

SWAN OFFICE&TECHNOLOGY PARK SWEEPS THE EUROPA PROPERTY SEE AWARDS WITH THREE WINS

Bucharest, May 21st, 2012 – Swan Office & Technology Park (“SWAN”), Chayton Capital’s revolutionary green building launched in 2011 in Romania, took home the awards in three categories at the 2012 EuropaProperty SEE Real Estate Awards gala. The jury awarded SWAN Office & Technology Park: Office Development of the Year, Overall Project of the Year and the SEE Green Building Award for BREEAM Post-Construction Assessment – Buildings A, B, C (Very Good).

The winners were announced during the Seventh Annual EuropaProperty SEE Real Estate Awards Forum & Gala for 2011, held at the Athenee Palace Hilton in Bucharest, Romania, on May 17th 2012.

SWAN Office & Technology Park was developed by Chayton Capital LLP, after an investment exceeding €50 million, and inaugurated in the second quarter of 2011, being the first project in Romania to achieve a “Post Construction” certificate under the BREEAM Europe 2009 regulations (“Very Good” rating). With a total of 29,124 sq m of office and commercial space, SWAN Office & Technology Park is recognized as one of the projects that are leading the industry across the CEE, being one of the largest existing certified office developments in Romania.

“We are extremely honoured and grateful for all three awards. The EuropaProperty SEE Awards are of significant importance to us, as they represent the voice of some of the most valuable real estate professionals. In response to their vote of confidence, we will continue the pursuit for high-quality, innovative, environmental-responsible building, as well as the endeavours for improving infrastructure amenities”, stated David Allen, Head of Real Estate at Chayton Capital.

SWAN represents the first Business & Technology Park in Bucharest and the first Green Building in Pipera. Through its innovative design, out-standing the typical ‘glass & steel’ approach, its excellent technical specifications and work space flexibility, SWAN demonstrated it is a high-quality and sustainable development and generated the tenants’ interest shortly after delivery. As a consequence, SWAN secured 3 tenants, reaching 15% occupancy, in less than 5 months after delivery. The leases were the first of 2011 in Pipera area, recognized as one of Bucharest’s toughest markets. Also, the transactions were the first relocations to be seen in Pipera in the last three years.

In addition, SWAN Office & Technology Park was awarded “Green Building Project of The Year” by the Romanian Green Buildings Council in 2011, in recognition of the building’s performance in all aspects, from the outstanding technical specifications, design, construction and use. SWAN now assesses steps for obtaining an “Excellent” rating.



In response to the area's significant infrastructure challenges, SWAN took the initiative towards improving access to Pipera area with a dedicated SWAN car-sharing system, a new concept for Romania, being implemented – thus improving the sustainability of the project and of the district. In addition, it enabled and promoted the introduction of a new bus station, improvement in pedestrian access from the tram, metro and bus stations and the implementation of a proper standard cycling way as part of the infrastructure development plan of the local authorities.

The Annual EuropaProperty SEE Real Estate Awards Gala & Forum is the only event of its kind covering the South Eastern European region. This year's Gala event was attended by more than 200 real estate professionals from all over the South-Eastern Europe region, who applauded all the finalists across 26 categories.

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Note to Editors

Chayton Capital LLP is an investment advisor providing a platform for international investors, including institutions and high net worth individuals, into emerging markets. The firm's partners have been active in Central and Eastern Europe for a number of years and have established strong relationships with regional financial institutions and political leaders. Chayton advises several CEE property funds and the firm is distinguished by its approach, which emphasises local insight and expertise.