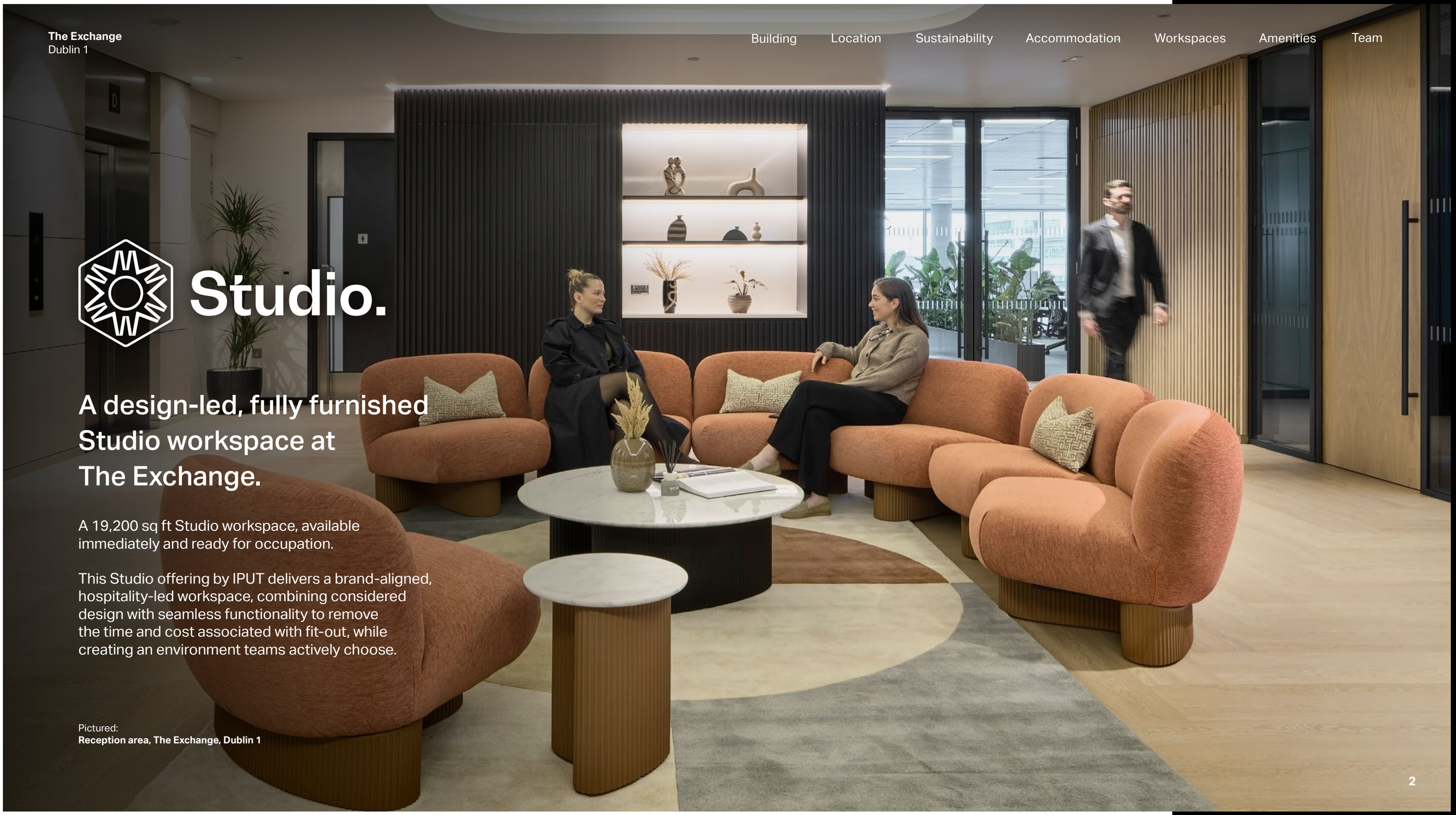
The Exchange

Studio.

