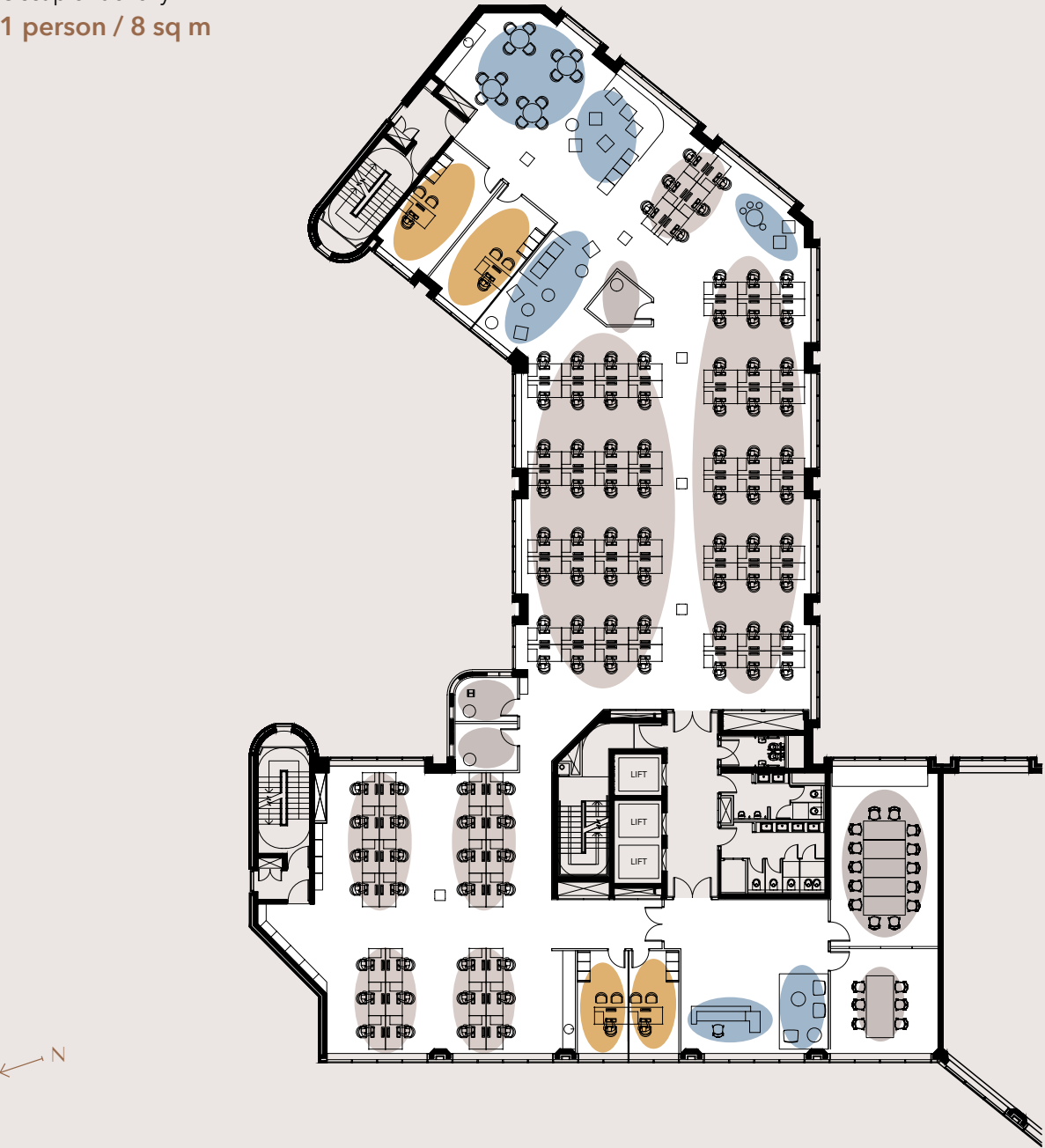
- CORE
- SHOWERS & CHANGING ROOMS
- CAR PARKING SPACES
- BICYCLE SPACES



POTENTIAL SPACE PLAN

Financial

Occupier density:
1 person / 8 sq m

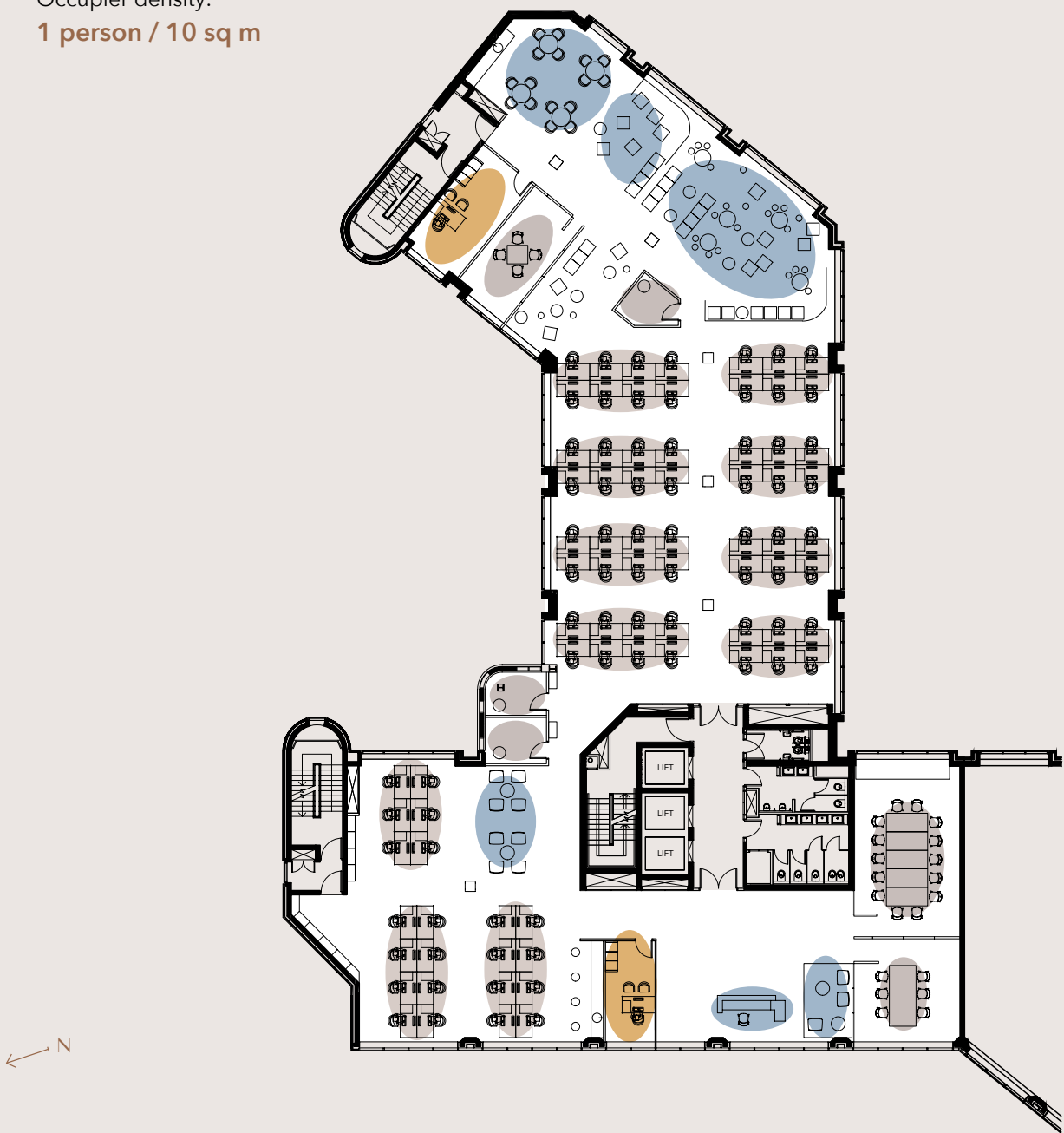


- OFFICE
- BREAKOUT / SUPPORT
- WORK AREAS
- CORE
- PRIVATE OFFICES
- MEETING ROOMS

POTENTIAL SPACE PLAN

Technology

Occupier density:
