

NINE

LANYON PLACE, BELFAST



NINE
LANYON PLACE

UP TO 150,000 SQ FT OF
GRADE A+ FUTURE-FIT SPACE

25,000 SQ FT FLOORPLATES



FUTURE-FIT SPACE

BY CAUSEWAY ASSET MANAGEMENT

A photograph of a modern office interior, overlaid with a semi-transparent green filter. The ceiling features a complex, geometric, white-lined pattern. The walls are clad in light-colored wood with a chevron pattern. Several vertical panels of lush green living plants are integrated into the wall design. A woman in a white shirt and dark skirt is walking away from the camera towards the plant walls. To the right, there are large glass doors and windows. Modern, dark-colored armchairs are visible in the foreground and midground. The floor is made of light-colored wood planks.

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Welcome to Nine Lanyon Place

Nine Lanyon Place offers 150,000 sq ft of Grade A+ office space over six floors with expansive floorplates of c. 25,000 sq ft in the vibrant heart of Belfast City Centre, just a stroll from Belfast's Central Train Station.

1 Causeway Asset Management

2 Future-Fit Space

3 Location

4 Transport & Reach

5 The Building

6 Opportunity

7 Skills

8 Plans

9 Professional Partners

Nine Lanyon Place is part of a suite of Future-Fit developments Causeway will roll out over the next 5 years.

NINE
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1 Causeway Asset Management

"Delivering flexible and adaptable space is key to our occupiers' performance and growth."



ABOUT CAUSEWAY ASSET MANAGEMENT

Causeway Asset Management Limited is a UK wide, private, multi-disciplinary, real estate investment and asset management company owned and managed by its directors.

As well as providing real estate advice, asset management, development and financial modelling services, Causeway Asset Management teams up with new investment partners on real estate acquisitions throughout the UK.

The Causeway Asset Management senior management team have a combined total of in excess of 100 years experience operating in the UK real estate market including investment, management, finance, project management and development.



FLEXIBLE OPTIONS FOR A CHANGING MARKET



TENANCIES

The days of one size fits all are gone. We put flexibility at the centre of our deals.

Causeway work with occupiers to ensure flexible tenancies that meet the needs of occupants in a rapidly changing market.



FIT OUT

Full involvement or none at all. You decide how we can help you maximise your space.

We work with occupiers and offer a range of fit-out options dependant on individual needs.



GROWTH + EXPANSION

We work with our tenants to assist in growth and help plan for expansion.

Our extensive portfolio of commercial premises allows us to assist in upscaling or diversification of your operations.

2 Future-Fit Space

"Digital connectivity is as important to most businesses as mains electricity and running water."

THE IDEA BEHIND FUTURE-FIT SPACE

As the rapidity of technological change has increased throughout the last decade the commercial office landscape has now changed to such an extent that it has become almost meaningless to differentiate between tech occupiers and traditional occupiers.

Working with our professional partners, Causeway Asset Management aims to ensure that tenants in Causeway buildings are ready to meet the challenges of a rapidly changing commercial and technological landscape.

With this in mind Nine Lanyon Place will be the second project to implement Causeway Asset Management's innovative 'Future-Fit Space' concept that puts connectivity and technological building advancements at the forefront of their building design.

To back up this commitment to innovation Nine Lanyon Place will be Northern Ireland's second building, following Causeway's other live Belfast project at Chichester House, to have internationally recognised digital connectivity certification by Wired Score.



OUR FUTURE-FIT BUILDINGS GUARANTEE OCCUPANTS



**HIGH SPEED
INTERNET**



**PLUG & PLAY
SUPPLIES**



**360°
CONTROLS**



**SMART
MONITORING**



**ADAPTABLE
LAYOUTS**



**INVOLVED
MANAGEMENT**

FUTURE-FIT + FLEXIBLE OPTIONS

The combination of the Causeway Future-Fit concept with our innovating range of flexible options for potential occupants ensures a smooth transition into your new office and gives growing businesses the abilities required for quick expansion when needed.



**ADAPTABLE
TENANCIES**



**FLEXIBLE
FIT-OUT**



**GROWTH
READY**

Future-Fit puts connectivity at the forefront of building design.

Causeway Asset Management

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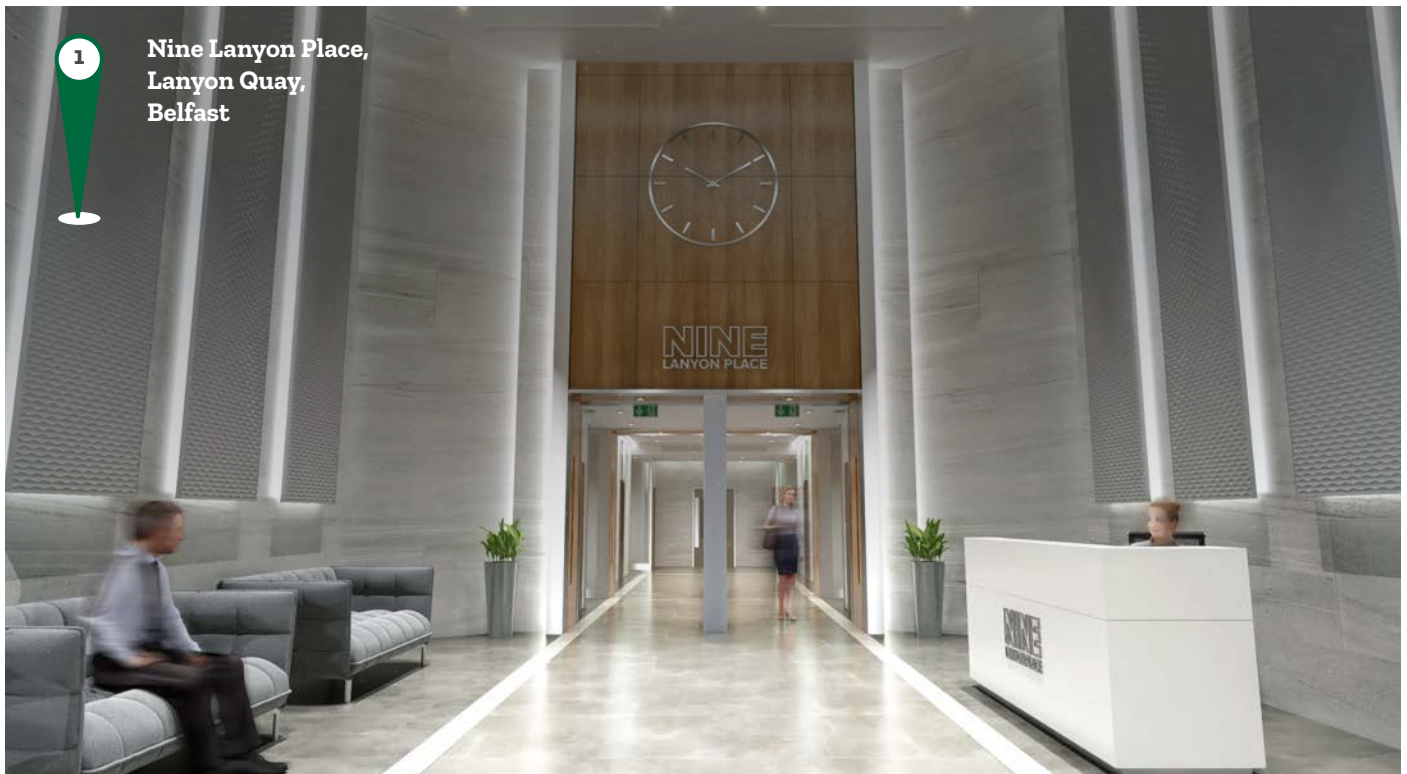
3 Location

Located at Lanyon Quay, and occupying a significant portion of Belfast's Waterfront Development Scheme, Nine Lanyon Place is one of Belfast's most unique locations.

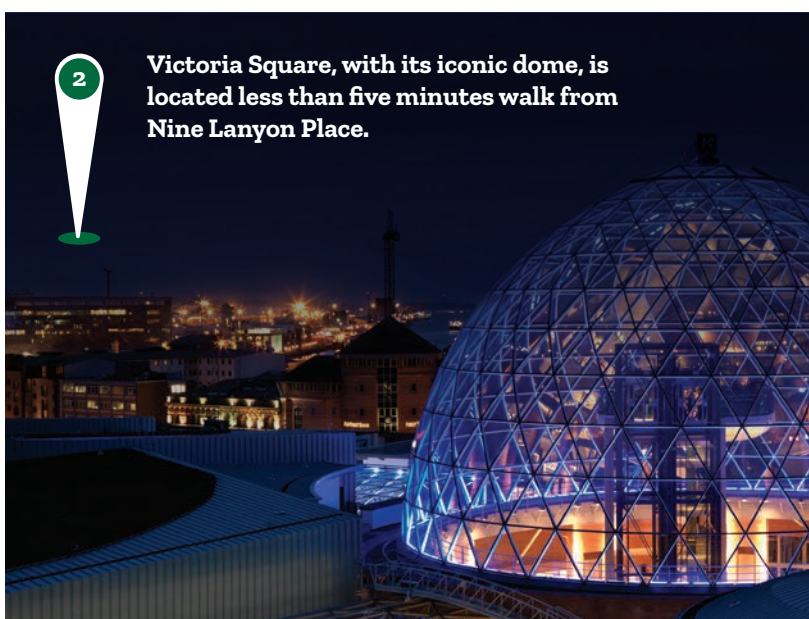
Not only is Nine Lanyon Place literally a stones throw from Belfast's Central Train Station the building overlooks the city's Waterfront Hall, the landmark multi-purpose conference and entertainment centre that sits on the bank of Belfast's River Lagan.

