



ireland's world-class business campus



Ready to Go Data Centre Site

Site 4070 Kingswood Road



World Class Location and Infrastructure.

Connected at international, national and local level.



"Citadel have operated in Citywest since 2001. The quality of the campus and its infrastructure is simply world class. Davy Hickey Properties have shown the vision and expertise to deliver a superb Data Centre environment"

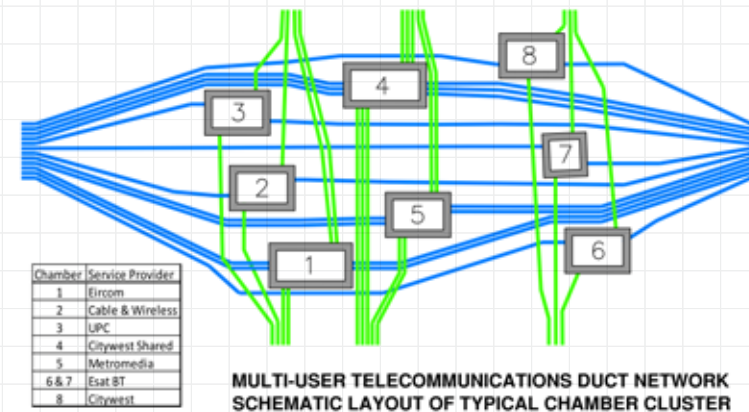
Karl Hennessy - CEO, Citadel100

"Colt has been delivering service to its customers in the Citywest Business Campus for over ten years. The duct network infrastructure within the campus is best in class and suits our needs and the needs of our customers. We find that the access control and security of the network gives our customers the assurance that their telecommunication services are fully protected"

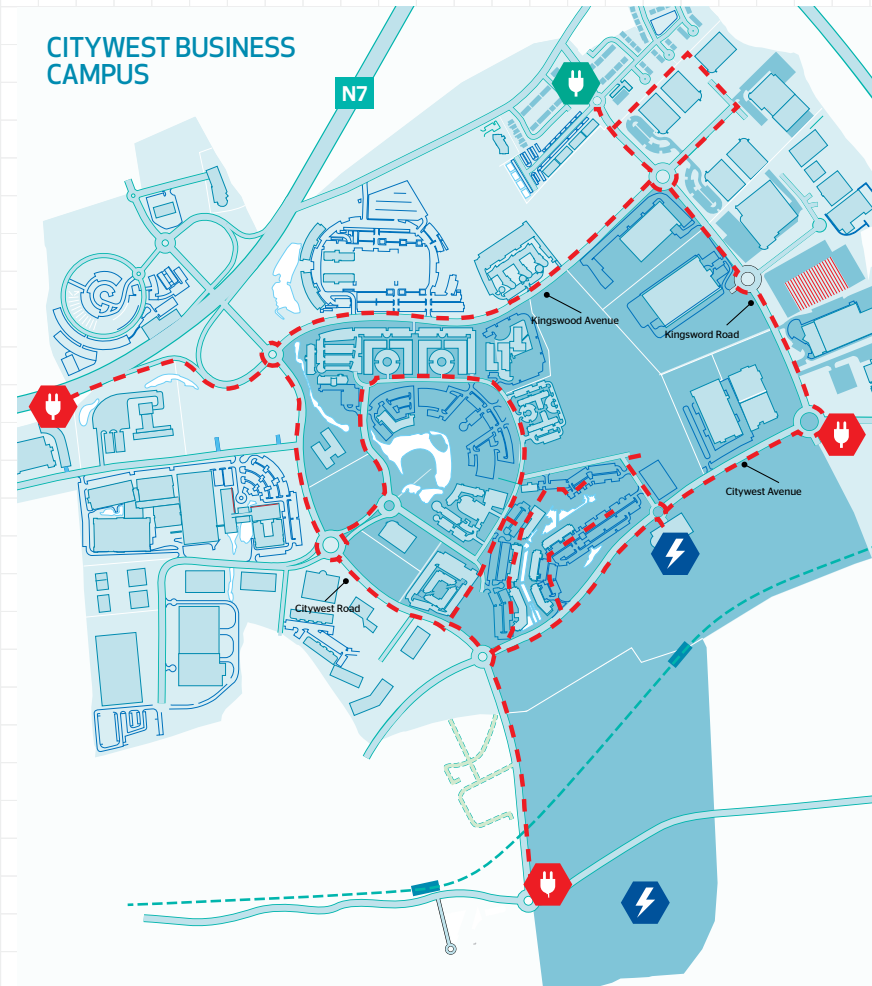
Kevin Wade - Manager Service Delivery, External Operations, Colt



