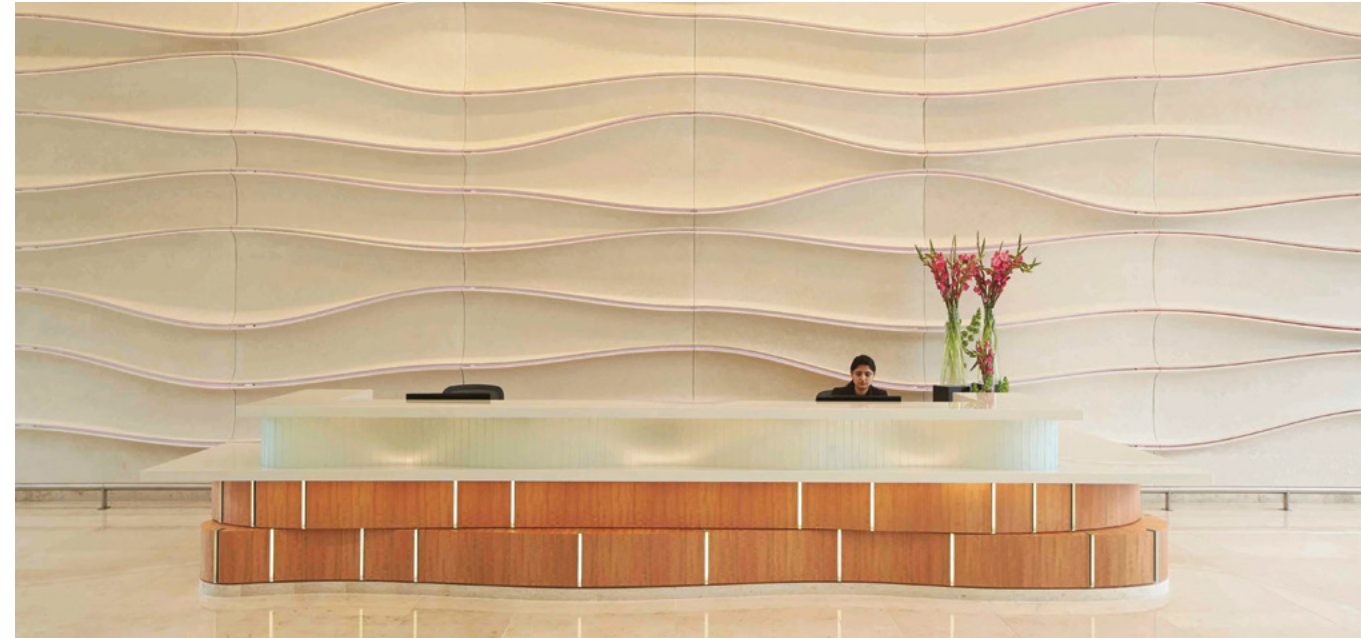


10 Reasons

Welcome to 1OFS.

Whether you have decided to make this your business' home or are just visiting, it won't take you long to discover that 1O Finsbury Square is an exceptional building.

#1 A 24-hour building



For a start, 1OFS is accessible 24/7. There is a reception service between 7am and 7pm, Monday to Friday and our security team is on hand 24 hours a day, 7 days a week.

#2

A first-class team

At IOFS, our building management team has the depth and breadth of expertise to meet the demands of a modern-day occupier. They are jointly led by Dean Maszlin and Phillip Potts. Together, they deliver a high quality service to meet the needs of the building's occupiers and visitors.

Dean and Phillip bring our team of property professionals together to provide an exceptional service:



Dean Maszlin

Partner, Property Management
Cushman & Wakefield

85 King William Street
London EC4N 7BL

020 7152 5547
dean.maszlin@eur.
cushwake.com



Phillip Potts

Building Manager
Cushman & Wakefield
Management Services

10 Finsbury Square
London EC2A 1AF

020 7877 5900
07525 833 403
phillip.potts@10fsq.com



"Together, they deliver a high quality service to meet the needs of the building's occupiers and visitors."



Charlotte Smile

Reception Supervisor

10 Finsbury Square
London EC2A 1AF

020 7877 5900
reception@10fsq.com



Ewelina Perkowska

Receptionist

10 Finsbury Square
London EC2A 1AF

020 7877 5900
reception@10fsq.com

#3

Greeting and meeting



IOFS's reception lobby has twin benefits. It provides an excellent introduction for visitors and a comfortable yet stylish break-out space for people working in the building.

The space is open and welcoming, with plenty of natural daylight, free Wifi and views overlooking the

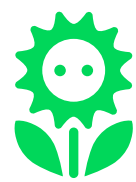
green spaces of Finsbury Square and the Honorable Artillery Company grounds. It offers a relaxed and inspiring environment to meet, talk and think. Comfortable sofas and Aflex Fiorenza Armchairs make it a hard place to leave.

