

Spencer Dock

Winter 2006

John Bruder
Chief Operating Officer,
Treasury Holdings.



“As we come to the end of 2006 Spencer Dock is well on the way to becoming one of Dublin’s newest neighbourhoods.”

“The construction of over 600 homes, corporate facilities and various projects, including parkland and canal-side public areas, is well underway and in 2007 we will see the completion of many exciting projects in the development, including the head offices of both PricewaterhouseCoopers and Fortis, along with the majority of the residential units.

One of the most exciting developments in recent times has been the announcement by the Government that Spencer Dock International Conference Centre Ltd. is the Preferred Tenderer for the public/private partnership to design,

continues overleaf »

Progress at Spencer Dock A Modern Vision



2006 has been a tremendous year for Spencer Dock. The 52-acre site is changing daily and a number of projects are nearing completion.

The new headquarters of both PricewaterhouseCoopers and Fortis are due to be completed in early 2007, with both companies due to take up residence in April next year. When the development is completed in 2010 an estimated 25,000 people will work in the area, with a further 6,000 residing in the premium quality homes in the area.

Another positive development this year was the appointment of SDICC Ltd. as preferred tenderer for the public/private partnership to design, build, finance and operate the National Conference Centre at

Spencer Dock. Upon completion, the NCC will include a 2,000-seat auditorium, two 450-seat multi-media halls, exhibition spaces, conference banqueting halls, meeting rooms and lecture areas. The site will also house a 5 Star Hotel that will cater for the large number of people expected to visit the city to use the facility.

€90 million in financing was secured earlier this year to build the second phase of Spencer Dock. Spencer Dock is entering 2007 on schedule and geared up for the next exciting phase of the development.

National Conference Centre Update

Find out more inside »





» continued from front page

build, finance and operate the National Conference Centre at Spencer Dock. John O'Donoghue T.D., Minister for Arts, Sport and Tourism visited the site of the proposed National Conference Centre in October to mark this stage in the process.

In November, Kevin Roche, the architect who designed the proposed National Conference Centre, paid a visit to Dublin to discuss plans for the project. During his visit Mr. Roche expressed that his goal when designing the building had been to create a landmark that would be as iconic as the two other major landmarks along the Liffey, The Four Courts and The Custom House.

This approach reflects the attention to detail, quality and care that has gone into every part of the Spencer Dock development.

As we look to 2007 we know that there will be many milestones to celebrate and much to look forward to in the coming year as we continue towards the completion of Dublin's 'New City Quarter'.

John Bruder
Chief Operating Officer, Treasury Holdings.



SPENCER DOCK

dublin's new city quarter



National Conference Centre Update

Minister Visits Site of the Proposed National Conference Centre



Minister for Arts, Sport and Tourism, John O'Donoghue, T.D. visited the proposed site of the National Conference Centre on the 18th October 2006. The site visit follows the appointment of the SDICC as the designated Preferred Tenderer for the public/private partnership to design, build, finance and operate the National Conference Centre at Spencer Dock.

Chairman/CEO of Spencer Dock International Conference Centre Ltd (SDICC) Dermod Dwyer welcomed the visit from the Minister, stating that "It is a real recognition for Kevin Roche, the architect, the NEC group as designated managers, CMP/Sisk the building contractors, the extensive Irish and international professional team, and the other major stakeholders particularly the promoters Spencer Dock Development Company (SDDC) – led by Treasury

Holdings, all of whom have demonstrated a strong commitment and belief in this project over many years."

The proposed National Conference Centre will include a 2,000-seat auditorium, two 450-seat multi-media halls, exhibition spaces, conference banqueting halls, meeting rooms and lecture areas. The site will also house a 5 Star Hotel that will cater for the large number of people expected to visit the city to use the facility.

The Spencer Dock International Convention Centre Ltd. team is currently finalising contractual issues for this Public Private Partnership project with the Office of Public Works. Both parties anticipate that this phase will be completed within the next number of weeks after which, SDICC will commence the construction of the National Conference Centre.

NCC Architect Says Centre will be Landmark Building!