Belfast's central business district, and the city's legal hub meet at Lanyon Quay and outside working hours shopping, public transport hubs, entertainment, food and culture are all within seconds of Nine Lanyon Place.

Sample the finest produce at St George's Market, stroll along the river or browse the many floors at House of Fraser in Victoria Square, all this and so much more is available within seconds of Nine Lanyon Place's front doors.



1
Nine Lanyon Place,
Lanyon Quay,
Belfast



2
Victoria Square, with its iconic dome, is
located less than five minutes walk from
Nine Lanyon Place.



6
Venture five minutes
from Nine Lanyon Place
to enjoy the newly
refurbished and extended Ten
Square Hotel

Belfast has been named the world's most Business Friendly City of its size and is in the world's top 10 cities for Business Friendliness of any size - ahead of locations like Dubai and Tokyo.

FT fDi Global Cities of the Future 2015



- | | | | |
|----|-------------------------------------|-----|-----------------------|
| 1. | Nine Lanyon Place | 6. | Ten Square Hotel |
| 2. | Victoria Square | 7. | Donegall Place |
| 3. | Belfast City Hall | 8. | Royal Avenue |
| 4. | Belfast Central Station | 9. | Great Victoria Street |
| 5. | Waterfront Hall & Conference Centre | 10. | M3 Motorway |

4 Transport & Reach

Nine Lanyon Place is less than two minutes walk from Belfast's Central Station while Great Victoria Street train station is around 10 minutes away on foot.

Additionally buses are minutes from the building's front door via Translink's Laganside Bus Centre, conveniently located 400 metres from the building's front door.

Additional public transport services are provided by the Donegall Square Terminus and Europa Bus Centre.

For the more energetic 'Belfast Bikes' are a recent addition to the city's public transport network and there are an abundance of bike stations nearby, the closest at Belfast Central Station a mere 100 metres from Nine Lanyon Place.

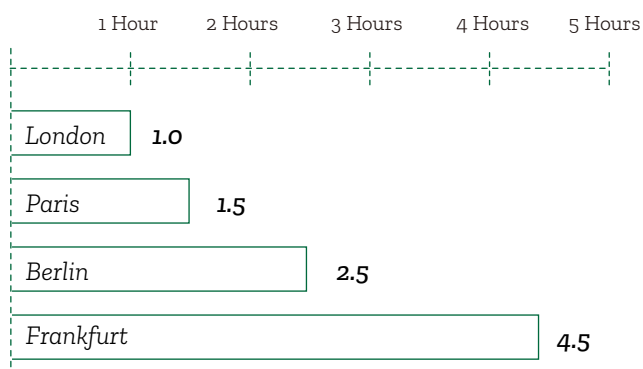
Dublin is also less than two hours from Belfast's Central Train Station on the regular Enterprise service and can be reached in around 90 minutes by car.

INTERNATIONAL CONNECTIONS

On an international level Belfast benefits from easy access to a European Union market of 500 million people and has excellent connections to the global market via two airports that handle almost eight million passengers a year.

George Best Belfast City Airport and Belfast International Airport run daily scheduled flights to destinations such as London, Paris and Amsterdam while connecting to Dublin Airport by car, train or plane provides the opportunity to reach over 180 destinations worldwide.

EUROPEAN FLIGHT TIMES



'Belfast Bikes' are a recent addition to the city's public transport network.

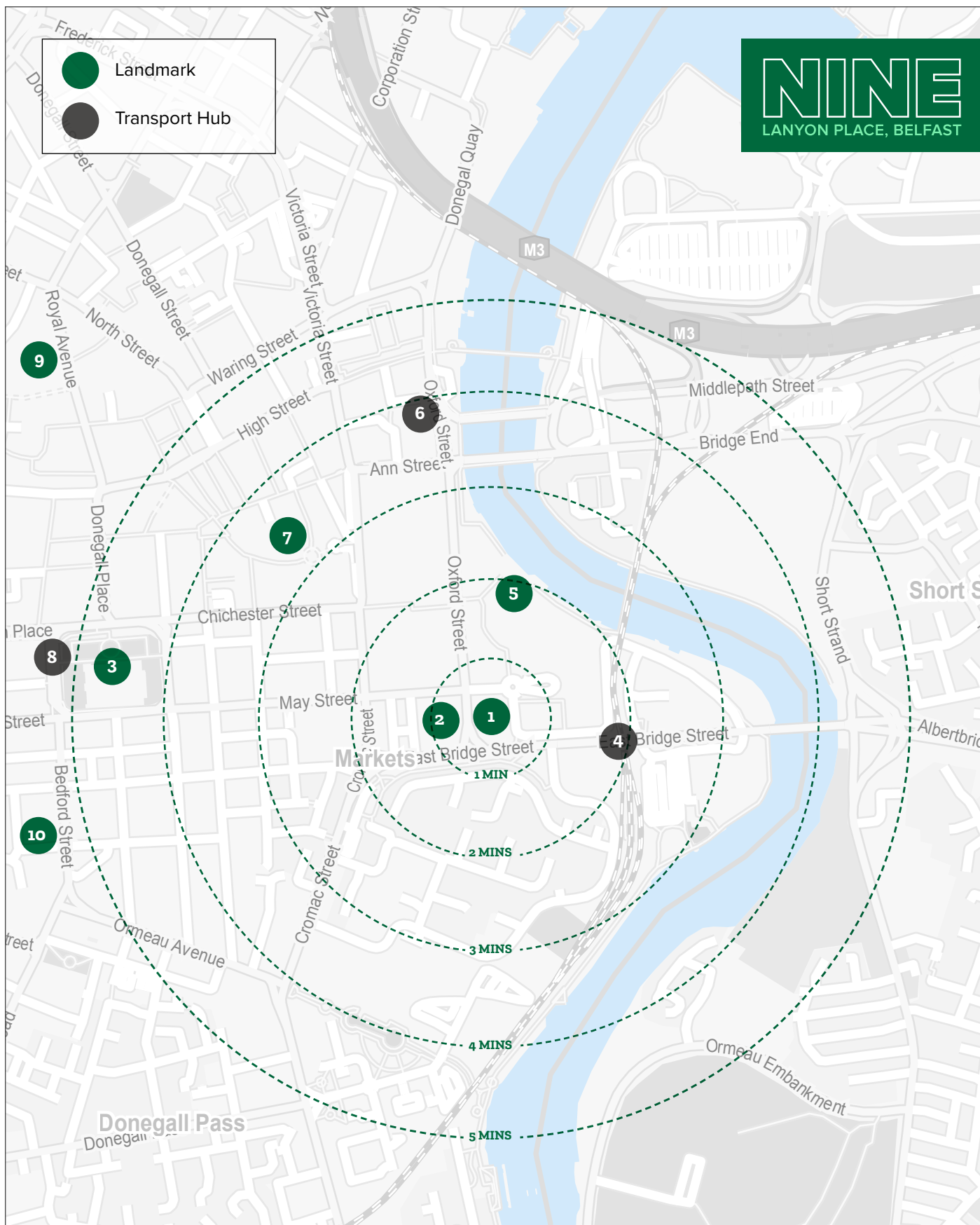
Belfast Transport Hub

The proposed Belfast Transport Hub involves the redevelopment of the Europa Bus Centre, Great Victoria Street Railway Station and surrounding NITHC land (c20 acres) at Grosvenor Road.



Translink is proposing to develop the entire site to include an integrated transport hub, engineering facilities, bus parking, an office building for the Translink Group and approximately 1 million sq ft. of mixed use development.

The proposed hub will be of sufficient capacity to provide for anticipated growth from the present 6.7m passenger journeys through the facilities to c. 13m by 2030.