1 person / 10 sq m



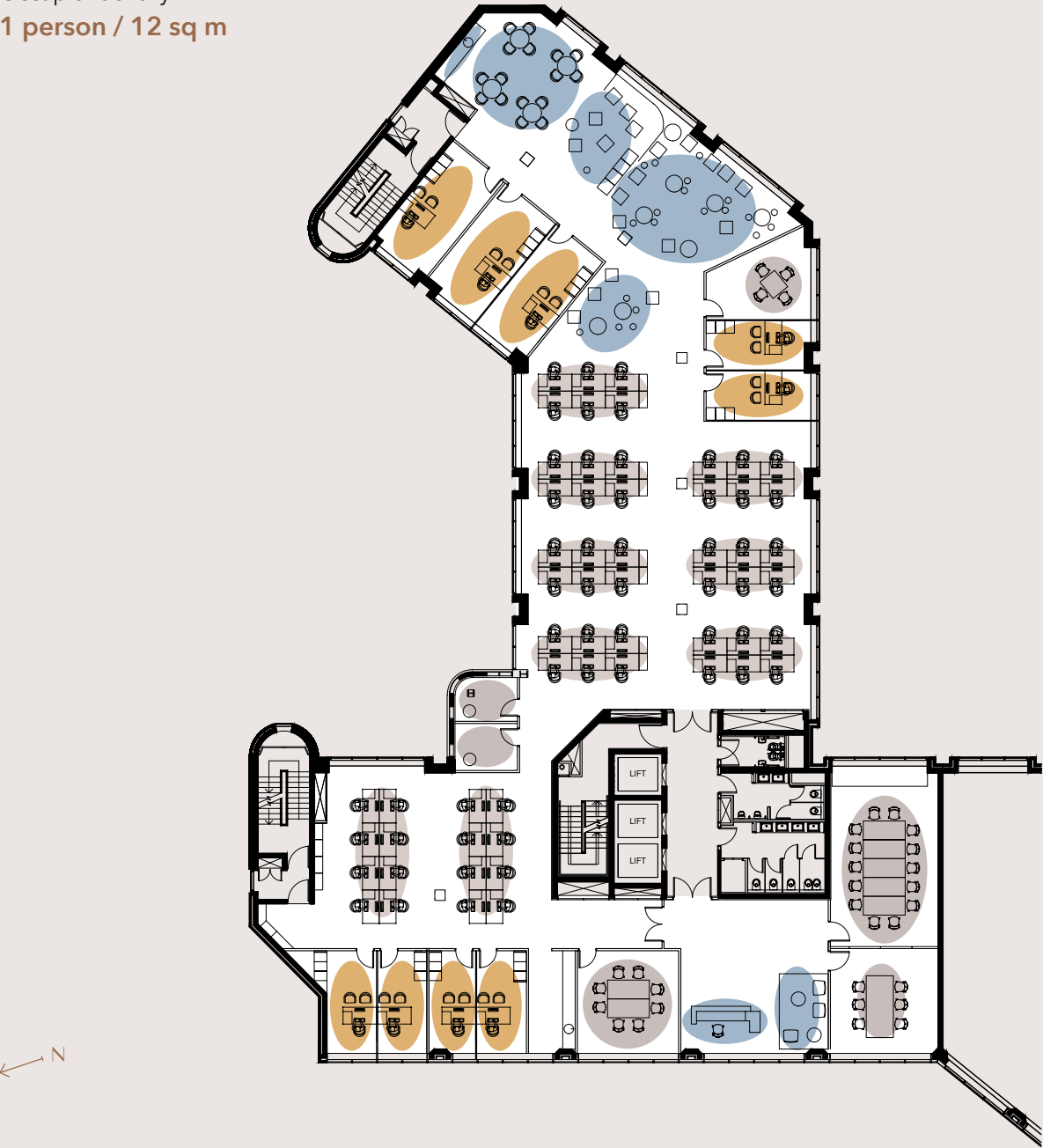
- OFFICE
- BREAKOUT / SUPPORT
- WORK AREAS
- CORE
- PRIVATE OFFICES
- MEETING ROOMS



POTENTIAL SPACE PLAN

Professional

Occupier density:
1 person / 12 sq m



- OFFICE
- BREAKOUT / SUPPORT
- WORK AREAS
- CORE
- PRIVATE OFFICES
- MEETING ROOMS

SUMMARY SPECIFICATION

2.7m floor to ceiling
height to new floors

1:8 base occupancy
(person/ sq m)

3 17-person passenger
lifts serving all floors

50 car parking
spaces

70 bicycle
spaces

9 individual
showers

5 Earlsfort Terrace is designed around people while achieving the highest international standards for sustainable design and responsible construction. The building is targeting LEED Platinum with a Building Energy Rating of A3.