Brought to you by
IPUT Real Estate Dublin



Studio.

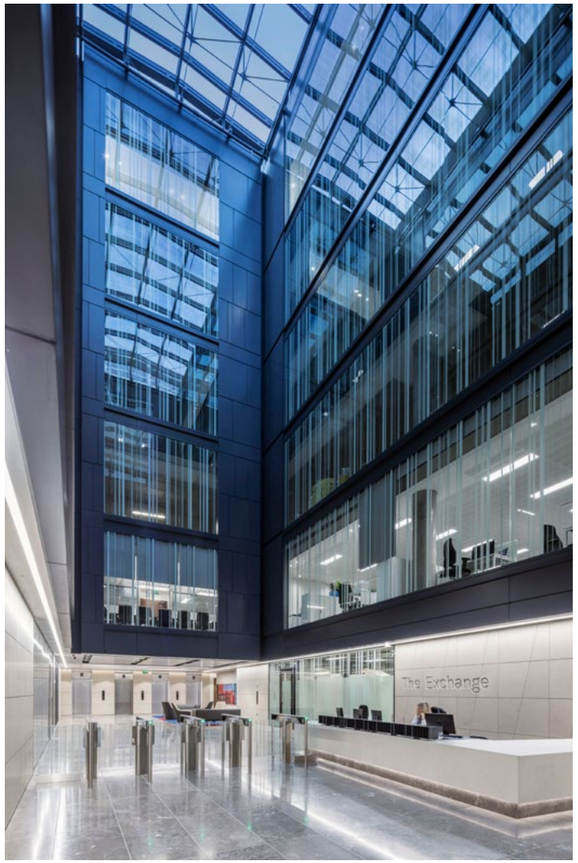
A design-led, fully furnished Studio workspace at The Exchange.

A 19,200 sq ft Studio workspace, available immediately and ready for occupation.

This Studio offering by IPUT delivers a brand-aligned, hospitality-led workspace, combining considered design with seamless functionality to remove the time and cost associated with fit-out, while creating an environment teams actively choose.

Pictured:
Reception area, The Exchange, Dublin 1

19,200 SQ FT STUDIO FURNISHED WORKSPACE AVAILABLE IMMEDIATELY.



The Exchange is designed to a high standard, with a strong focus on sustainability and careful attention to detail. A central glass atrium rises through the building, bringing natural light deep into each floor and shaping a bright, connected working environment.

Food Safety AUTHORITY OF IRELAND PartnerRe Manulife RDJ Walkers

UNRIVALLED CONNECTIONS, SET WITHIN AN AMENITY-RICH LOCATION.

Restaurants/Cafés

1 The Vintage Kitchen
2 Mulligan's
3 The Brew Dock
4 Harbourmaster
5 Starbucks
6 Drunken Fish

Hotels

7 Hotel Riu Plaza The Gresham Dublin
8 The College Green Hotel
9 Trinity City Hotel
10 Spencer Hotel
11 Clayton Hotel
12 The Marker

Lifestyle

13 O'Connell Street
14 CHQ
15 Spencer Health Club
16 Odeon Cinema
17 Point Village

Cultural

18 The Abbey Theatre
19 Trinity College Dublin
20 Science Gallery
21 Bord Gáis Energy Theatre
22 Dublin Convention Centre
23 3 Arena

Educational

24 Trinity College Dublin
25 National College of Ireland

---

01 **LUAS** Red line min walk

07 **LUAS** Green line mins walk

03 **Bike** mins walk

05 **DART/Train** mins walk

06 **Bus** mins walk

25 **Airport** mins drive

---

07 **Fifteen George's Quay** min walk

04 **No.3 Dublin Landings** mins walk

SUSTAINABILITY STRATEGY AT THE EXCHANGE

1

LEED PLATINUM STANDARDS

The Exchange comprises a LEED Platinum rating under the Operations + Maintenance Scheme.