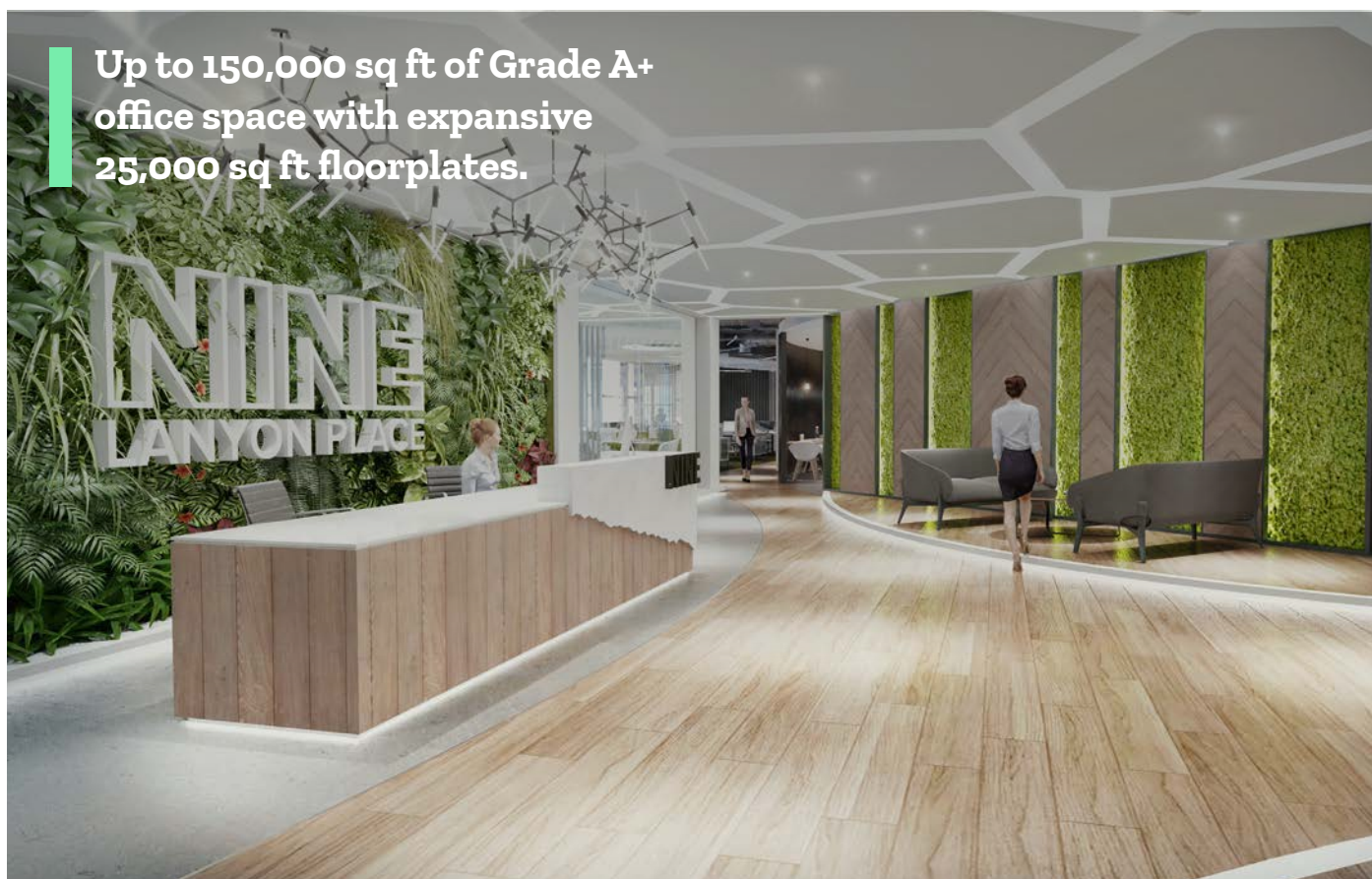
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1. Chichester House
2. St George's Market
3. Belfast City Hall
4. Belfast Central Station
5. Waterfront Hall & Conference Centre

6. Laganside Bus Centre
7. Victoria Square
8. Donegall Square Terminus
9. Castlecourt Shopping Centre
10. Invest NI

5 The Building

Nine Lanyon Place combines a prime central Belfast location, 25,000 sq ft floorplates, the highest Grade A+ specification and Causeway Asset Management's pioneering Future-Fit Space concept to deliver a unique working environment that is flexible, innovative and will be highly sought after.



Up to 150,000 sq ft of Grade A+ office space with expansive 25,000 sq ft floorplates.

At Nine Lanyon Place the boundaries between home life, work life, the indoors and outdoors merge to form a unique working environment not yet seen in the Belfast office market.

Nine Lanyon Place welcomes visitors with an immaculately styled double height entrance lobby bathed in light with exquisite finishes that spill over into meticulously designed common areas.

Tiled to the height of 6.5m and with unique, super lux styling the lobby at Nine Lanyon has state of the art secure entry with future-fitted reception and automated turnstile provisions.

Four lifts offer access to the six 25,000 sq ft floorplates.

ENTRANCE FEATURES



**DOUBLE HEIGHT
CEILING**



**6.5M TILED
WALLS**



**FEATURE RECEPTION
DESK**



**TURNSTILE
PROVISIONS**



**FOUR
LIFTS**



**FEATURE
LIGHTING**

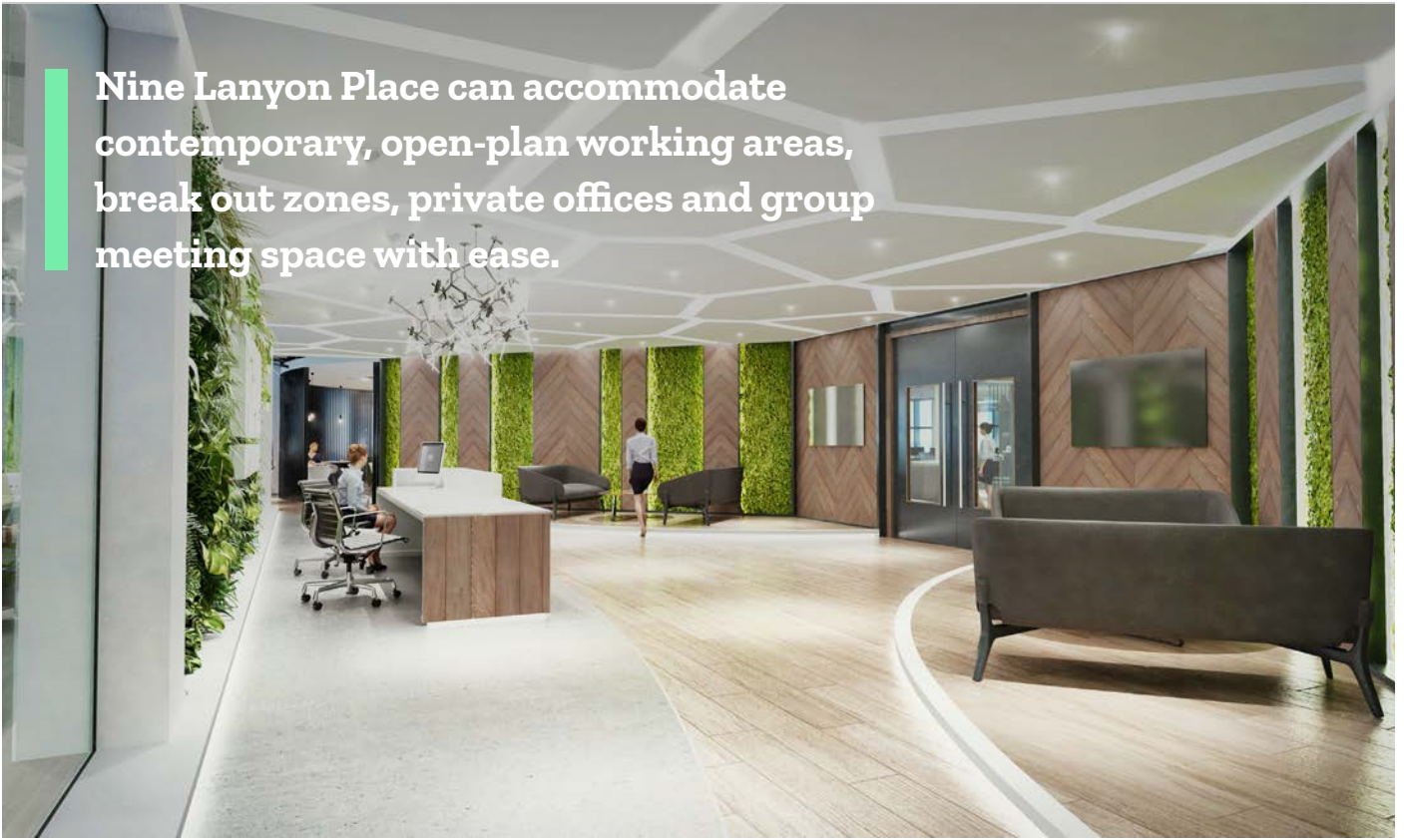
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a unique working environment
that this flexible, innovative and
will be highly sought after.**

