



Office and Commercial space

Creating a difference



Winner of the RoGBC Green Building
Project of the year award 2011



Creating a difference

Welcome to SWAN, Bucharest's most exciting new office development.

Designed to the highest European standards, SWAN is a centre of calm and efficiency where you can concentrate on your business, impress your clients and visitors, and provide for the comfort and safety of all those who work with you.

SWAN offers flexible, efficient office space with green spaces and a central boulevard with amenities such as bars and restaurants for the relaxation and enjoyment of all.

SWAN delivers first class facilities at affordable prices, with state-of-the-art technology to ensure that maintenance costs are individually tailored to meet tenants' needs.

SWAN Office & Technology Park has achieved a BREEAM certificate. The building has been going through the assessment process and was rated as "Very Good".

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"We are extremely pleased to award Chayton Capital's Swan Office & Technology Park our 2011 Green Building Project of the year. The project had the overwhelming support of the jury of green building experts"

Steven Borncamp
President of Romanian Green Building Council




The concept

SWAN presents an exciting location for your business, providing Class “A” offices.

Three low-rise buildings around a central boulevard, creating a village atmosphere where you can take advantage of casual resting and meeting areas. This new and flexible development will allow you to arrange your offices according to your needs, and create the atmosphere that is right for your business. Your people can work more efficiently and take advantage of the many amenities close at hand, from

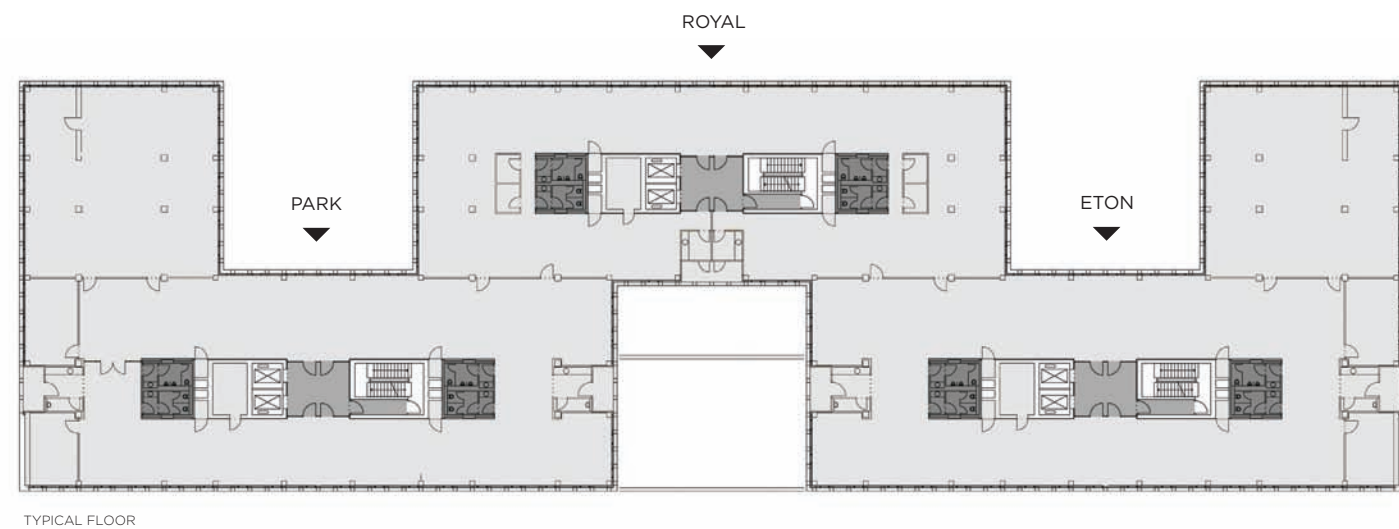
ease of commuting and covered parking to retail, café and restaurant offerings.

A vibrant environment ready to host company headquarters, technology based companies, back offices, research and development units, data centers or support organizations. The generous and green common areas offer a friendly atmosphere.



Arrange your offices **according to your needs**, and create the atmosphere that is right for your business.