2

PATHWAY TO NET ZERO CARBON

The building's electricity supply is 100% renewable from Irish wind farms. A rooftop PV array also helps to meet operational demands.

3

DELIVERING ENERGY EFFICIENCIES

In 2025, IPUT achieved a 13% reduction in energy consumption at The Exchange, reducing occupier operational expenditure. We continue to find opportunities for greater efficiency in this A3 rated building.

4

ENGAGING FOR PERFORMANCE

IPUT monitors performance data on an ongoing basis with our occupiers to collaborate on delivering efficiencies.

5

SUSTAINABILITY REPORTING

Occupiers are provided with audit grade data for their reporting needs.

The building has a WiredScore Platinum rating.

ACCOMMODATION SCHEDULE

106,000 sq ft

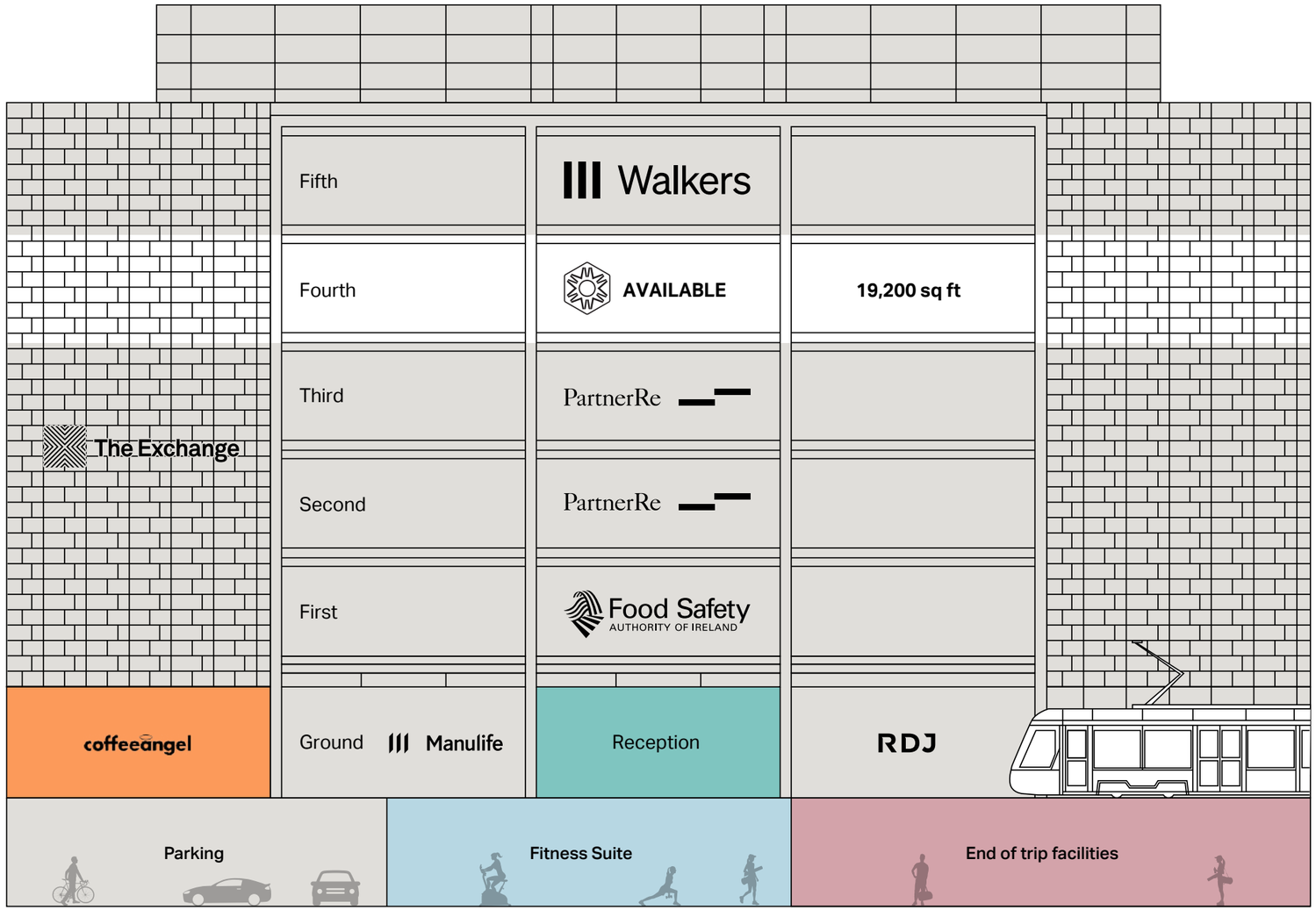
TOTAL

19,200 sq ft

AVAILABLE

5 spaces

In excess of 100 spaces



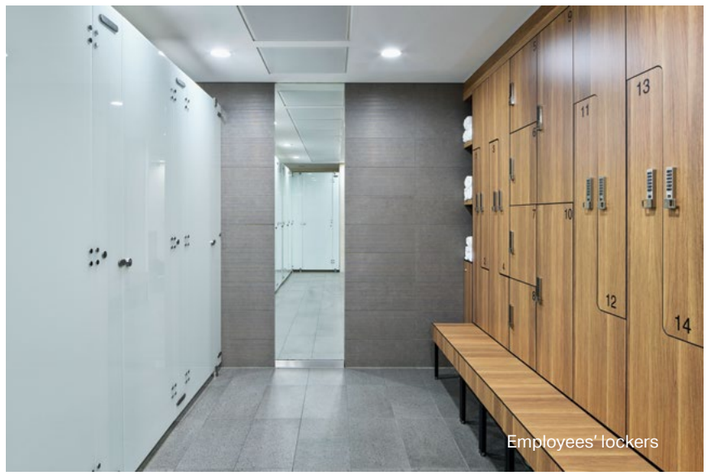
Example of Studio gym fit out

Studio.

AMENITIES AT THE EXCHANGE

Supporting active commuting, stress relief and movement.

- Technogym equipped fitness suite
- Showers with towel service
- Car & bicycle parking