NINE
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The Building

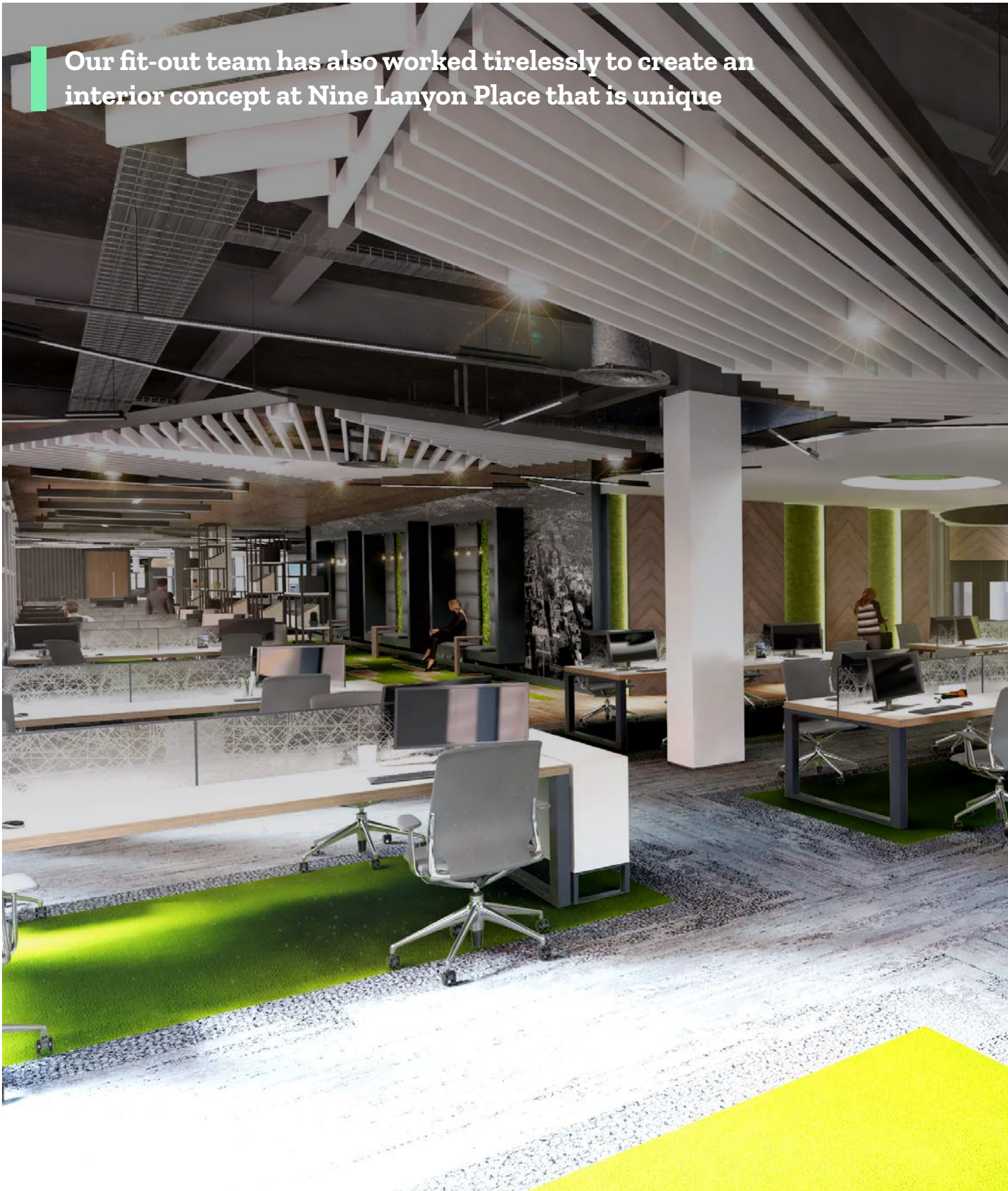
Nine Lanyon Place can accommodate contemporary, open-plan working areas, break out zones, private offices and group meeting space with ease.





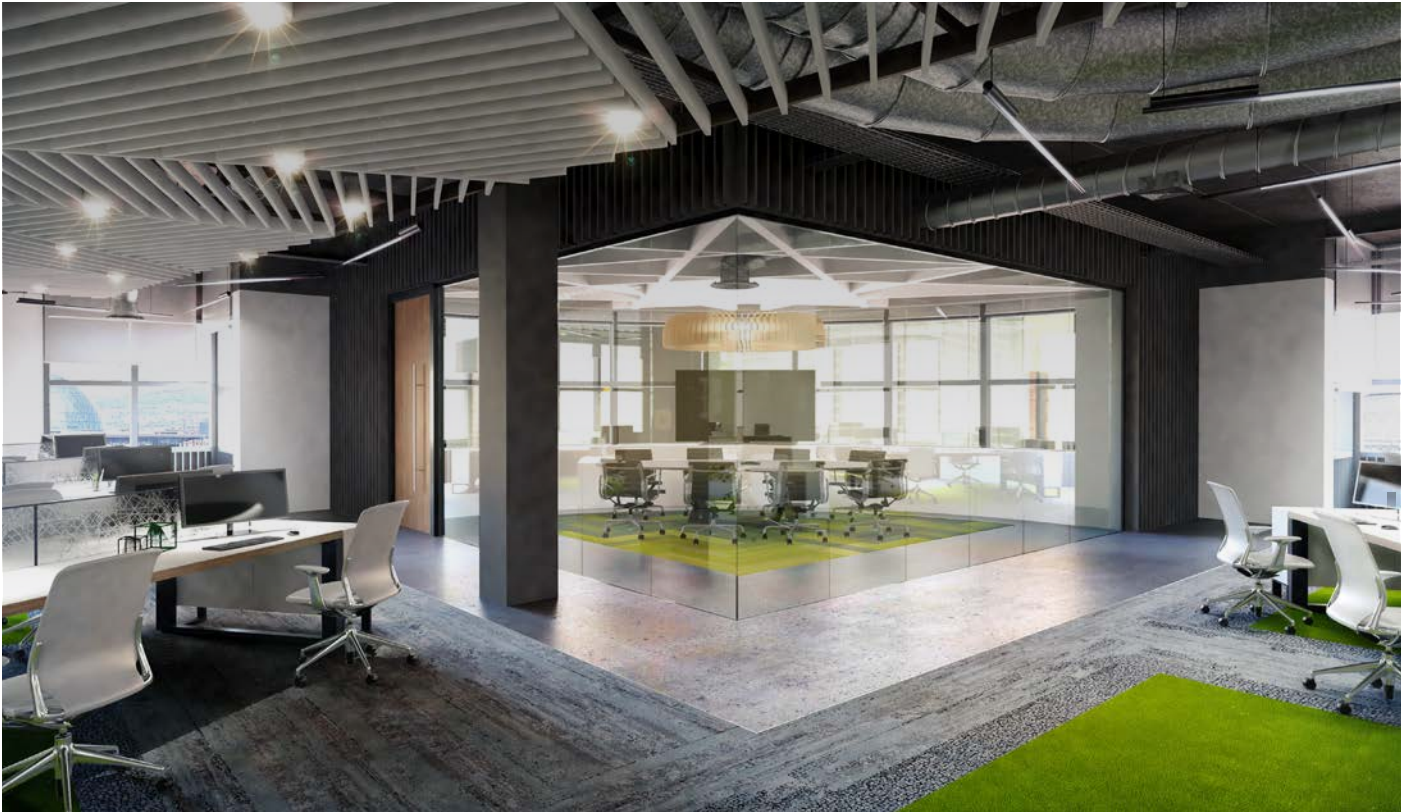
The Building

Our fit-out team has also worked tirelessly to create an interior concept at Nine Lanyon Place that is unique