World-renowned Irish born Architect Kevin Roche was in Dublin on the 1st November 2006 to discuss plans for his latest project, the proposed National Conference Centre at Spencer Dock, with Spencer Dock International Conference Centre Ltd.

PricewaterhouseCoopers Due to Move to Spencer Dock in 2007



(SDICC). Speaking about the project, Mr. Roche said that his aim had been to design a building that would be as iconic as the two major landmarks along the Liffey, The Four Courts and The Custom House.

Mr. Roche stated that, for it to be successful, the Centre must be properly planned, well managed and most of all, memorable, "The challenge for me was to design a building for conventioners and visitors that is state of the art, a pleasant place to visit and works better than any other Conference Centre anywhere."

Born in Ireland, Kevin Roche is the country's most famous International architect. Best known for his work on the Metropolitan Museum of Modern Art, Mr. Roche has master-planned the design of world class facilities including 38 institutional and corporate headquarters together with performing arts centres, theatres, university campus buildings and the Central Park Zoo.

2007 is due to be a very busy year at Spencer Dock with major corporate tenants due to move to their new headquarters in the area early in the year. PricewaterhouseCoopers is one of the companies currently preparing to make a move, the company is relocating its entire Dublin business into a new corporate headquarters facility

taking up to 230,000 sq ft of office space. Speaking about the move, Donal O'Connor, Senior Partner PwC said "We are very much looking forward to the completion of our new corporate headquarters at Spencer Dock and are planning to move into the new building in April next year."

Central Square to House Time Capsule

Central Square, the public park currently under construction at Spencer Dock, will house a very special secret. Buried deep in the foundations of the park will be a Time Capsule created by the children of St. Laurence O'Toole's

Senior Girls/Boys School in Sheriff Street. Local artist Edel Campbell is overseeing the project and students from the school are currently being asked for their proposals for the public artwork which will reflect the history and culture of the Docklands.

Harvard University Delegates Impressed by Spencer Dock

Delegates from world-renowned Harvard University visiting Dublin's Docklands earlier this year were impressed with the scale and ambition of Spencer Dock.

The delegation visited the Docklands area on the 16th October 2006 to observe the progress of the regeneration of Dublin's Docklands.



Is Maith Liom An Gaeltacht!

This summer four pupils from St. Laurence O'Toole's Girls School had the adventure of a lifetime when Treasury Holdings funded a three-week trip to the Gaeltacht so that they could experience ceol, craic, fresh air and good food while brushing up on their Gaelige.

School Principal Florence Nagle was delighted that the girls had the chance to visit the Gaeltacht, expressing her thanks after the trip she stated "this was a great opportunity for the girls and would not have been possible without the generous support of Treasury Holdings."

New Fortis Headquarters at Kilmore House Nears Completion

Also moving to Spencer Dock in early 2007 is Fortis, one of Europe's largest financial institutions. The company is getting ready to move into its 80,000 square ft Dublin head office in Kilmore House early next year. Fortis ranks among the twenty largest financial institutions in Europe. The company has a presence in 50 countries and employs 58,000 staff worldwide. Its Irish operation has been located in the IFSC for 10 years and has grown significantly in that time.



All Aboard for Spencer Dock

Transport 21 is motoring along and Spencer Dock is on the way to being served by a world class public transport system including buses, DART, Trains and LUAS.

The Minister for Transport is currently considering a report by the Inspector of the Public Inquiry on the Railway Procurement Agencies application for a Railway Order for the extension of the Luas to Dublin Docklands and a decision on this key element of the transport plan for Spencer Dock is expected shortly. This application would take the LUAS down Mayor Street and across the Spencer Dock site, providing a station at Central Square serving the area.

Upon completion, the Docklands area will be served by its own mainline train station. An interconnector service will connect all transport links to provide a first class integrated rail service that will transform the frequency and capacity of rail lines when it is completed. The Spencer Dock station will be completed in March 2007.

www.spencerdock.ie



TREASURY HOLDINGS

The Warehouse, Barrow Street,
Grand Canal Docks, Dublin 4
Tel: +353 1 618 9300. Fax: +353 1 618 8389
www.treasuryholdings.com