



Evolution

- ◆ City South has been developed to respond to the rapid business growth witnessed in Aberdeen.
- ◆ City South recognises that modern companies require more from their workplace, they must provide a statement of intent to attract and retain the best personnel.
- ◆ City South achieves this by providing high quality, sustainable, open plan accommodation with congestion free travel and leisure and convenience amenity on site.



The place to do business

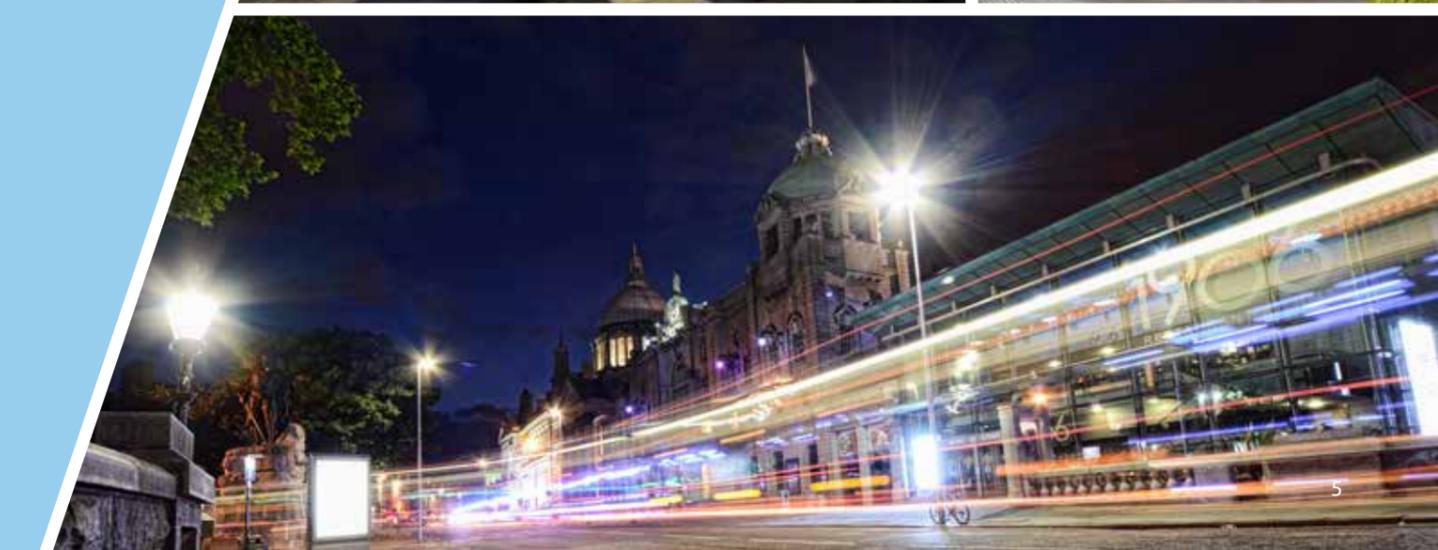
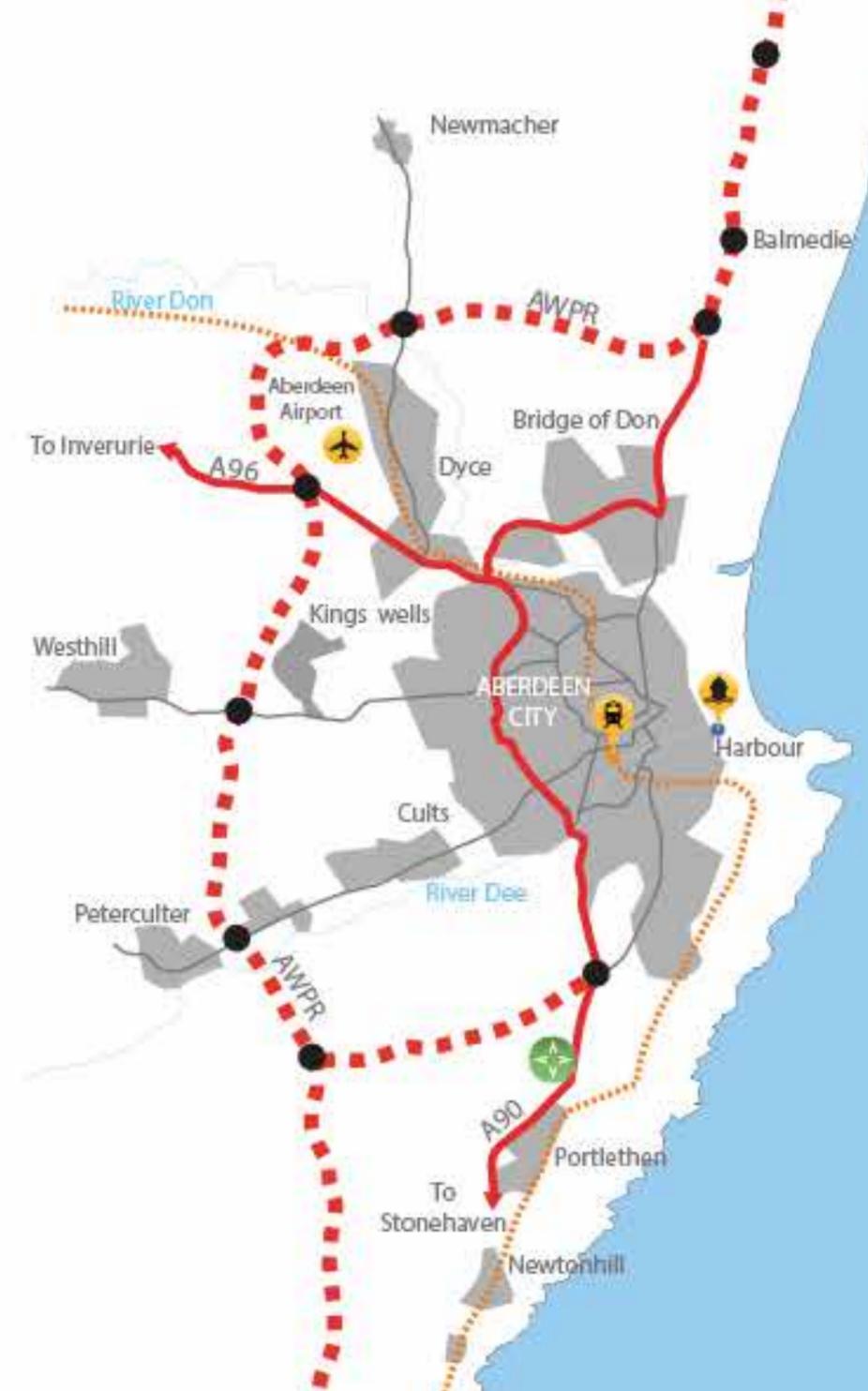
Aberdeen is the energy capital of Europe...but also far more.