The Building

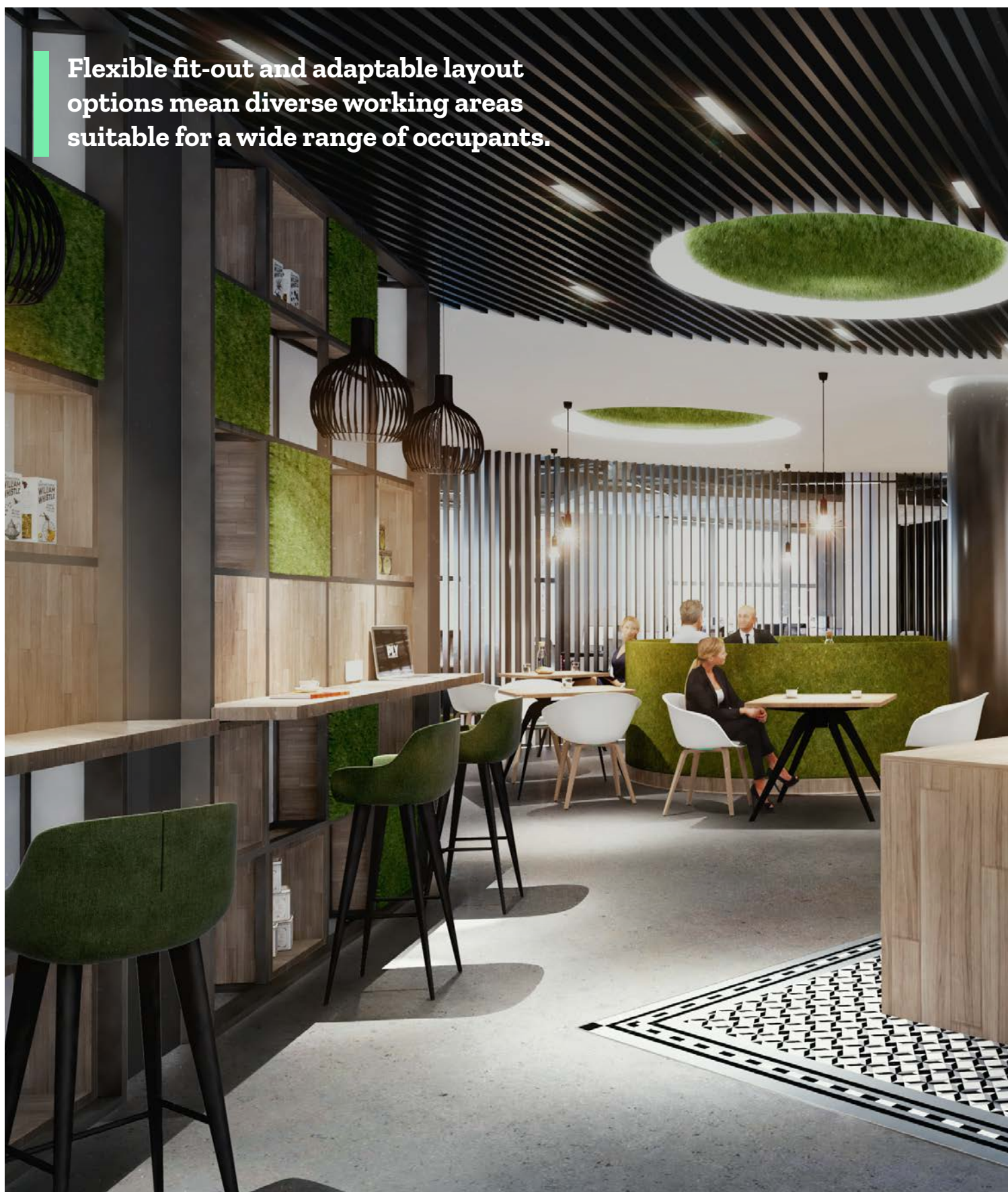


Nine Lanyon Place combines a modern, de-furbished style with all the conveniences occupiers expect in a Grade A+ office development



The Building

Flexible fit-out and adaptable layout options mean diverse working areas suitable for a wide range of occupants.





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6 Opportunity

Belfast's new 7,000m² purpose-built Waterfront conference facility can deliver a brand new event experience for up to 5,000 delegates in the heart of the city.



INVESTMENT

Northern Ireland provides the ideal location for business to prosper. The region's intelligent and innovative workforce combine with competitive costs and attractive support packages to make the region a smart choice for investment.

Over 900 international companies have invested in Northern Ireland to date including a number of global law firms that now make up a legal hub including Axiom Law, Baker McKenzie and Allen & Overy.

The financial industry employs 33,000 people in the region with around 33% of these employed by major global financial services companies.

Identified as one of the most affordable major cities to live in throughout the UK and with some of the lowest prime office occupancy costs in the whole of Europe, the region also offers average operating costs up to 30% less than the rest of the UK and Europe.

Add to this a joint lowest Corporation tax rate in Europe from April 2018 set at 12.5% and corporation tax on R&D set at 10% and Belfast is one of the most promising proposals in Europe today.

CITY COMPARISONS

OPERATING COSTS

51%

Lower than
New York

48%

Lower than
London

14%

Lower than
Dublin

SALARY

51%

Lower than
New York

33%

Lower than
London

11%

Lower than
Dublin

*Based on a 200 person shared services centre including salary, property and telecoms costs

Source: Invest NI/FT fDi Benchmark 2016

CREDENTIALS

Belfast is the number one destination globally for financial technology investments.

FT fDi Markets, 2015

Belfast is Europe's leading destination for new software development projects.

FT fDi Markets, 2015

Northern Ireland is the best performing region in the UK for attracting inward investment on a per capita basis.

EY Attractiveness Survey UK, 2014

Almost 900 international investors and a multitude of investors from the rest of the UK have chosen to locate in Northern Ireland.

Nearly 80% of new investors have already reinvested in Northern Ireland.

Technology Sector

Northern Ireland boasts world-class clusters in a variety of sectors. In recent years the technology sector has experienced some of the fastest growth.

SECTOR SPECIALISMS



SOFTWARE & APP DEVELOPMENT



CYBER SECURITY



DIGITAL MEDIA & ENTERTAINMENT



E-COMMERCE & MARKETPLACE

\$500BN

10% of the of the global FX market flows through Belfast every day.

OUR SECTORS

FINANCIAL SERVICES

33,500 people in 1,200 companies

SOFTWARE & ICT

28,000 people in 900 companies

MANUFACTURING

24,600 people in 200 companies

TV, FILM & MEDIA

21,000 people in 1,400 companies

FOOD & DRINK

20,000 people in 1,400 companies

LIFE & HEALTH SCIENCES

8,400 people in 170 companies

BUSINESS SERVICES

13,000 people in 40 companies

LEGAL SERVICES

6,000 people

Cameras designed and manufactured in Belfast by Andor Technology were used by international astronomers to discover two new Jupiter-sized planets.

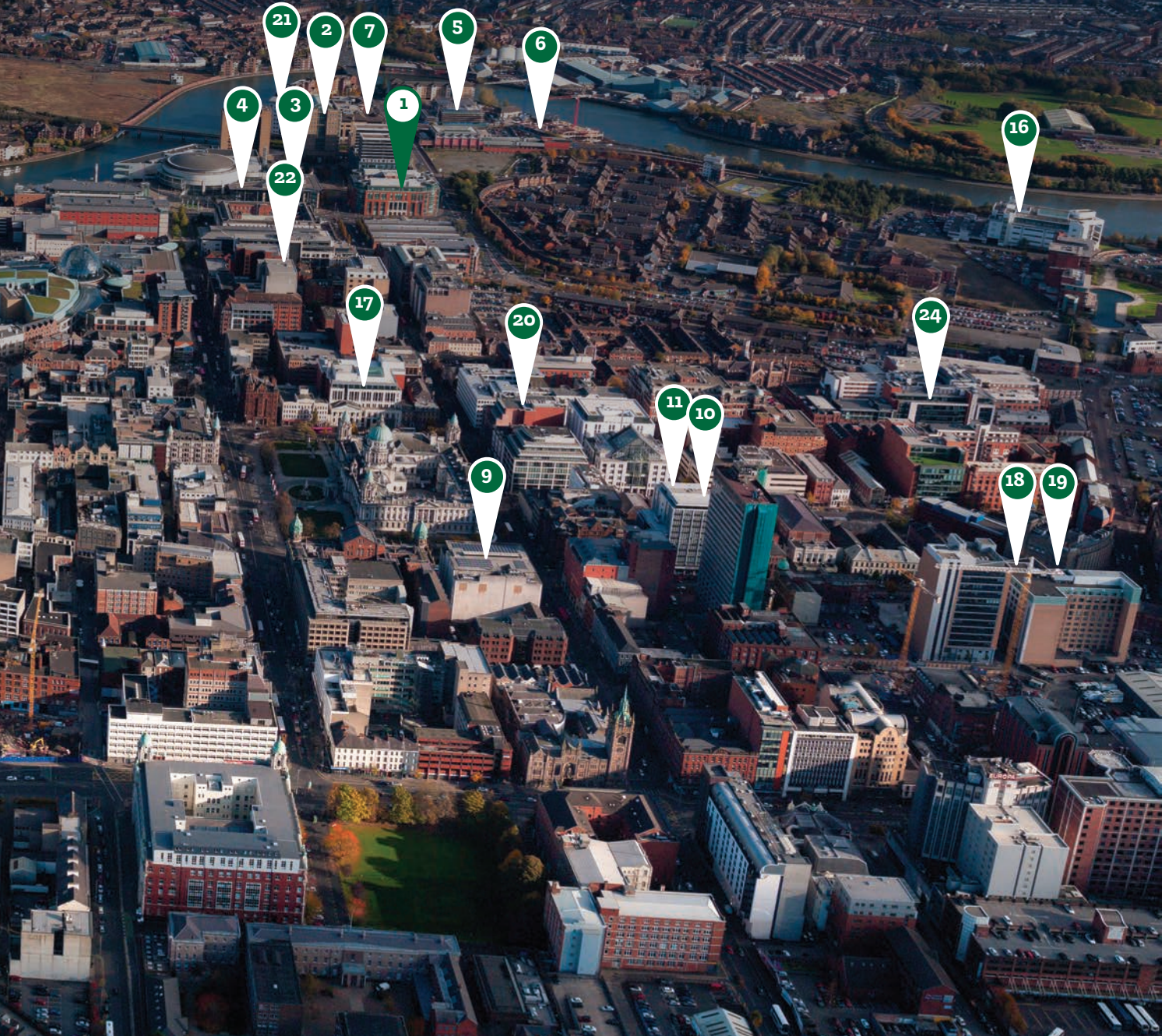
Belfast's key occupiers include a range of global legal, fintech, accounting and cyber-security firms.