Windsor



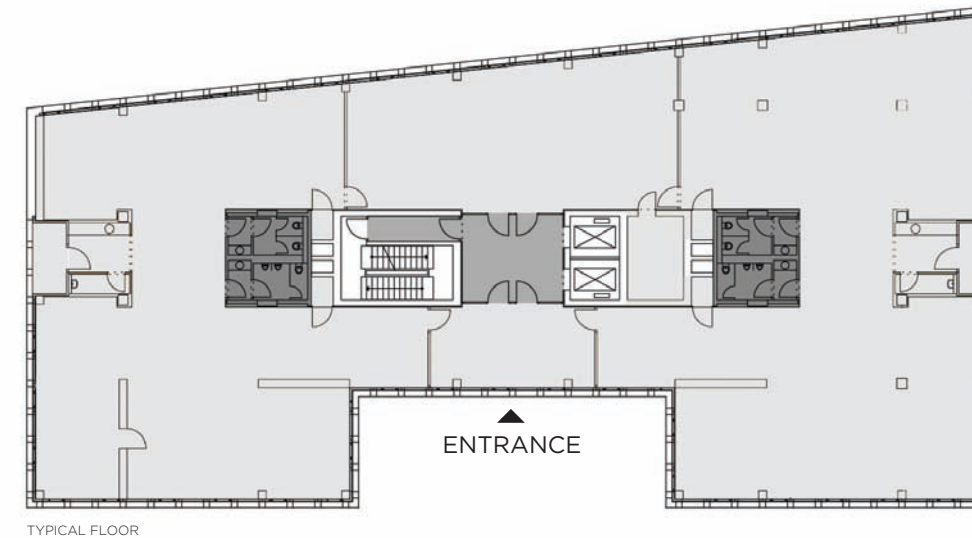
TYPICAL FLOOR

Floor Level / Building A	GFA	Interior Gross Area	Rentable Floor Area (RA)	Usable Area (UA)	Building Common (BC)	Floor Common (FC)
G. Floor Totals	3,334.47	3,173.46	3,013.57	2,529.98	456.11	27.48
1st Floor Totals	3,248.06	3,070.04	2,933.03	2,789.06	116.85	27.12
2nd Floor Totals	3,075.62	2,891.78	2,754.77	2,610.80	116.85	27.12
3rd Floor Totals	3,075.62	2,891.78	2,754.77	2,610.80	116.85	27.12
4th Floor Totals	3,075.62	2,891.78	2,754.77	2,610.80	116.85	27.12
5th Floor Totals	2,984.70	2,832.13	2,695.12	2,551.15	116.85	27.12
Total (Sq M)	18,794.09	17,750.97	16,906.03	15,702.59	1,040.36	163.08

The balance of space has been carefully planned to create a vibrant development that satisfies the needs of both large and small occupiers. SWAN is the space where you can achieve your goals.



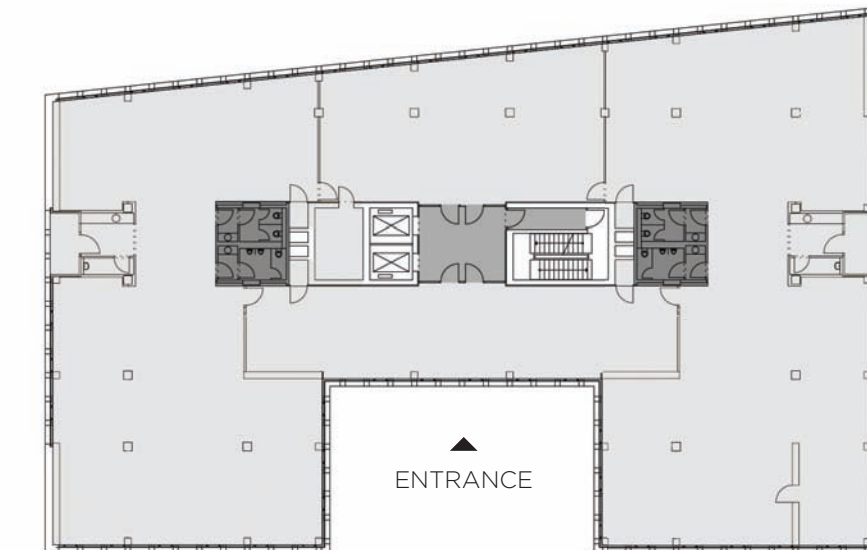
Kingston



TYPICAL FLOOR

Floor Level / Building A	GFA	Interior Gross Area	Rentable Floor Area (RA)	Usable Area (UA)	Building Common (BC)	Floor Common (FC)
G. Floor Totals	1,022.17	943.73	890.51	799.78	81.69	9.04
1st Floor Totals	1,022.17	941.92	896.37	848.27	39.06	9.04
2nd Floor Totals	1,022.17	941.92	896.37	848.27	39.06	9.04
3rd Floor Totals	1,022.17	941.92	896.37	848.27	39.06	9.04
4th Floor Totals	1,022.17	941.92	896.37	848.27	39.06	9.04
5th Floor Totals	985.93	914.59	869.04	820.94	39.06	9.04
Total (Sq M)	6,096.78	5,626.00	5,345.03	5,013.80	276.99	54.24

