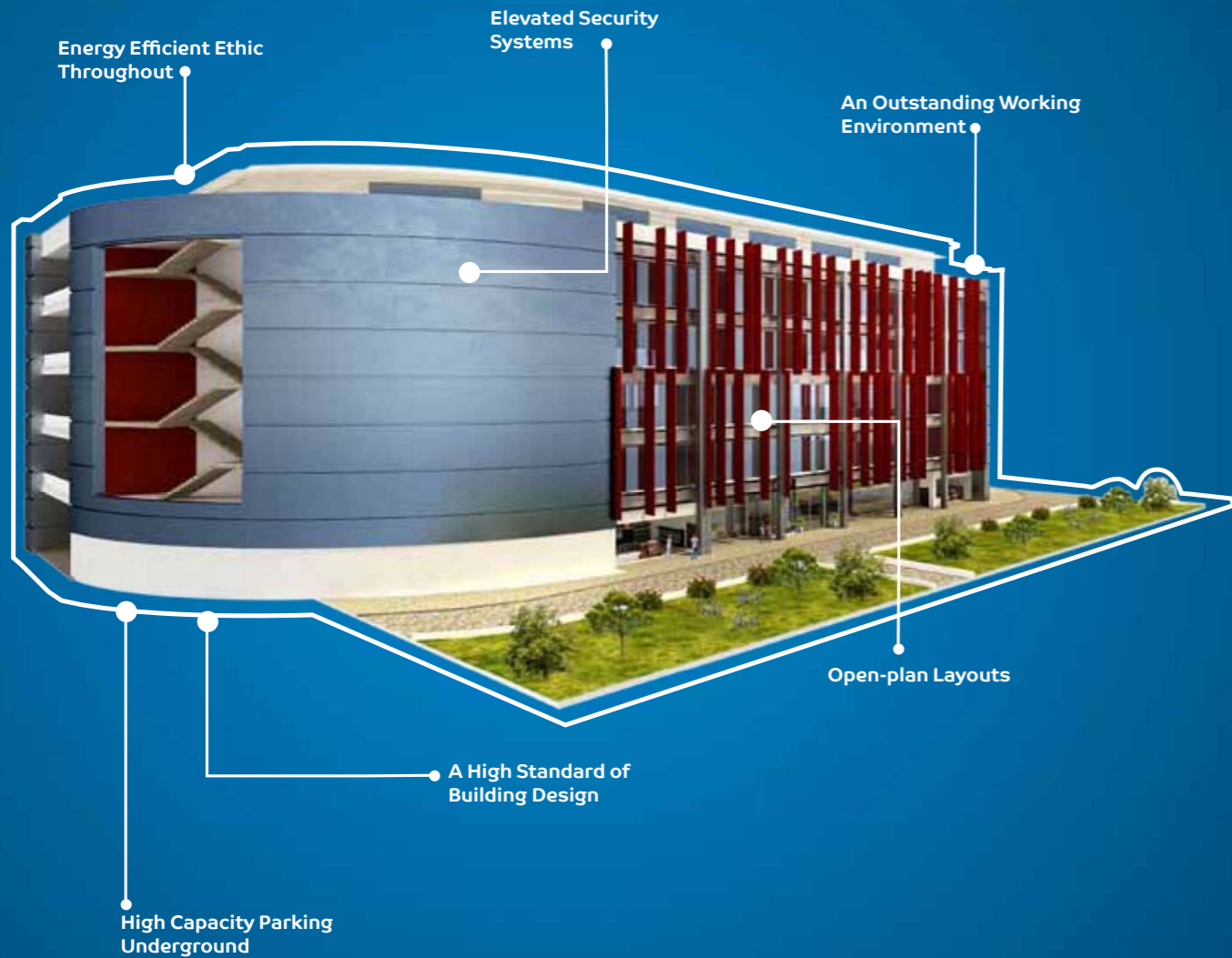




HIGH QUALITY DESIGN • UNIQUE LOCATION • TOP CLASS FACILITIES
MALTA INTERNATIONAL AIRPORT

SKYPARKS 
BUSINESS CENTRE



SKYPARKS BUSINESS CENTRE FEATURES

GIVING YOUR COMPANY THAT EXTRA COMPETITIVE EDGE



SkyParks promises the features to make your business boom:

- An outstanding working environment... that makes you part of a major business hub and self-contained community
- Open-plan layouts with flexibility of use... which provide a flexible and modular space that's easily adaptable to your needs
- High Capacity Parking... for your staff, business partners and clients with over 160 slots on-site and more available within the main Malta International Airport car park
- An Energy Efficiency Ethic throughout... with a focus on optimum

energy performance and conservation, as well as reduced water and electricity wastage

- Elevated Security Systems... with an Integrated Building Management System that protects the safety of our tenants and their clients alike
- A High Standard of Building Design... that is state-of-the-art, both in its building envelope and its mechanical and electrical services, promising the highest levels of practicality and comfort.
- Close proximity to the main transport links and business hubs, including the airport and the island's seaport.