Employees' lockers

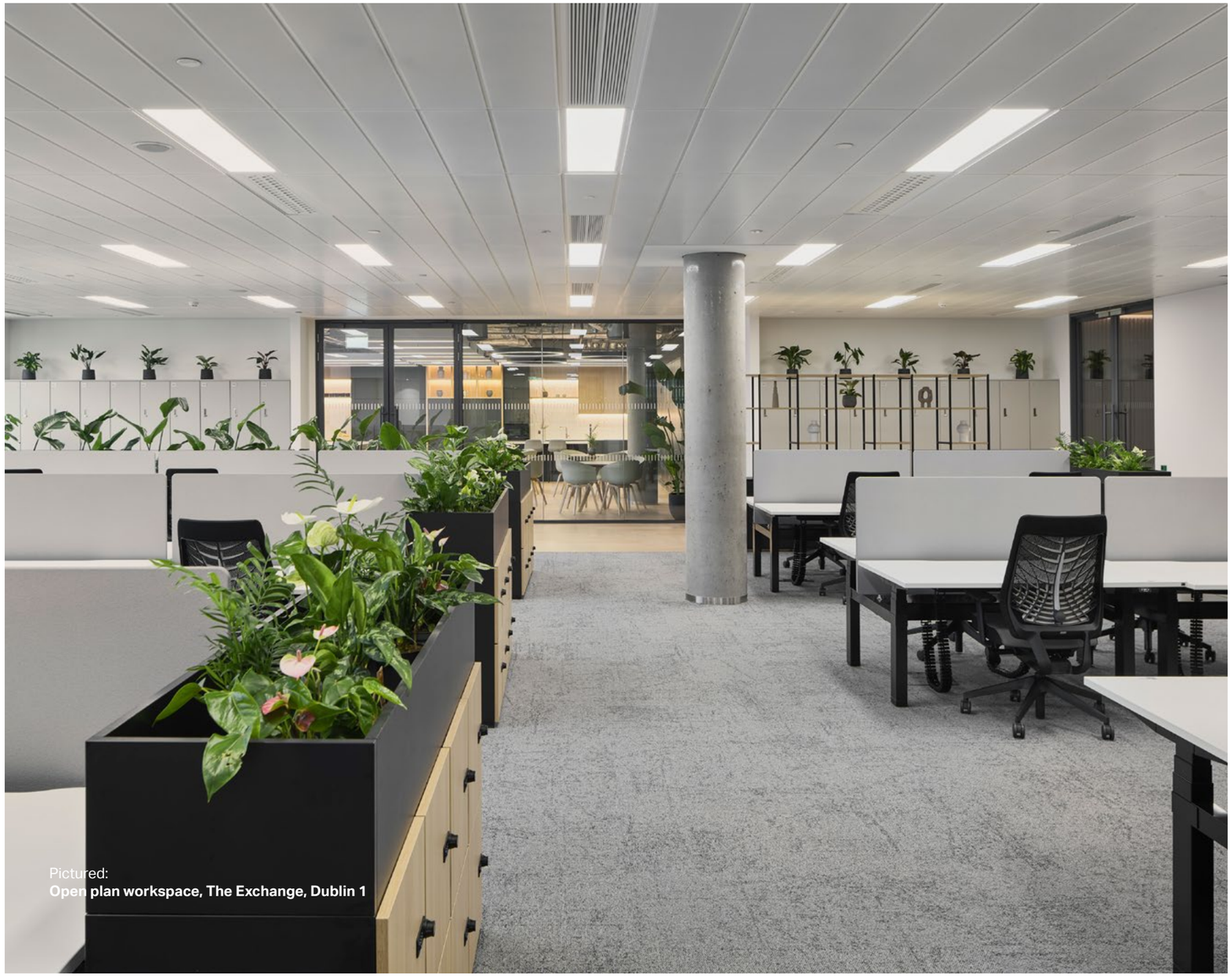
Coffeeangel

Studio.

FOURTH FLOOR
19,200 SQ FT

Flexible, self-contained offices designed to meet corporate standards, with adaptable layouts, integrated branding and a range of settings that support both focused work and collaboration.

- Furnished, self-contained floor
- 1400mm sit stand desks & ergonomic chairs
- Dedicated kitchen, comms room, and W/C amenities
- Phone booths
- Meeting spaces
- Private secure resilient IT network
- Access to fully managed end of trip facilities
- Individual employees' lockers
- Sustainable green operations
- Biophilic design with extensive internal and external planting
- Employee Studio occupier app
- Direct relationship with streamlined legal agreement