The lobby's professional yet friendly impression continues

with our Reception Team's warm welcome. We carefully select our front-desk team by assessing their personable approach and high-end hospitality experience. The result is visitors receive the best possible introduction to your business.

#4 Environmentally friendlier

"A Ground Source Heat Pump system provides economically and environmentally efficient heating and cooling all year round."



There's a green roof of sedum and other plants

Sustainability is one of IOFS's guiding principles. We've thought about how to manage our environmental impact while improving the building's lifestyle experience at every step of the design journey. That



We harvest and re-use rainwater

means IOFS now has a host of green innovations to its name. There's a green roof of sedum and other plants. We offset most of our heating energy consumption, saving over



We control interior lighting with daylight sensors

21 tonnes of CO2 pollution a year. We harvest and re-use rainwater. We control interior lighting with daylight sensors. And the progressive external façade is in keeping with this dynamic part of the City.

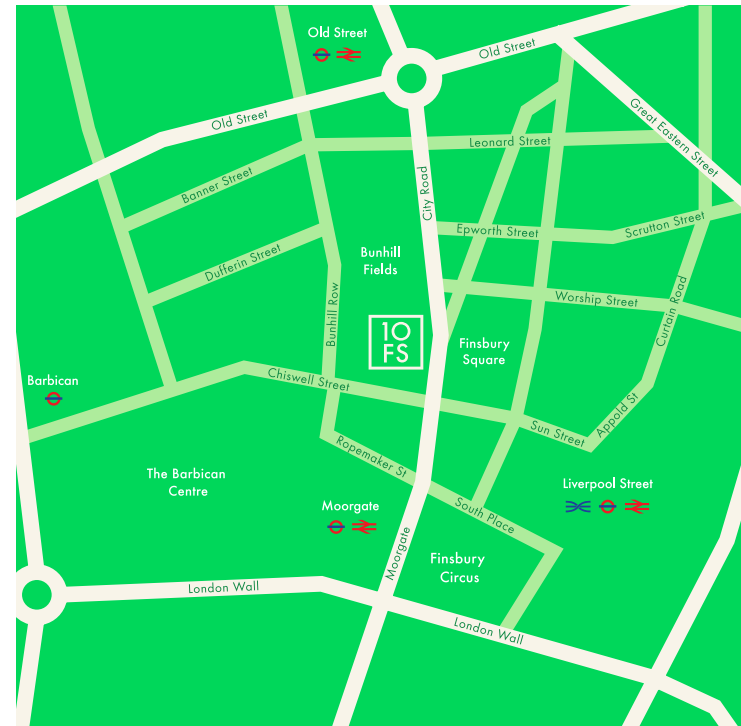
#5 Better connected

IOFS is a short distance from Moorgate, Liverpool Street and Old Street. As such, it's within easy reach of the Tube and mainline train networks, Crossrail (coming 2018) and the Eurostar terminal. There's even a Boris Bike docking station for 33 bikes on the Square.

IOFS's central position means it is easily accessible from anywhere in London and has excellent national and international connections.



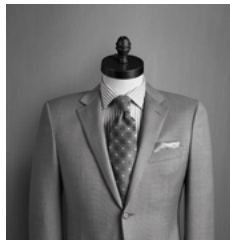
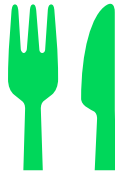
IOFS has excellent national and international connections



#6

At the heart of everything

The area around 1OFS has an energy all of its own. We're located just to the south of the world-leading business hub Silicon Roundabout, at the interchange between Shoreditch and The City. The neighbourhood mixes tech-start up enterprise with City bustle. All of which come together in some of the best bars, markets, bistros and boutiques in London.

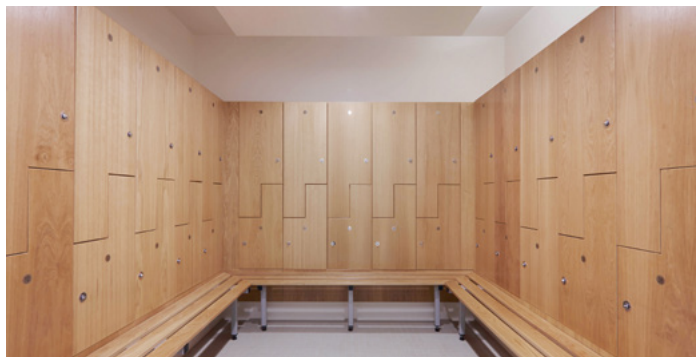


#7

Health and wellbeing

1OFS's environment helps create a sense of wellbeing. Flooded with natural light, the building's dual aspect views of Finsbury Square and the elegant façade and grounds of the Honorable Artillery Company, truly lift the spirits.