1. Nine Lanyon Place
2. BT
3. Pinsent Masons
4. KPMG

5. Concentrix
6. Allstate
7. Santander
8. Citi

9. Danske Bank
10. EY
11. Arup
12. Baker McKenzie



13. Allen & Overy
14. Tullet Prebon
15. Cayan
16. Lloyds Banking Group

17. Ulster Bank
18. Grant Thornton
19. Lockton
20. Bank of Ireland

21. PWC
22. Cyber Source
23. First Trust Bank
24. NYSE (Euronext)

7 Skills

"Belfast benefits from one of the youngest populations in Europe. A highly educated, skilled, English speaking workforce with a strong and loyal work ethic."

Northern Ireland is the top region in the UK for educational attainment and a recent international survey shows that Northern Ireland has the best performing education system for primary maths in Europe, and the sixth best in the world.

A similar survey showed that the region was highly rated for primary reading being placed fifth in the world and second in Europe, only behind Finland.

Northern Ireland is consistently the top performing region of the UK at GCSE and A-level examinations (equivalent to high school diploma).

In 2015, 83% of Northern Ireland students achieved the three top grades in A-level (high school graduate) exams, compared to 77.3% across the rest of the UK

71%

of first degree graduates in NI achieved either a first class or upper second class honours degree.

77%

of high school graduates (post A-Level) go on to further and higher education compared to the UK average of 71%.

41%

of staff in financial services in NI are educated to degree level compared to 36% in the UK and 21% in Ireland.

70%

of IT and telecoms professionals in Northern Ireland hold an HE level qualification compared to the UK average of only 62%.

Steeped in tradition Queen's University is in the top 1% of global universities.

**TOP
1%**

Belfast's Cathedral Quarter provides a link between the city centre and the relocated Ulster University Campus.

8,500

More than 8,500 people graduate annually with business related degrees from Northern Ireland's two universities.

Queen's University Belfast and Ulster University both have fully functioning educational trading rooms.

QUEEN'S UNIVERSITY

Queen's University Belfast is over 100 years old; it is a member of the Russell Group of 24 leading UK research-intensive universities and ranked in the top 1% of universities worldwide.

Queen's is also the UK's leading university for intellectual property commercialisation and in addition Queen's CSIT (Centre for Secure Information Technologies) is the UK Innovation & Knowledge Centre (IKC) for secure information technologies.

ULSTER UNIVERSITY

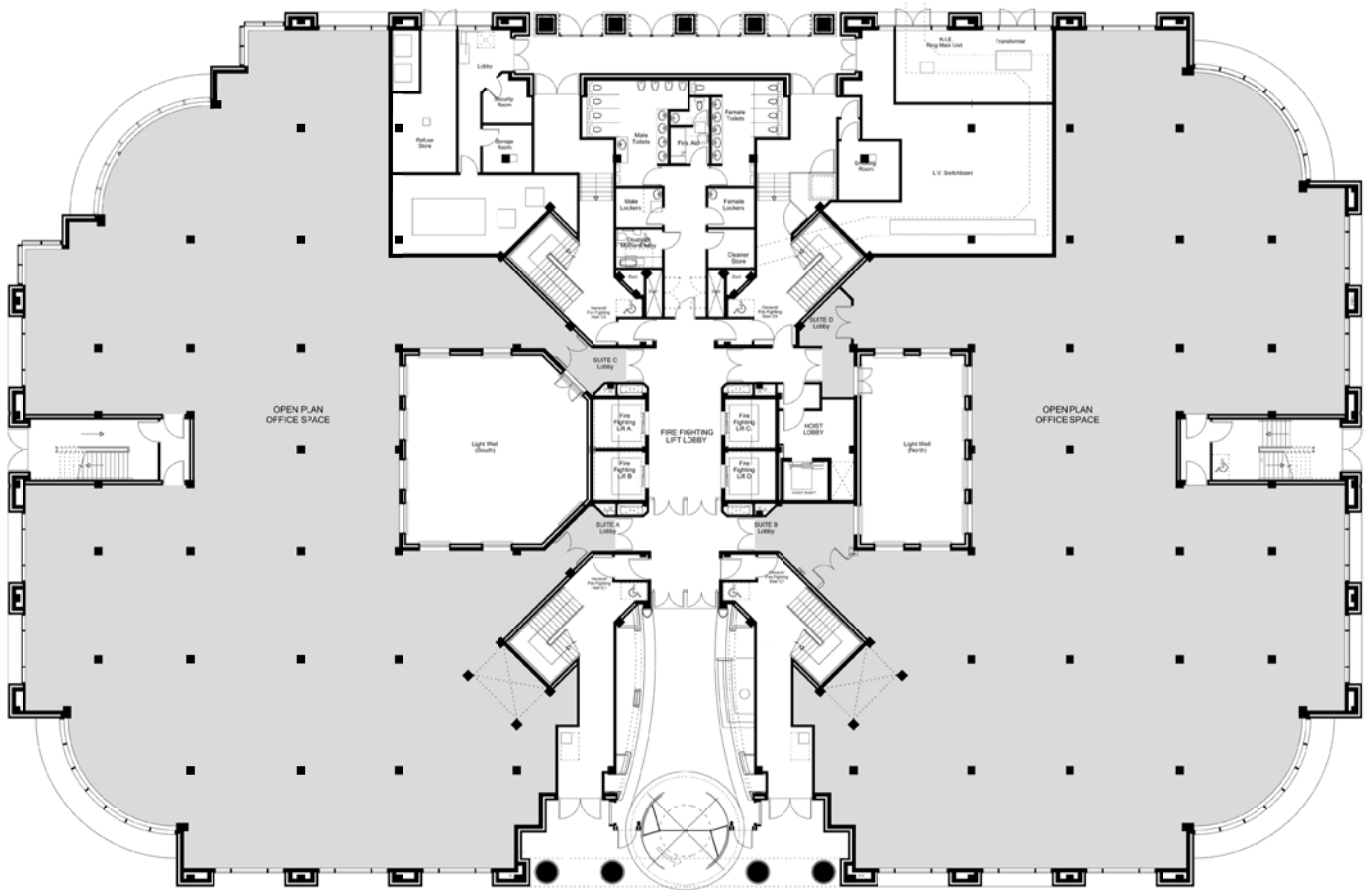
With four campuses, Ulster University caters for nearly 27,000 students. This includes one of the largest provisions in computing in the UK and Ireland.

The Intelligent Systems Research Centre at UU is one of the globally recognised ICT related university research centres in Northern Ireland.

Ulster University is ranked in the world's top 100 young universities.