Henley



TYPICAL FLOOR

Floor Level / Building A	GFA	Interior Gross Area	Rentable Floor Area (RA)	Usable Area (UA)	Building Common (BC)	Floor Common (FC)
G. Floor Totals	1,289.04	1,198.57	1,145.61	1,036.29	100.72	8.60
1st Floor Totals	1,289.04	1,197.25	1,151.96	1,104.30	39.06	8.60
2nd Floor Totals	1,289.04	1,197.25	1,151.96	1,104.30	39.06	8.60
3rd Floor Totals	1,289.04	1,197.25	1,151.96	1,104.30	39.06	8.60
4th Floor Totals	1,289.04	1,197.25	1,151.96	1,104.30	39.06	8.60
5th Floor Totals	1,248.39	1,165.08	1,119.79	1,072.13	39.06	8.60
Total (Sq M)	7,693.59	7,152.65	6,873.24	6,525.62	296.02	51.60




Located in Bucharest's prime district

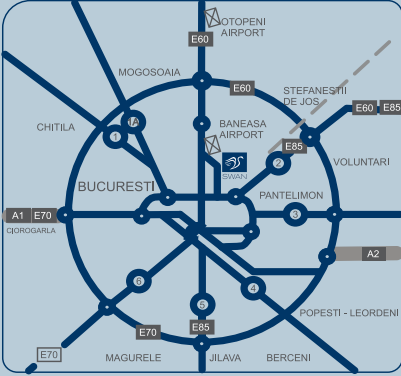
SWAN is located in Bucharest's rapidly expanding northern business district of Pipera, taking advantage of the rapidly improving infrastructure in the area.

Otopeni (Bucharest International Airport) and Baneasa Airport are within easy reach, providing excellent links to all parts of Europe and beyond. Pipera is the last stop on the Metro and there are plans to extend the line with an additional station even closer to SWAN. In addition to the busy municipal network that runs along Bucharest Nord, a dedicated bus service will be provided for the personal use of the occupiers of SWAN according to demand.

SWAN is ideally situated in this developing business district with major infrastructure improvements underway and being completed. The bridge link on Pipera Tunari was completed at the end of 2009 and the widening of Erou Iancu Nicolae to four lanes should be completed in the next few months, thus improving the link to the DN1. Construction of the Transylvania Highway/Motorway is underway and this will terminate to the south of SWAN.



SWAN is **ideally situated** in this developing business district with major infrastructure improvements underway and being completed.



OTOPENI INTERNATIONAL AIRPORT

PRIVIGHETORILOR AVE

EROU IANCU NICOLAE ST.

RING ROAD

BANEASA SHOPPING CITY

BANEASA INTERNATIONAL AIRPORT



SWAN
OFFICE & TECHNOLOGY PARK

TOYOTA
VODAFONE
RENAULT
BCR
PORSCHE ROMANIA
PIPERA-TUNARI AVE.
PIPera-NORD AVE.
BUCURESTI-NORD AVE.

POPASULUI ST.

ROMSTAL

COCA COLA

A3 TRANSILVANIA MOTORWAY

ORANGE

D. POMPEIU ST.

ANDRONACHE AVE.
COLENTINA AVE.

POLIGRAFIEI AVE.

KISELEF AVE.

HERASTRAU PARK

NICOLAE CARAMFIL ST.

PIPERA AVE.

CALEA FLORII

BARBU VACARESCU ST.

FABRICA DE GLUCOZA ST.

PETRICANI ST.

LACUL TEI AVE.

COLENTINA AVE.

FUNDENI AVE.

GRIVITA AVE.

CENTRAL RAILWAY STATION

TRIUMPH ARCH

CHARLES DE GAULLE SQUARE

1 MAI AVE.

CALEA DOROBANTILOR

STEFAN CEL MARE AVE.

BUCUR OBOR SQUARE

TITULESCU AVE.

BUZESTI AVE.

VICTORIEI SQUARE

VICTORIEI AVE.

ROMANA SQUARE

DACIA AVE.

M. EMINESCU AVE.

MAGHERU AVE.

MARIA ROSETTI ST.

FERDINAND I AVE.

PACHE PROTOPODESCU AVE.

STIRBEI VODA AVE.

CAROLI AVE.

UNIVERSITATII SQUARE

MATEI VOIEVOD AVE.



NOT TO SCALE

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