With a population in excess of 220,000 and a regional catchment of 600,000 it is a progressive and dynamic city that continues to out perform all other regional UK cities.

The energy sector drives the economy and Aberdeen is home to many of the worlds leading energy companies, including Shell, Wood Group, Total and many more.

In addition to the energy industry, health, education, construction and the professional and technical sectors are also key employers. Retail and leisure also perform well as demonstrated by the success of Union Square and the Bon Accord centre.

With many sought after schools and two major universities providing an exceptional quality of higher education, Aberdeen has a captive and highly qualified workforce.



Master plan

A master plan is defined as a programme to develop and improve by harmonising and balancing all elements.

At City South our master plan has been designed to create an exceptional environment for all occupiers, providing a range of quality office pavilions, a high quality hotel and leisure and retail amenities. A high degree of landscaping has been committed to which will be complimented by modern art works, pathways and a sports pitch, for the exclusive use of park occupiers.



The place for convenience

With a planned hotel, restaurant and retail, City South will provide quality amenities for all occupiers.

The City South hotel will be instantly recognisable as it will be situated at the Gateway to Aberdeen, with visibility and accessibility from the A90. Alongside the hotel, there is the opportunity for a convenience retail store, restaurant and coffee shop.

All amenities will benefit from occupiers within City South, the surrounding residential development and also the pent up demand from major energy companies in nearby locations such as Altens and Badentoy.

City South will provide a variety of food offerings. In addition to the amenities above, our partnership agreement with Entier ensures the highest quality of food, as well as Starbucks coffee, will be available on site from January 2015.



The best place for your people

Providing an exceptional working environment is fundamental to attracting and retaining the best personnel.

City South exemplifies this philosophy by combining modern contemporary design and well planned spaces with opportunities to dine, exercise, relax and unwind.



The best people deserve the best space

The work-place goes beyond the office. City South offers a wider environment designed and planned to provide excellent opportunities where people can:

Meet and entertain

Our planned hotel, restaurant and coffee shop provide the ideal informal meeting space. In addition dedicated park management will assist in organising on-site events and entertainment.