- **Natural stone and other high quality finishes to reception, lift lobby and WC's**
- **2.6m floor to ceiling height to existing floors**
- **2.7m floor to ceiling height to new floors**
- **1.2m planning grid**
- **4.0 (+1) kN/sq m office floor loading**
- **1:8 base occupancy (person/sq m)**
- **Category 'A' fit-out**
- **VRF air conditioning**
- **Average lift waiting time <25 seconds**
- **3 x 17-person passenger lifts**
- **25 W/sq m small power base load**
- **Essential services standby generator**
- **50 car parking spaces**
- **70 bicycle spaces**
- **9 modern showers units**
- **Locker facilities**
- **Drying rooms**
- **LEED 'Platinum' rating targeted**
- **BER A3 rating targeted**



DETAILED SPECIFICATION

Occupancy

| | |
|---------------------|---|
| Means of escape: | 1 person per 7 sq m |
| Internal climate: | 1 person per 8 sq m |
| Lift provision: | 1 person per 10 sq m (as per the BCO Guide) |
| Sanitary provision: | 1 person per 10 sq m 60% male & 60% female provision with 80% utilization to BS6465-1 2006 + A1 2009 |

Planning Module

1.2m square generally throughout

Structural Grid

6m x 7.2m generally

Floor Loadings

| | |
|------------------------------------|---|
| Office floors: | 4.0kN per sq m (+ 1kN per sq m partitions) |
| Lift lobby and toilet areas: | 4.0kN per sq m |
| External terraces: | 5.0kN per sq m |
| Plant rooms: | 7.5kN per sq m |
| Areas of roof outside plant areas: | 1.5kN per sq m |
| Car park: | 2.5kN per sq m |
| Bicycle storage & shower area: | 3.0kN per sq m |

Floor Heights

| | |
|-----------------------------|--|
| Reception floor to ceiling: | 6.0m at front and 2.6m at rear |
| Office slab to slab: | 3.3m |
| Office floor to ceiling: | generally 2.6m on refurbished floor generally 2.7m on new extension |
| Raised floor zone: | nominal 110mm (top of structural slab to top of finished floor level) |
| Ceiling zone: | nominal 320mm (underside of slab to finished ceiling level) |
| Structure generally: | Existing floors 270mm reinforced concrete slabs New Extension 150mm composite slab on 266mm deep fabricated steel beams |

Structure

The existing structure is reinforced concrete slabs, with reinforced concrete perimeter walls and reinforced concrete central columns. The structure is generally on a 6m x 7.2m module. The structure for the new extension is a steel frame with 150mm composite deck, which follows the same structural grid as the existing building.

External Finishes

The existing facades compromise of two distinct architectural languages, with a fully glazed reflective elevation to Earlsfort Terrace and mostly brick elevations to the rear with punch hole windows. These facades are to be retained and cleaned, with the glazing being replaced in the punch hole windows to thermally efficient double glazing.

The proposed extension is expressed as a new and distinct lightweight glazed element sitting above the existing more solid brick elevations. The scheme's subtly curved outline follows the existing angular plan which gives the proposal a distinct and dynamic form. The rounded corners are a response to the existing rounded corners of the stair cores and serve to reduce the proposal's profile, when viewed from the ground. A new link is proposed for the existing levels 0-6 to improve connectivity between the existing floor plates, to provide more usable tenant space.

The architectural expression is informed by the existing building, with the existing 1200mm special planning grid used as the basis of the proposed 600mm curtain wall grid. Combined with floor to floor glass, this gives a tall and elegant proportion to the glazing. The glazing is interspersed by a series of opaque glass cladding panels which respond to the building context, serving to frame views from the internal office space to the city's roofscape and onto the Dublin mountains beyond. The opaque panels then come together to form a solid, sculptural elevation to Earlsfort Terrace.

TECHNICAL INFORMATION

External Landscaping

The building will benefit from the redevelopment of the plaza fronting onto Earlsfort Terrace.

The design provides for the removal of the existing planters, vents and landscaping. Replacing them with a more uncluttered and welcoming design which frames views of the National Concert Hall and opens the building elevation up to Earlsfort Terrace.