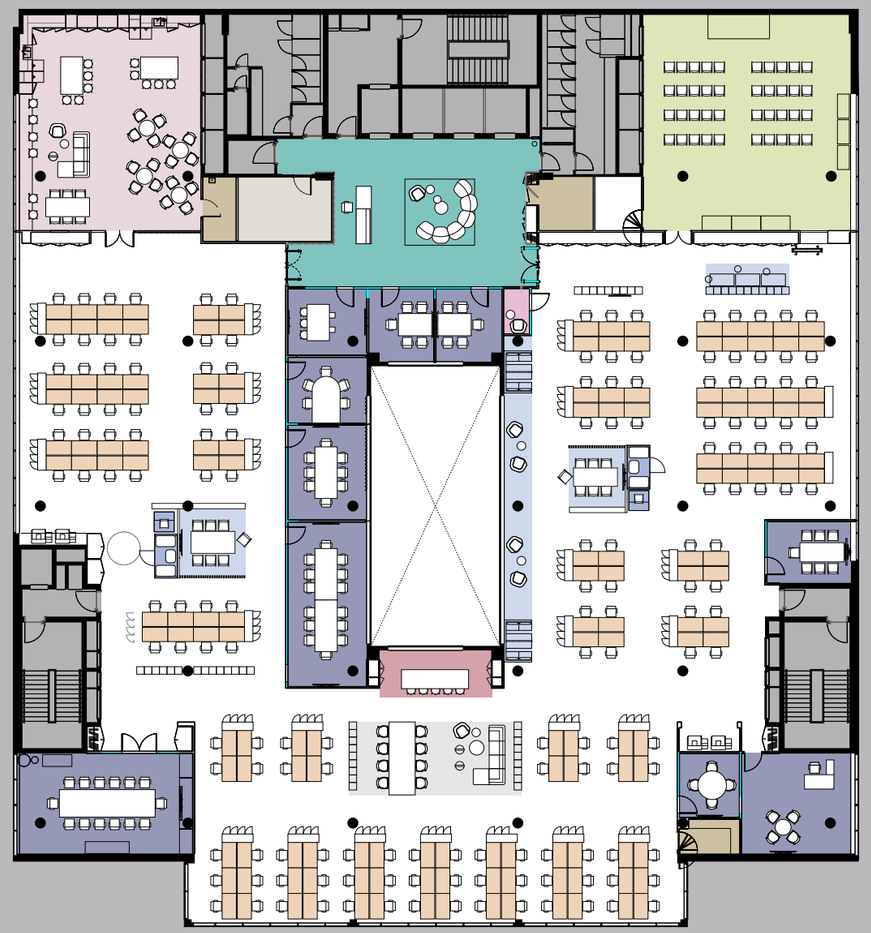


Pictured:
Open plan workspace, The Exchange, Dublin 1

Studio.

Fully fitted workspaces available on flexible lease terms, providing a stable base for teams who want a dedicated environment to shape as their own.

160	open plan workstations
10	meeting rooms
4	phone booths
3	breakout areas
3	collaboration areas
3	store rooms
1	training room
1	quiet room
1	canteen
1	coffee dock
1	comms room



Luas Line

FOURTH FLOOR

19,200 sq ft

- Open plan workstations
- Meeting rooms
- Breakout areas
- Collaboration areas
- Event space
- Quiet room
- Phone booth
- Canteen
- Reception
- Coffee dock
- Store room
- Comms room

SPACE TO WORK, A PLACE TO BELONG

Pictured:
Enclosed meeting space, The Exchange, Dublin 1

Studio.

FOURTH FLOOR
19,200 SQ FT

160	open plan workstations
10	meeting rooms
4	phone booths
3	breakout areas
3	collaboration areas
3	store rooms
1	training room
1	quiet room
1	canteen
1	coffee dock
1	comms room

Fully-fitted office space

Combination of open plan and cellular offices

Boardroom and collaboration facilities

Pictured:
Kitchen & dining area, The Exchange, Dublin 1

Studio.

AMENITIES ACROSS THE IPUT PORTFOLIO

Studio members can access a portfolio of premium shared amenities across Dublin, from the auditorium at Pearse Street to the lounge and roof garden at Fifteen George's Quay. These spaces are designed to support everything from client meetings and events to quieter moments of restoration and connection.

Exclusive amenities include:

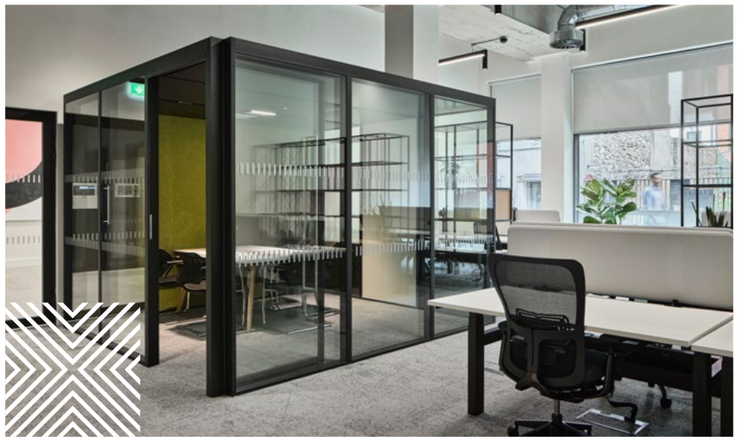
- Business lounges
- Roof garden
- Event spaces
- Meeting rooms
- Media room
- Auditorium
- Fitness suites