We also put the focus on health when we were developing the building's facilities. Tenants have access to bicycle spaces – 81 in all – plus health club-quality showers and lockers.



"We put the focus on health when we were developing the building's facilities."

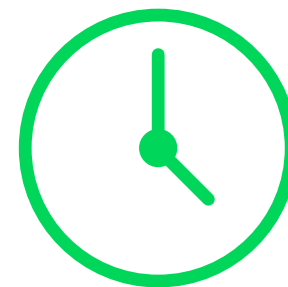


#8

Your concierge service

We know your time is precious. So we have developed a comprehensive concierge service that is designed to help you make the most of your working days. You can access this direct through our Reception Team.

We have put in place a range of on-site services to make working life easier. Amongst other things, we can handle dry cleaning and bike maintenance. Find out the full story by visiting www.1Ofinsburysquare.com



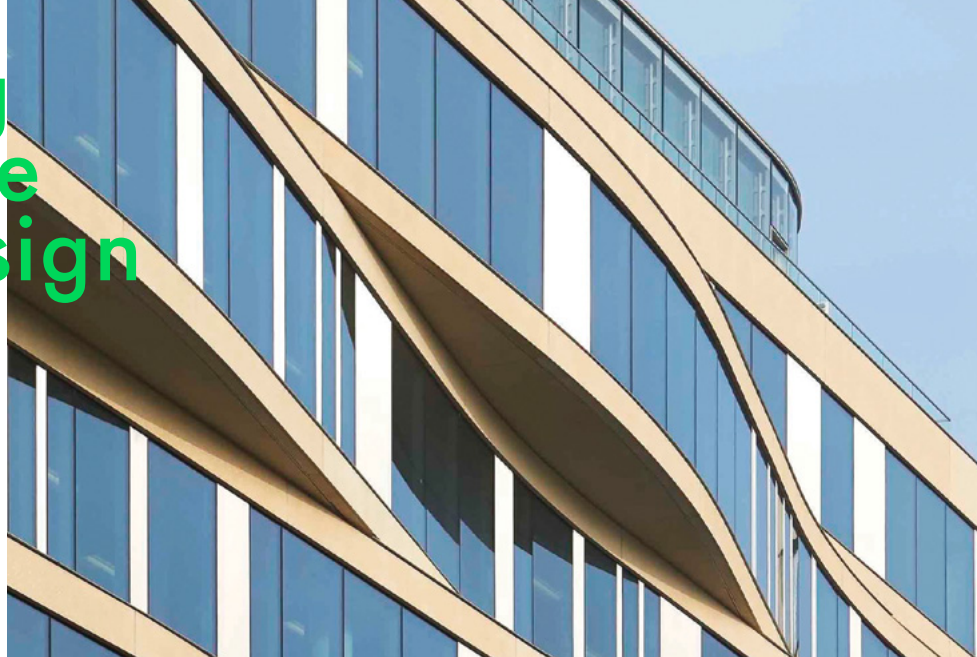
"We have developed a comprehensive concierge service that is designed to help you make the most of your working days."



#9

Creating difference through design

"IOFS is efficient, practical and visually distinctive."



IOFS is efficient, practical and visually distinctive. Architect, Sheppard Robson, has given it visual appeal but not at the expense of functional effectiveness. This is a 150,000 sq ft Grade A office building that has been designed to be sustainable, to complement the landscape and to give

occupants the space and services to grow.

Sheppard Robson believes in finding new ways around familiar challenges. As a result, IOFS combines innovative construction methods and cutting-edge systems to deliver a dramatically new way of working.



Grade A offices

#10

Pembroke

REAL ESTATE

Est.
1997



Established 1997

We are Pembroke. We are an international real estate business with six offices round the world.

By combining local expertise, global insight and a passion

6 Global offices

for property, we enhance the long-term value of all our assets. At present, we manage 709,000 sq m/ 7.6 million sq ft in key markets in North America, Europe, and Asia Pacific.

Customer focused

You can find out more about how we improve the long-term performance of these assets by visiting www.pembrokere.com

KEY FACTS

- Established 1997
- Investing in key markets including Boston, Hamburg, London, Melbourne, Munich, San Francisco, Stockholm, Sydney, Tokyo, and Washington, DC.
- 6 global offices: Boston, London, Stockholm, Sydney, Tokyo and Washington, DC.
- Core, value-add and development opportunities across the office, residential, retail and mixed-use sectors.
- Investing private capital of FMR LLC (Fidelity Investments) and FIL Limited.

To keep up to date with all the
latest information go to:

1Ofinsburysquare.com



A PEMBROKE REAL ESTATE PROPERTY