Extensive premium materials such as natural stone along with a bespoke lighting design will bring a sense of quality and distinction to the new plaza. A new square for Dublin, welcoming both corporate visitors and employees alike.

Internal Office Finishes

| | |
|----------|--|
| Walls: | Emulsion-painted plastered walls |
| Floors: | 600mm x 600mm access flooring medium duty |
| Columns: | Emulsion painted plasterboard encasement |
| Ceiling: | Metal suspended ceiling system to suit 1,200mm square planning module. Perforated 1,200mm x 300mm ceiling tiles with linear plasterboard margins. System to incorporate light fittings, diffusers, smoke detectors, illuminated signage, etc. Painted plasterboard margins will incorporate slot diffusers and down lighting |

Reception

| | |
|-----------------|--|
| Floors: | Large format limestone with a honed finish with feature patinated bronze banding. |
| Internal walls: | Large format limestone with feature patinated bronze banding & timber veneered panelling. |
| Ceilings: | Plasterboard with illuminated recess detailing and acoustic plasterboard above the seating area. |
| Reception desk: | A bespoke unit of high-quality to the main reception |
| Lighting: | The reception includes a feature pendant lighting design |

Lift Lobbies

| | |
|----------|---|
| Walls: | Large format limestone with feature patinated bronze lift enclosure |
| Floors: | Large format limestone with a honed finish |
| Ceiling: | Plasterboard ceiling with illuminated recess detail |
| Doors: | Low-profile framed glass doors to the office accommodation |

Toilets

| | |
|----------------|---|
| Walls: | Porcelain tiles, full-height mirrors, bronze effect cladding and painted plasterboard |
| Floors: | Large format porcelain tiled floor and skirting |
| Ceilings: | Dry lining with emulsion paint; recessed lighting troughs |
| Doors: | Timber door sets finished in high quality veneer |
| WC cubicles: | Full height toilet cubicles |
| Vanity units: | Natural stone counter top with inset white vitreous china wash hand basin and motion controlled mixer-tap. Bespoke mirror over, incorporating under mirror illumination |
| Sanitary ware: | Wall hung WC pans and urinals with concealed cisterns |



Showers

9 No. showers adjacent to the bike storage, split as follows:
4 male and 4 female and 1 unisex wheelchair accessible shower;
with associated lockers and a toilet.

Passenger Lifts

| | |
|-----------------------------|--|
| Manufacturer: | Schindler |
| Size: | 3 No. 17 Person (1275kg) |
| Lift speed: | 1.6 m/s (full collective control) |
| Internal lift finish: | Coloured backed glass walled interior with mirrored rear wall and natural stone flooring. Patinated bronze lift car doors/ control panel with ceilings, back lit and edge illumination |
| Waiting time: | Average Waiting Time (AWT) is less than 25 seconds as per the British Council Offices (BCO) Guide and CIBSE Guide D 2015. |
| Handling Capacity (Up-peak) | 5 minute Handling Capacity (Up-Peak) of >12% as per the BCO Guide and CIBSE Guide D 2015. |

Mechanical Installations

Fresh air provided by two Central AHUs with integrated heat recovery, located on the roof Plant area. Exhaust Air extracted via ceiling plenum. The office space and reception are cooled and heated via a 2-pipe VRF ceiling mounted AC system.

Design Parameter:

Winter Temperature

Outside: -3°C db saturated
Internal Office: 21°C ±2°C.
Toilets: 21°C.
Reception: 21°C ±2°C.

Summer Temperature

Outside: 26°C db 19.5°C wb
Internal Office: 22°C ±2°C.
Toilets: 22°C ±2°C.
Reception: 21°C ±2°C.

Fresh Air Supply

Offices: 10 litres / sec / person at 1 person per 8m²
Toilets: 10 Air Change / hr / Extract plus make-up air

Acoustics Level

Office Open Plan: NR38
Toilets: NR45
Staircores: NR45
Reception Area: NR40

Water Services

Cold water storage based on 40 liters per person
24 hour Water Storage at 45L/person

Electrical Installations

The building has a dedicated ESB Substation and provision for a Single Tenant LT Supply or Multi-Tenant LT Power Supply.

Two distribution boards and independent metered power supplies are provided per floor.