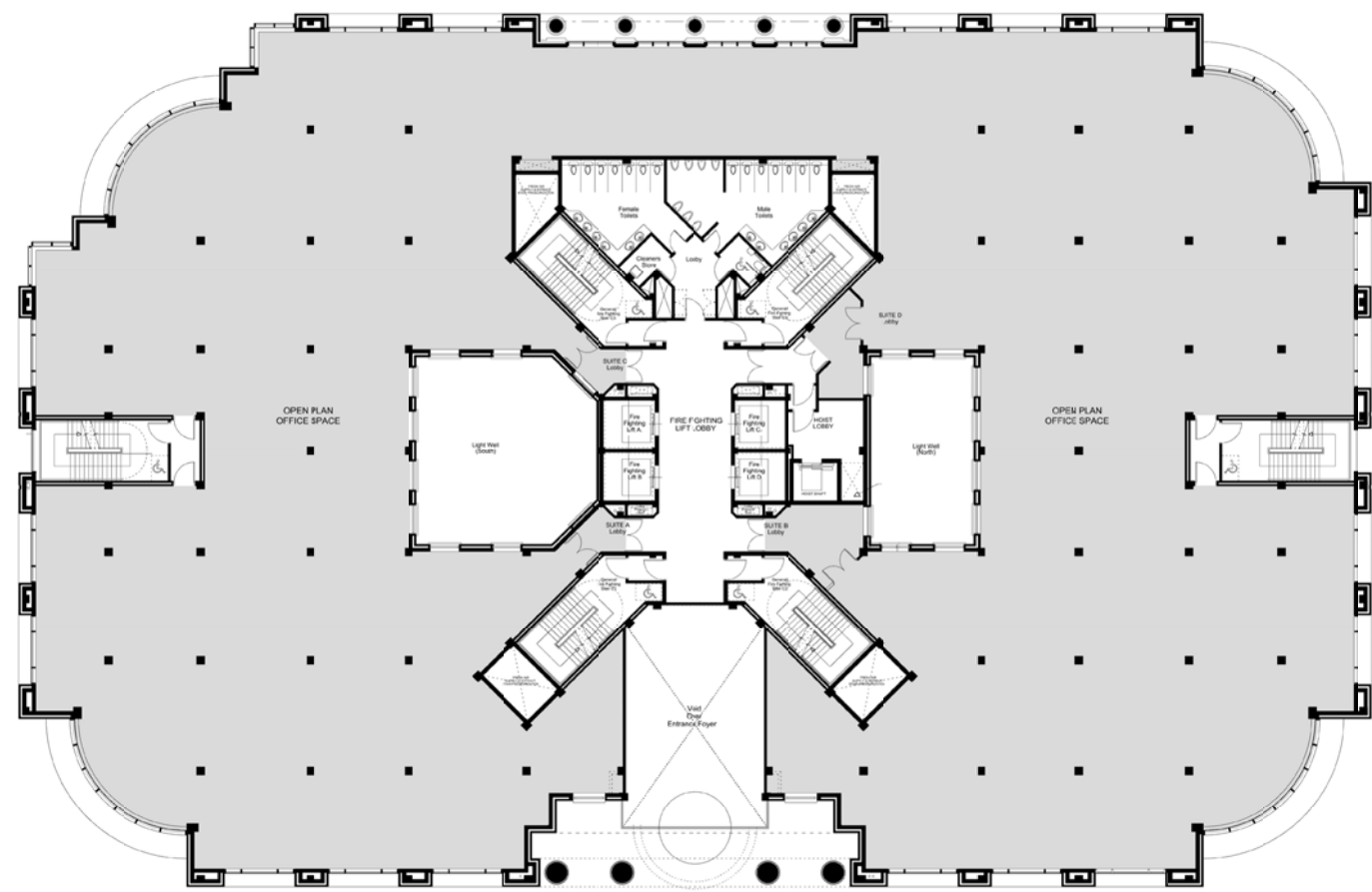
TOP
100

8 Plans



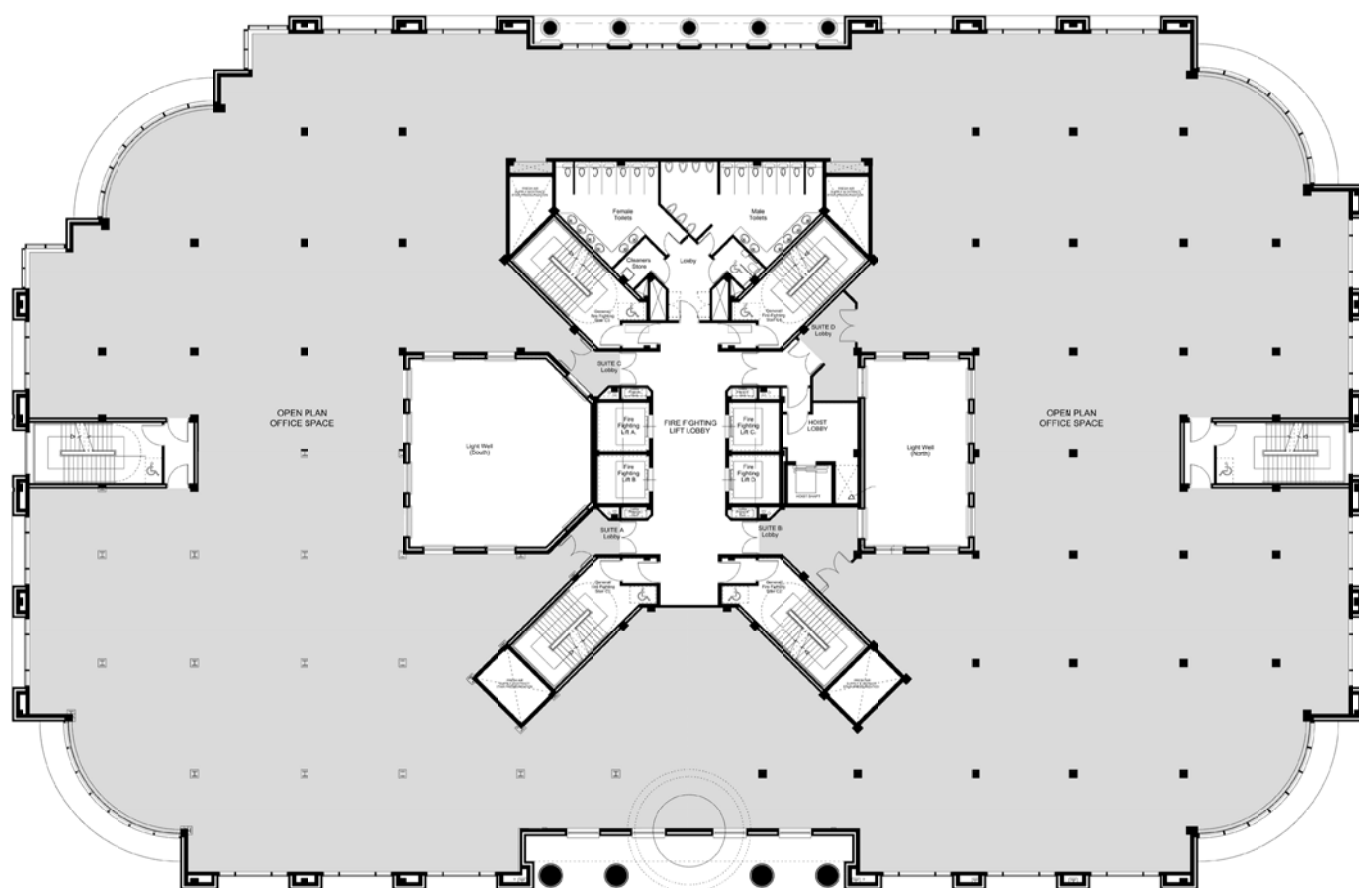
TOTAL	150,450 Sq Ft
FIFTH FLOOR	23,750 Sq Ft
FOURTH FLOOR	27,445 Sq Ft
THIRD FLOOR	27,445 Sq Ft
SECOND FLOOR	26,025 Sq Ft
FIRST FLOOR	24,885 Sq Ft
GROUND FLOOR	20,900 Sq Ft