Pictured (clockwise from top)

- Business lounge at No.3 Dublin Landings
- Auditorium at Pearse Street
- Event space at No. 3 Dublin Landings
- Roof garden at Fifteen George's Quay
- Business lounge at Fifteen George's Quay

Studio.

Where work comes to life



ASSET SERVICES TEAM

The Exchange Building is managed by IPUT's Asset Services team, delivering a hospitality-led approach across every aspect of the building. The on-site team ensures a high standard of service while supporting the day-to-day needs of occupiers.

Regular engagement is central to how the building is run, helping to ensure the experience continues to meet the needs of each occupier.

Hannah Tuthill
Building Manager

HOW WE ENHANCE THE OCCUPIER EXPERIENCE:

OCCUPIER APP

Coming soon, a new occupier app will give you seamless access to everything Studio has to offer — all in one place.

Book meeting rooms and event spaces

Explore portfolio-wide events, and reserve fitness classes

Provide secure digital access to your building.

CONCIERGE SERVICES

Our concierge team provides a personalised service, offering thoughtful support and expert recommendations to enhance both the guest and occupier experience.

Booking of Studio meeting and event spaces at No. 3 Dublin Landings and Fifteen George's Quay

Booking executive transfers

Recommendations for local restaurants and hotels

Assistance with guest parking

OCCUPIER ENGAGEMENT

Engagement is central to our approach, ensuring your experience as an IPUT occupier continues to meet your expectations.

Regular meetings with the IPUT team to discuss landlord services and standards

Advice from our sustainability team on reducing energy consumption and cost

Green Committee forum for collaboration on ESG initiatives

Feedback forum for service requests and improvement ideas

IPUT REAL ESTATE DUBLIN

CREATING EXCEPTIONAL SPACES

Established in 1967, we are Dublin's leading property investment company.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

iput.com

Pictured (clockwise from top)

- 25 North Wall Quay, Dublin 1
- Wilton Park, Dublin 2
- Tropical Fruit Warehouse, Dublin 2
- 10 Molesworth Street, Dublin 2

RESPONSIBLE INVESTMENT

At IPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.

1 Climate action

- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.

2 Resource efficiency

- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.

3 Social value

- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact on our city.

Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyIPUT app.

Learn more about our approach to responsible investment:

IPUT.com/responsibility

GRESB · PRI Principles for Responsible Investment · IGBC · TCFD Task Force on Climate-Related Financial Disclosures · Advancing Net Zero · CChange · Science Based Targets – Driving Ambitious Corporate Climate Action · Supply Chain Sustainability School

CONTACTS

Knight Frank	knightfrank.ie
Jim O'Reilly	+353 86 811 7451 jim.oreilly@ie.knightfrank.com
Tom McNamara	+353 86 063 4625 tom.mcnamara@ie.knightfrank.com

LRN: 001266

CBRE	cbre.ie
Alan Moran	+353 86 874 9169 alan.moran@cbre.com
Robert Mulcair	+353 87 213 0000 robert.mulcair@cbre.com

LRN: 001528

Studio.	studiodublin.com
Simon McEvoy	+353 86 773 4599 smcevoy@iput.com
Daniel Carty	+353 86 084 7932 dcarty@iput.com

Important notice: These particulars are issued by CBRE and HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of CBRE or HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither CBRE or HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.

A DEVELOPMENT BY

IPUT REAL ESTATE DUBLIN

IPUT plc, 47-49 St. Stephen's Green, Dublin 2, D02 W634, Ireland
T +353 1 661 3499 E info@iput.com

iput.com