**ALL THE COMPONENTS
NEEDED FOR SUCCESS.**



WHO IS SKYPARKS FOR?

YOUR SPECIALISED BUSINESS ADDRESS IN EUROPE



Companies that work hard to ensure employee satisfaction will find SkyParks extremely convenient. It offers a unique opportunity to enterprises that intend to grow, to improve their working environment or to target markets in the Mediterranean region including Northern Africa and Southern Europe.

This specialist complex offers a holistic approach, from its fitness and wellness centre to its high level of maintenance, security, and its childcare centre. Additionally, the rental facilities,

services available and airport location promise an advantage for organisations in the following industries:

- **PROFESSIONAL SERVICES**
- **FINANCIAL SERVICES**
- **TRAVEL**
- **ICT & GAMING**
- **AVIATION-RELATION OPERATIONS**
- **INTERNATIONAL ENDEAVOURS**

ALL ROADS LEAD TO SKYPARKS

LOCATION IS EVERYTHING



Location is integral to success and the SkyParks Business Centre is uniquely located in one of Malta's most commercially-oriented districts.

Your business will be in an unparalleled area in terms of ease and accessibility. You will be located a mere stone's throw from Malta International Airport, as well as the island's main transport arteries, business districts and thriving trade centres. You will be well connected and never more than 25

minutes away from the rest of the island, thanks to excellent road links and the planned public transport hub.

What's more, your business will instantly enjoy the benefits of this fantastic location, surrounded by various eateries, a pharmacy, car wash, two banks, a petrol station and numerous other retail outlets.

It's true what they say: all roads really do lead to SkyParks.

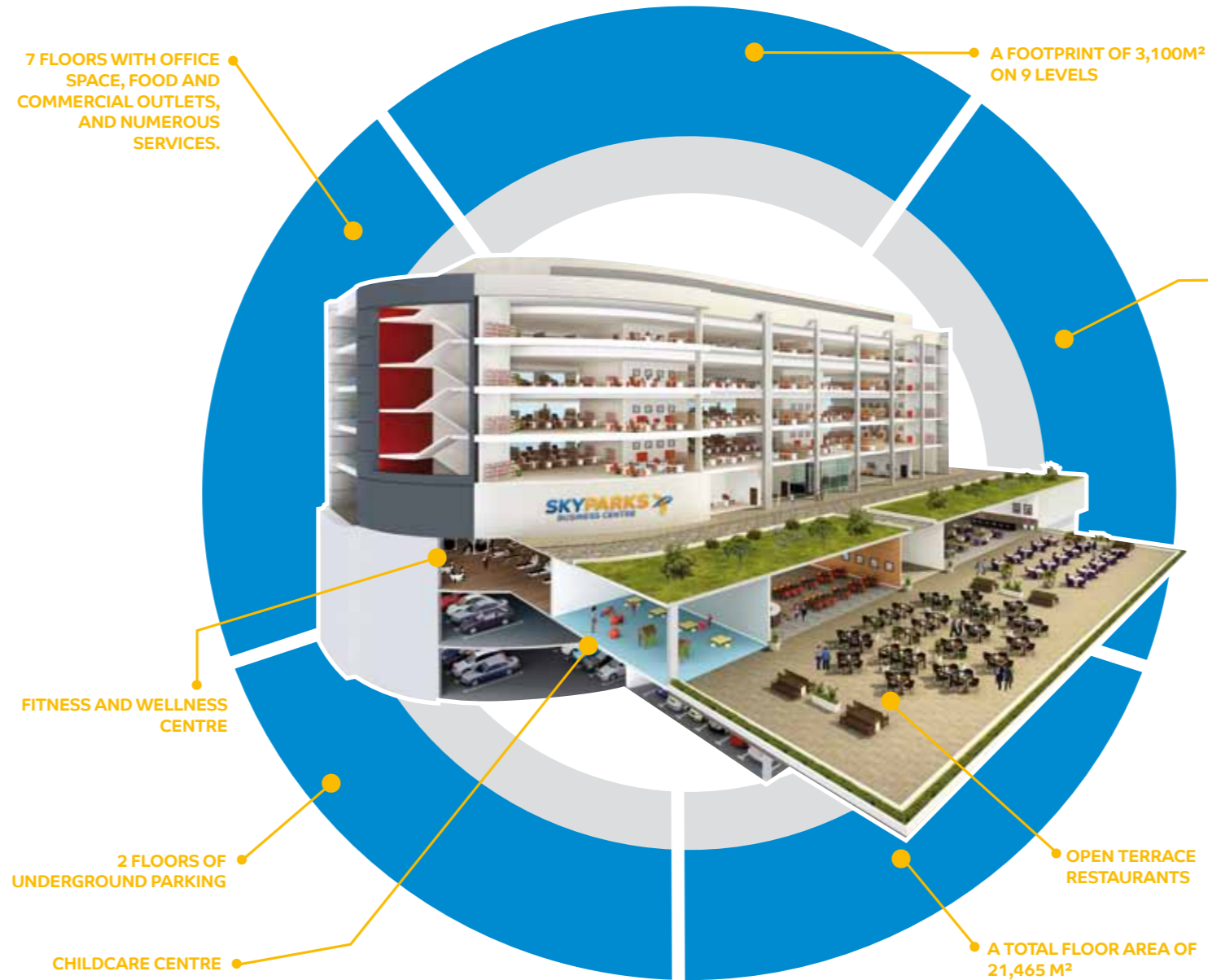
FIND OUT HOW WE CAN CHANGE YOUR VIEW.