Design Criteria:

| | |
|--------------------|-------------------|
| One Person per 8m² | |
| Lighting: | 8w per sq m (max) |
| Small Power: | 25w per sq m |
| Misc. Small Power: | 20w per sq m |
| Mechanical Plant: | 25w per sq m |

Lighting:

| | |
|------------|--|
| Offices: | The office lighting consists of premium quality recessed LED flat panel modular lighting that produces 4k natural light output complete with dimmable control gear and daylight harvesting controls. Lighting individually wired through marshaling control boxes for added flexibility. Luminaires Selection to comply with the Design. Intent of CIBSE Lighting Guide LG7. |
| Reception: | The lighting installation is of a bespoke design to reflect the high quality Reception Area. Elegant lighting design which uses perimeter light coves to wash light onto wood surfaces and trim-less downlights to give a warm and inviting feeling to the reception lobby. |
| Toilets: | Low Energy Lighting Scheme provided. Trimless linear lighting design provides a crisp, clean feel to the WC's and lift lobbies. |

TECHNICAL INFORMATION

Lighting Control:

Tenants are provided with independent lighting control modules that can be interlinked or split up to suit a tenant needs. Landlord common area lightning is automatically controlled via central timers and presence detection.

The main tenant lighting control system will utilise lighting control modules connected on a communication network to allow daylight and occupancy control. This system will be programmable for any reasonable future fit-out requirement. Smaller landlord areas will be provided with standalone presence / lighting control sensors. Emergency Lighting to IS 3217.

Standby Power:

Life Safety Generator installed by Landlord with provision for full load.

Generation for Single Occupancy Use.

On-Site Renewable Energy Production:

A roof mounted Photovoltaic (PV) system is installed and is designed to generate 10,000kWh of on-site electricity per annum on average.

Building Management System

A complete Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems

Fire Alarm System:

Fire Detection and Alarm is in accordance with IS 3218 and designed to L1 Standard. There are individual loops to each floor.

Security Systems:

An IP based CCTV system will monitor external areas and entrance foyer. Empty conduit will be provided at core / tenancy doors, for future tenant access control system to interface with base build access control / security system at the reception and future security turnstiles.

Communication:

Two incoming telecommunication rooms will be served by two different Telecom duct networks to allow diverse connections to the building. Each of these communication rooms has 3 spare ducts in addition to the Telecom service to the street for future connections to other providers. Cable tray distribution will be provided from these telecommunication rooms to IT risers which serve the office floors.

LEED & BER

LEED Platinum target rating

A3 Building Energy Rating (BER)

Accessibility

Step-free access is provided to the office accommodation from the main circulation spaces.

Accessible WC's are provided on each floor.

An accessible shower and changing room is provided at basement level adjoining the cycle storage.

Car & Bicycle Parking

Car parking spaces: 50 (including 1 No. accessible spaces)

Bicycle spaces: 70 secure spaces located at basement level





AN IPUT DEVELOPMENT

Established in 1967, IPUT is the largest domestic owner of prime office buildings in Dublin's central business district. IPUT's portfolio contains many of the best examples of modern office developments constructed in Ireland over the last decade and primarily comprises landmark office properties fronting onto Dublin's River Liffey and the Grand Canal Docks. The built heritage of Dublin's core office market is also well represented with significant office holdings in the portfolio located on and near St. Stephen's Green.

IPUT has been the leading domestic investor in the Dublin office market over the last three years and owns a portfolio with a net asset value of €2.1 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 2 million sq ft of office space in Dublin, occupied by leading domestic and international companies.

For more details visit iput.com

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PROJECT TEAM

PROFESSIONAL TEAM

| | |
|-----------------------------|--------------------------------|
| Development Team: | IPUT plc and The Cashel Fund |
| Architect: | Burke-Kennedy Doyle Architects |
| Contractor: | Flynn Management & Contractors |
| Project Manager: | Urban Solutions |
| Quantity Surveyor: | KSN Construction Consultants |
| Building Services Engineer: | Metec Consulting Engineers |
| Structural Engineer: | Cronin & Sutton Consulting |
| Fire Safety Engineers: | Maurice Johnson and Partners |
| LEED Consultants: | Meehan Green |
| Landscape Architect: | Townshend Landscape Architects |
| Health & Safety | Ashview Consultants |

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CASHEL FUND PLC