Power and Fibre Connectivity



CITYWEST BUSINESS CAMPUS

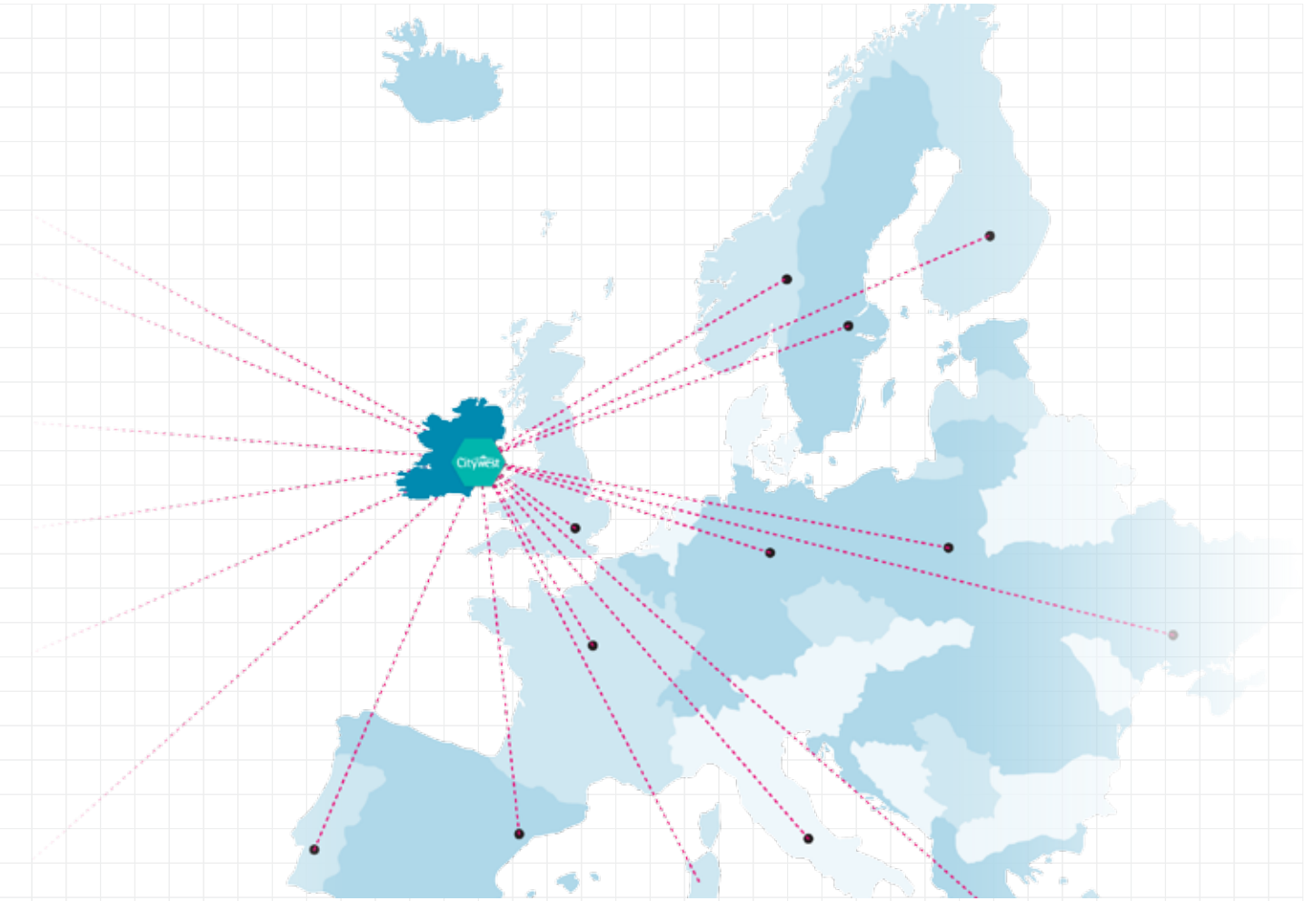
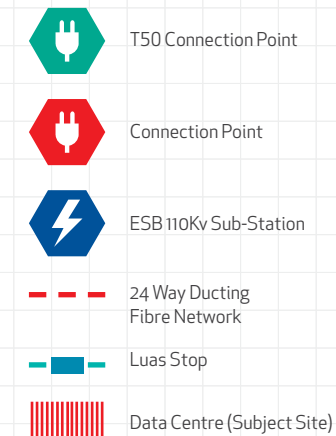