Plans



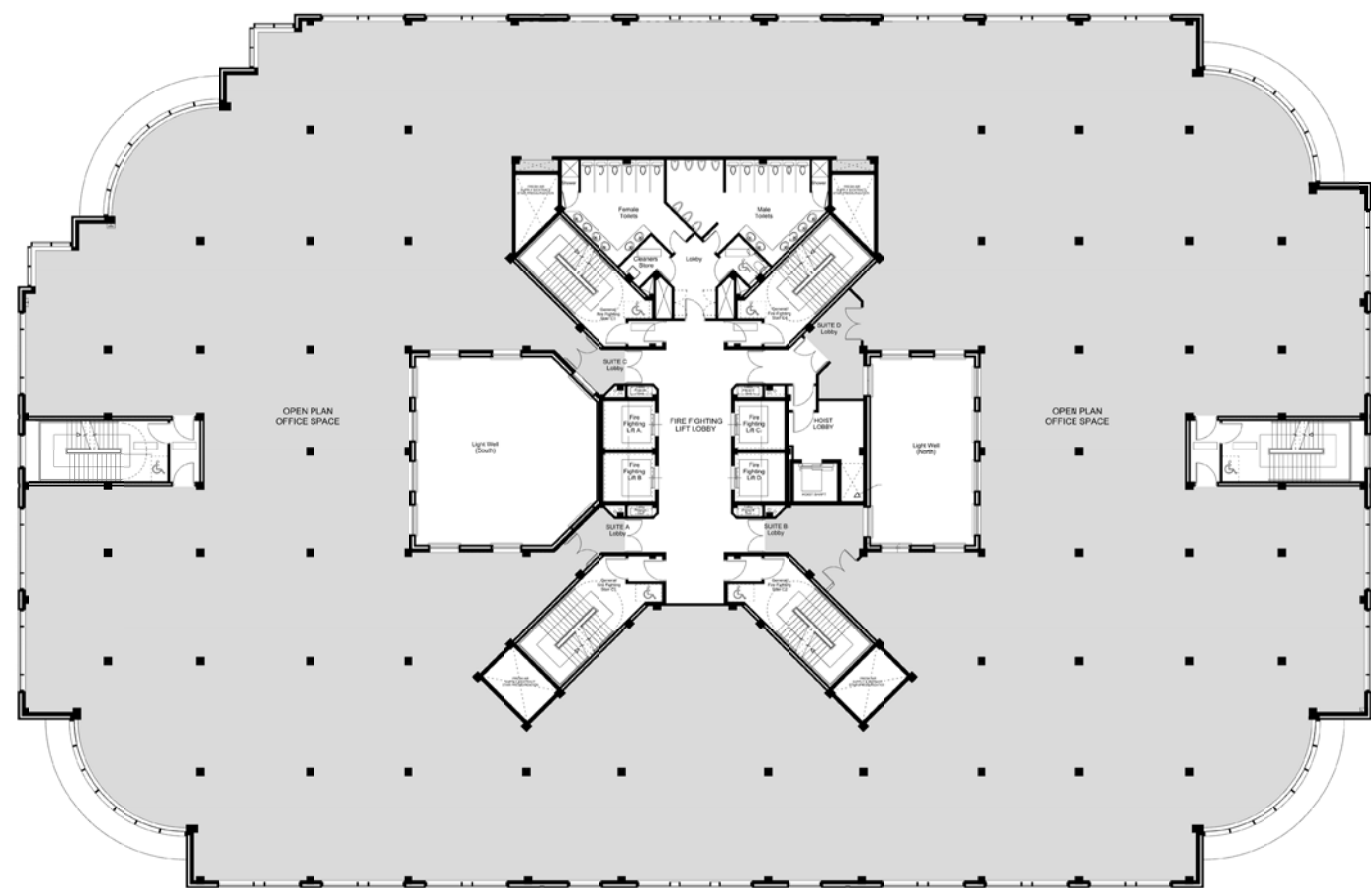
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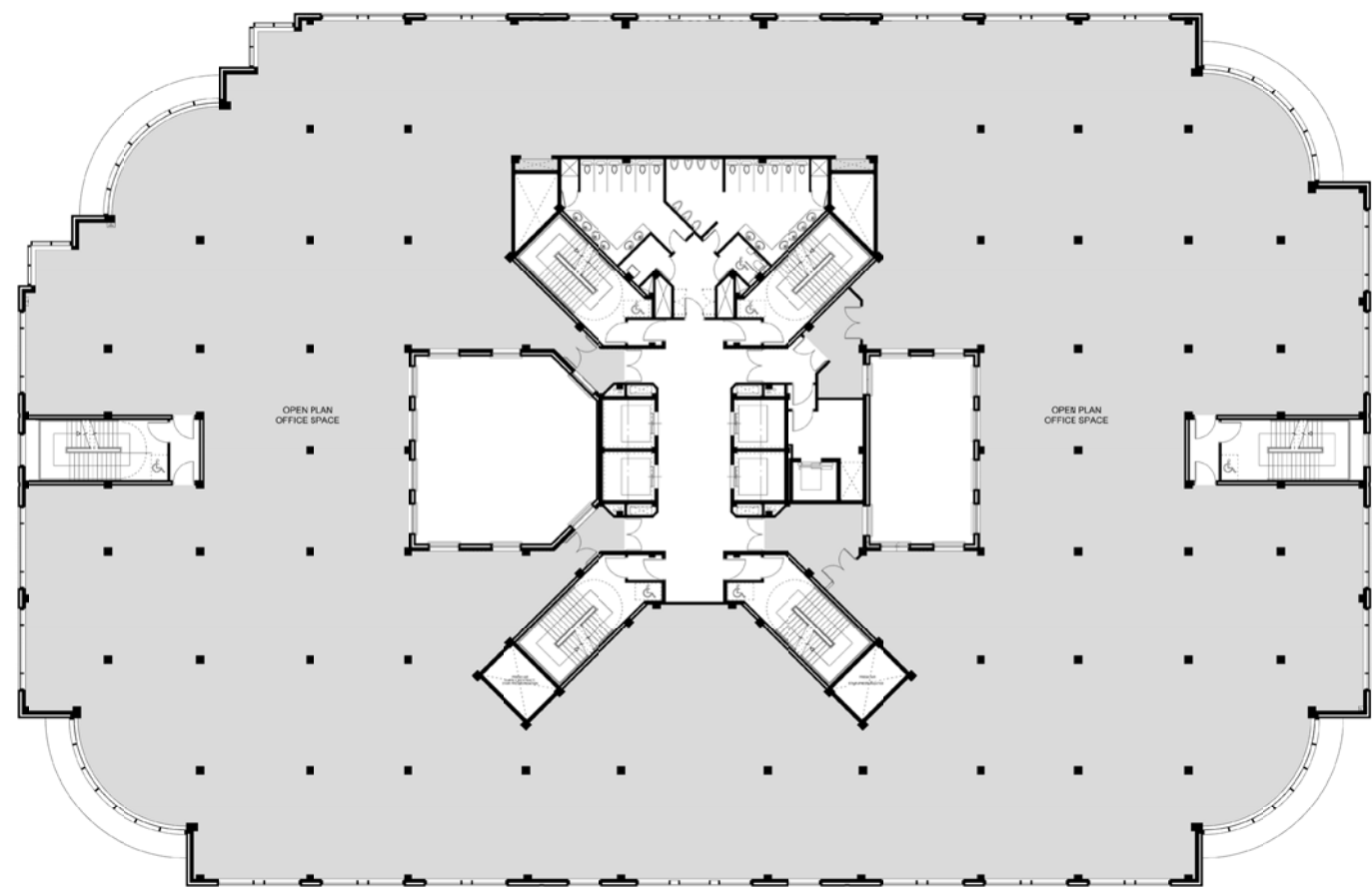
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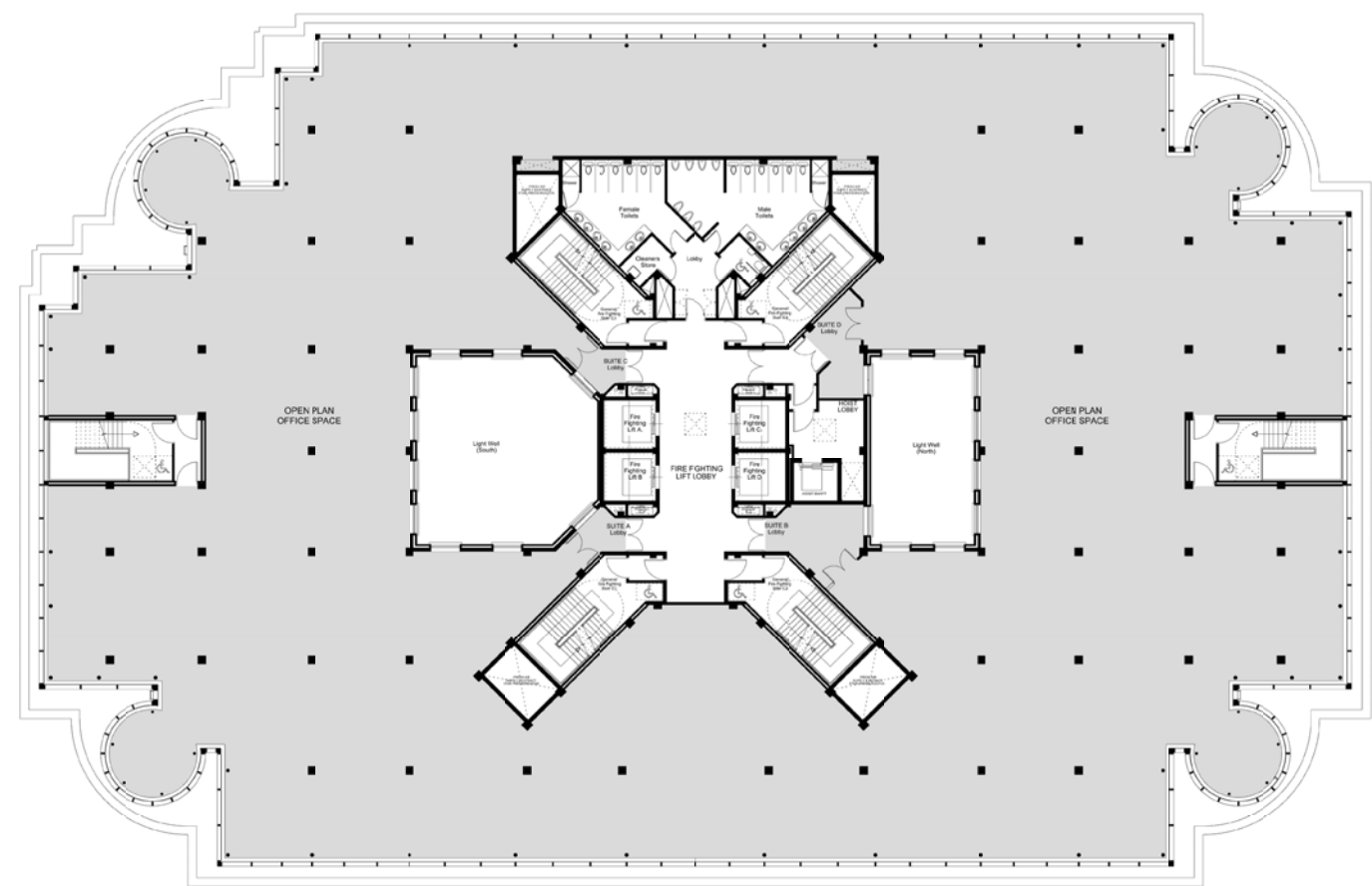
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9 Professional Partners



ARUP



bruceshaw.
building relationships

KEYSTONE LAW



For more information contact:

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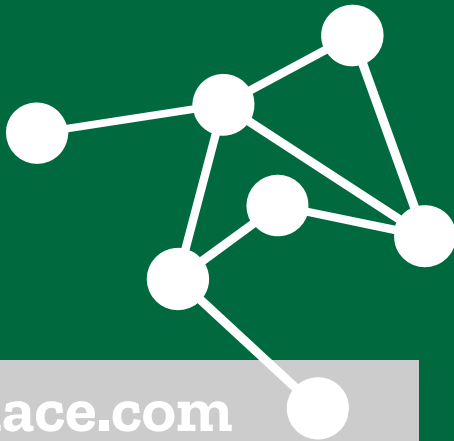


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