

SWAN OFFICE & TECHNOLOGY PARK - GREEN BUILDING PROJECT OF THE YEAR

Bucharest, 25 May 2011 – Swan Office & Technology Park (“SWAN”) was named “Green Building Project of The Year” by the Romanian Green Buildings Council at the sixth annual EuropaProperty SEE Real Estate Awards Gala held in Bucharest on May 19th. These awards celebrate the accomplishments of leading companies, projects and professionals in 2010 across the SEE region.

“We are delighted to have received such a prestigious award and it is particularly gratifying to be recognised by our peers in this way. SWAN demonstrates that high-quality developments should not be ‘afraid’ to be green and that sustainable building design need not add significantly to project cost”, stated Robin Cracknell, Head of Real Estate at Chayton Capital, the firm financing the development.

“We are extremely pleased to award Chayton Capital's Swan Office & Technology Park our 2011 “Green Building Project of The Year”, stated Steven Borncamp, President of the Romanian Green Building Council. “The criteria were challenging, the deliberations were lengthy, but in the end the project had the overwhelming support of the jury of green building experts”, added Borncamp. The Romanian Green Building Council is the leading organization promoting environmental responsibility and energy efficiency in the Design, Construction, Operation, and Deconstruction of Romania's buildings.

This recent honour comes after SWAN received a coveted BREEAM certification of “Very Good”, becoming the first project in Romania to achieve a “Post Construction” certificate under the BREEAM Europe 2009 regulations. BREEAM is the world’s leading design and assessment method for sustainable buildings. A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building’s specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes. SWAN is now applying for an “Excellent” rating.

SWAN offers a total of 29,000 sqm of office and commercial space. The building benefits from good natural lighting, excellent floor plates (900 sqm to 2,900 sqm) and a very flexible approach towards office space planning. SWAN was developed by Chayton Capital LLP, with an investment exceeding €50 million.



Water Efficiency | SWAN has a rainwater collection system with reuse for irrigation. SWAN has lower water consumption and relies on site wells, which means that the development does not add to the strain on the municipal network.

Energy Efficiency | The building is well-insulated, has effective solar design, can be naturally ventilated if tenants desire, and has very efficient high-frequency intelligent lighting and high-quality fuel efficient burners.

Indoor Environmental Quality / Health and Wellbeing | SWAN has high levels of tenant comfort (such as lighting, heating & cooling, and ventilation). External areas are sheltered and equipped with long-lasting, high-quality seating and furniture.

Innovative Design | SWAN does not utilise the typical 'glass & steel' approach. The facade significantly reduces the energy required while the openable elements comfortably exceed minimum requirements to facilitate natural ventilation. The facade material, which is high-quality and durable, was chosen to last for many years without requiring repair or replacement.

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