Exercise

Get your daily exercise at the on-site gymnasium, or outdoors on the running, walking or cycling tracks. Alternatively, make use of the astro-turf sports pitch and putting green, for exclusive use of park occupiers.

Relax and unwind

Enjoy a coffee as you stroll through the natural landscaping which is complimented by specialist break-out areas with modern art works.

The place to prosper

City South is the region's most prominent business park, situated at the entrance to Aberdeen.

With prime sites highly visible from the A90, and just south of the new AWPR junction, City South truly is a statement location.



City South provides occupiers with the ability to tailor their office to meet their exact requirements. Our specialist design team are on hand to assist perspective occupiers from the initial stages through to completion.

All office developments will be designed to an exceptional quality of internal and external specification. Our master plan will evolve to ensure the optimum working environment for all, with every site benefitting from secure access and dedicated car-parking, in line with the maximum number of spaces permitted.

Sustainability and environmental performance is embraced at City South. All buildings will be designed to achieve a minimum EPC rating B and BREEAM "Very Good". All offices at City South will have dedicated cycle racks and showers provided as standard, and in addition City South will introduce park-wide measures including a variety of green travel options, agreed recycling strategies and green construction techniques.

The place to grow

City South embraces companies of all sizes.

With 40 acres under one ownership, City South can and will cater for all.

Phase One will be developed on a speculative basis, recognising that property decisions are not always planned 12 months in advance. With office pavilions planned in a variety of sizes, opportunities will exist for companies with 15 personnel upwards, all benefitting from the unique environment and facilities City South offers.

The first pavilions will be ready for occupation in 2014 with further completions throughout 2015.



BUILDING	SQ.FT.	SQ.M.	PARKING
A	3,600	335	14
B	15,000	1,394	49
C	5,000	465	19
D	20,000	1,858	64

Specification

External

- High quality composite cladding panels
- Feature granite blockwork
- Full height curtain walling
- Maximum car-parking, 3 spaces per 100m²
- Cycle racks and street furniture
- Discreet bin stores and dedicated recycling areas
- Quality hard landscaping, including granite pavers and kerbs
- Generous soft landscaping and ample green areas
- Ducts for incoming power and data, option of providers
- Diverse I.T. / Comms. supply
- Superfast broadband connection available
- Energy Performance Certificate B
- BREAM "Very Good"



All offices at City South, from 3,000sqft., will benefit from the highest quality specification.

Internal

- Feature double height entrance
- Fully DDA compliant with high speed passenger lifts as standard
- Open plan floor plates with flexibility for fit-out
- 2.7m floor to ceiling height
- Suspended tiled ceilings with recessed low energy high frequency lighting
- Aluminum raised access floors with 150mm void
- Flexible VRF comfort cooling system
- Luxury finishes to core areas
- Full height cubicle WCs and showers as standard

Connectivity



City South will provide a variety of initiatives to the benefit of all occupiers.

- On-demand transport - a shuttle bus serving Aberdeen City Centre operated by park management
- Car sharing, organised by park management
- Dedicated parking for every office in line with the maximum permitted
- Secure cycle racks and showers as standard