POWER

- Citywest Campus currently has an existing 110kv substation on campus
- ESB have recently completed the second 110kv substation which will further improve the power availability for potential data centres on campus
- This new substation demonstrates a continuing commitment to supporting load growth and enhancing the power availability on Citywest Campus
- Citywest Campus is located on the National Grid

FIBRE CONNECTIVITY

- Ireland is connected to a diverse range of national and international fibre network routes with a variety of city to city, UK and US links. Dublin's site capacity T50 fibre network is connected to the Citywest Campus
- Citywest is Ireland's landing point for the global crossing fibre network significantly enhancing international connectivity from Ireland to all major centres in Europe, the US, South America and Asia Pacific
- The developers of Citywest have laid 24 way ducting around the Campus providing occupiers with resilience and six telecoms providers. Citywest is at the cutting edge of telecommunications providing competitive access, speed and security via its internal fibre network



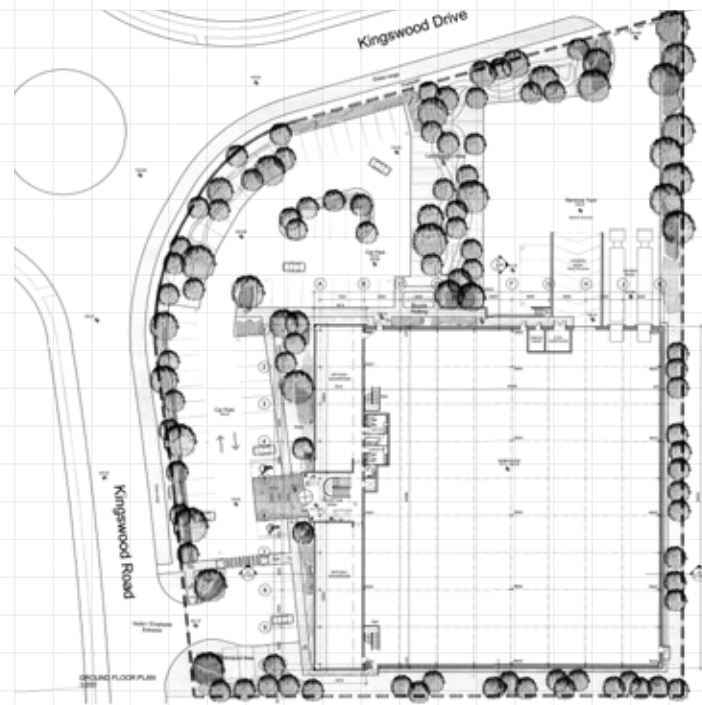
IRELAND

- Tax rate of 12.5% applies to all corporate trading profits
- Ireland is home to the very best including Amazon, Big Fish Games, Facebook, Google, Yahoo, Twitter, IBM, Intel, Microsoft, Oracle, PayPal and Vodafone
- The information and communications technology sector in Ireland accounts for €50bn in Irish exports

CITYWEST

- Set up in 1990, Davy Hickey Properties embarked on creating Ireland's first world class business campus, Citywest
- Citywest is a secure and actively managed campus with 24 hour on-site security
- Pivotal location on the N7 with access via two separate interchanges at Citywest Bridge and Kingswood, puts the Campus within easy reach of the M50 orbital motorway and 30 minutes from Dublin International Airport
- Excellent public transport serving Citywest with several bus routes and the Luas light rail system providing a direct link to the City Centre
- Citywest is a proven data centre location with Citadel 100, Eircom, BT and Telicity on the campus, and it is also home to the network management centres of Eircom and Meteor

An Enabled Data Centre Opportunity.