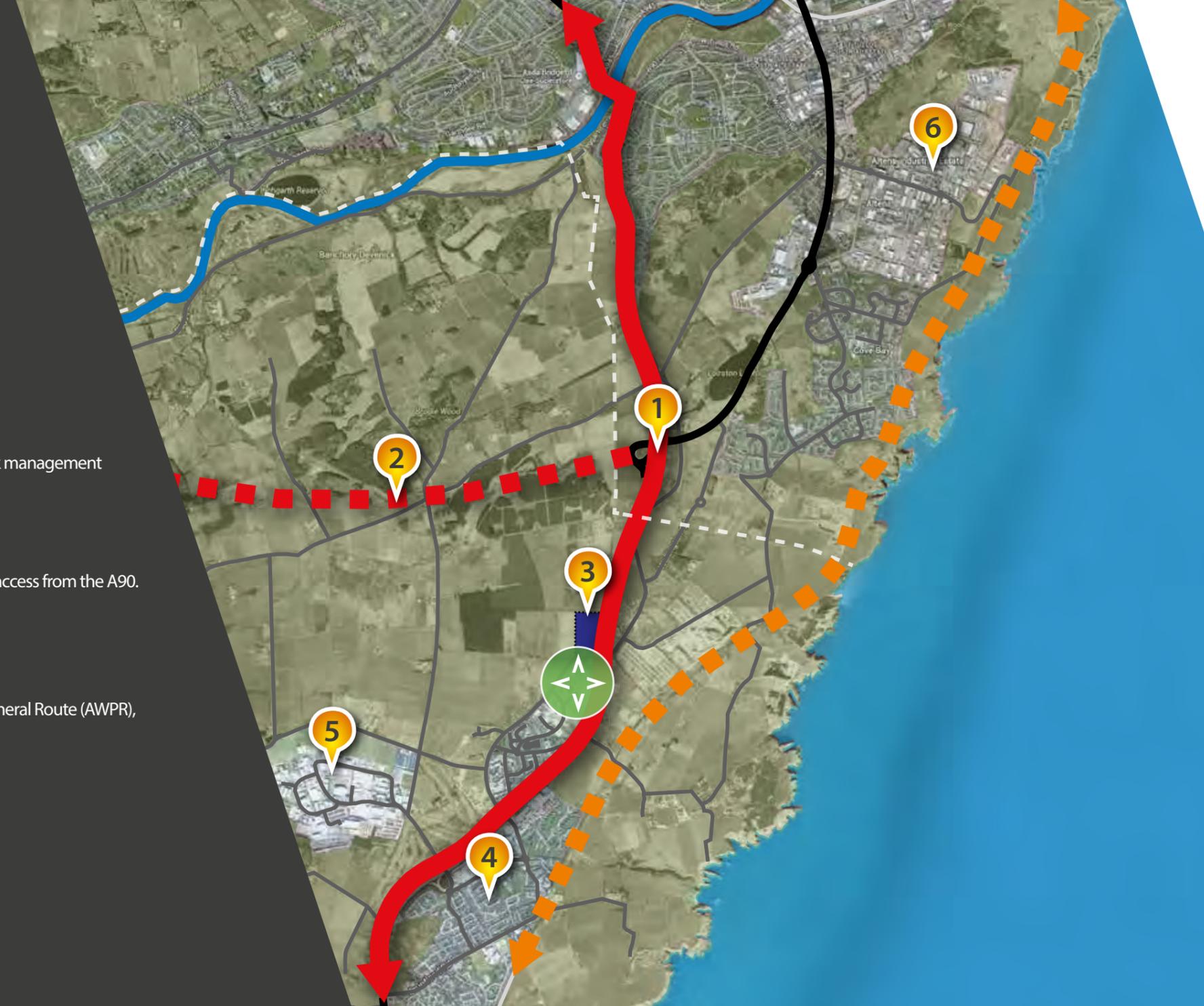
City South stands alone as the only office or business park serving Aberdeen with direct access from the A90.

- Aberdeen City Centre: 10 mins
- Edinburgh: 1 hour 30 mins
- Glasgow: 2 hours



City South lies in close proximity to the Southen Junction of the Aberdeen Western Peripheral Route (AWPR), scheduled to open in 2017. This will greatly improve journey times to the west and north.

- Westhill: 7 mins
- Airport: 10 mins
- Bridge of Don: 15 mins



The new Park and Ride is immediately adjacent to City South. The Park and Ride will be operational in 2015 and will provide a regular bus service, 1,000 car-parking spaces and will have a pedestrian link to City South.



Portlethen lies less than a mile from City South and offers a wide range of facilities:

- Asda
- Argos
- Medical Centre
- Portlethen Train Station
- Premier Inn



Badentoy is home to global energy companies including:

- Schlumberger
- National Oilwell Varco
- Cameron
- Baker Hughes
- Hunting Energy Services



Altens is only 2 minutes drive and is one of Aberdeen's primary business locations:

- Shell
- Total
- Wood Group
- AMEC
- KCA Deutag

About Dandara

The Dandara Group was established in 1988 and today is one of the UK's largest independent property development companies.

Dandara have a proven track record throughout the UK, with previous development experience including development of the offshore headquarters for KPMG and HSBC.

In Aberdeen, Dandara are established as a premium residential and commercial developer. Recent projects have included completion of major housing sites and delivery of office and industrial facilities for clients including Bibby Offshore Ltd and IKM Testing Ltd.

Current and future projects, along with City South, include regeneration of a city centre site to create The Point, a landmark office HQ, further commercial development for Schlumberger Oilfield PLC and Forum Energy Technologies Ltd and continued residential development in Aberdeen City and Shire.



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CITY SOUTH
Aberdeen's Office Park