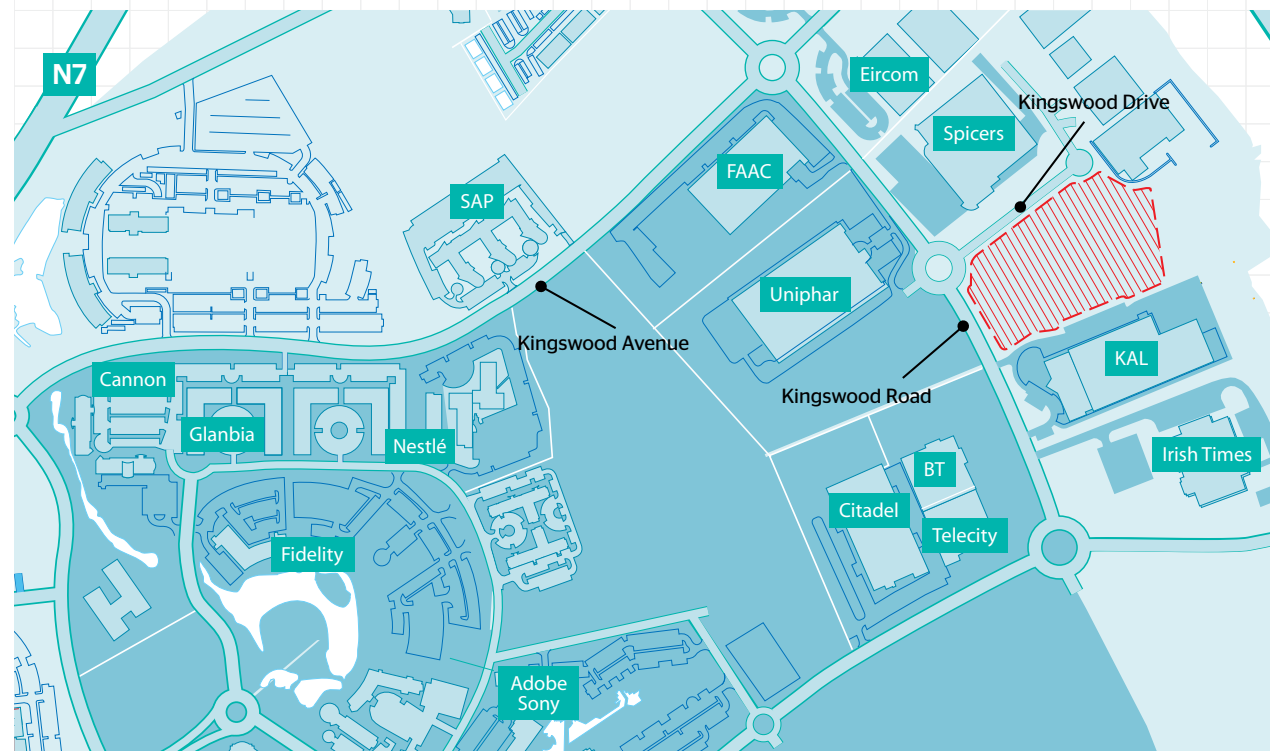
The Site.

Site 4070 Kingswood Road provides an immediate opportunity to develop a quality data centre facility. Delivery of the facility has been accelerated with Planning Permission achieved for a 3,504 m² (37,717 sq ft) warehouse including ancillary offices on circa 2 acres. The facility can be naturally expanded onto the adjoining 2.5 acre plot allowing a range of size options and layouts.

TERMS

Proposed facility would be available on a For Sale or To Let basis.

Alternatively a site sale may be considered.



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