MALTA'S MOST DESIRABLE CORPORATE ADDRESS!

TAKE YOUR ORGANISATION TO THE NEXT LEVEL

OFFICE SPACE HAS TO WORK HARD FOR YOU, CREATING AN ATMOSPHERE THAT FUELS YOUR EMPLOYEES AND ENCOURAGES PRODUCTIVITY.



OPENING SUMMER 2011

FLOOR PLANS

LEVEL 6: 1,475 m ² - Offices
LEVELS 2, 3, 4, 5: 8,200 m ² - Offices
LEVEL 1: 1,750 m ² - Offices
LEVEL 0: 2,200 m ² - F & B and Amenities
LEVEL -1: 2,300 m ² - 80 slot Car Park
LEVEL -2: 2,400 m ² - 80 slot Car Park

MAKE YOUR BUSINESS' NEXT BASE ONE OF EUROPE'S MOST DESIRABLE CORPORATE POSTCODES.

SkyParks is now for rent, promising spacious and bright office space tailored to the needs of your organisation, as well as practical facilities and amenities designed to fuel your business.

Created by an innovative team of leading design and architecture professionals, and with a footprint of 3,100 square metres over 9 floors, SkyParks has developed into a state-of-the-art corporate headquarters location that has been crafted

to exceed the expectations of tomorrow's discerning tenants.

The excellent range of facilities includes on-site food and beverage outlets, a fitness and wellness centre, a convenience store, bank ATMs, a childcare centre and a car park with over 160 spaces.

The SkyParks Business Centre is managed by SkyParks Development Ltd, a subsidiary fully owned by Malta International Airport PLC.



LEISURE FACILITIES & AMENITIES

A SPACE CRAFTED AROUND YOU



First-class surroundings facilitate a great working environment, and the SkyParks Business Centre provides amenities that ensure your partners, clients and staff feel comfortable and supported.

The complex will house various facilities, including food and beverage outlets on Level 0, and a bank

ATM, stationery shop and convenience store on Level 1. Moreover, it will provide a fitness and wellness centre, a childcare centre and a large car park with over 160 spaces.

Additionally, SkyParks is within easy walking distance of a wider choice of retail outlets within the airport terminal.

THE BUILDING ENVELOPE

ECO-FRIENDLY MEASURES, PRACTICAL IDEAS



We've created a working environment that will fuel your employees and encourage productivity.

SkyParks is a purpose built business centre, crafted to the intricate needs of modern organisations. We have used state-of-the-art materials and construction techniques, taking into account issues of quality, durability, flexibility and safety.

From strategically located 'switch rooms' on every level, to excellent safety measures, we've thought of everything. Plus, we've utilised green ethics wherever possible, from the maximisation of daylight and light management to proper air ventilation and insulation. Moreover, for the comfort of your clients and staff, the entire complex is wheelchair accessible with lifts to every floor.



SETTING NEW CONSTRUCTION STANDARDS

ENERGY EFFICIENT FROM THE GROUND UP

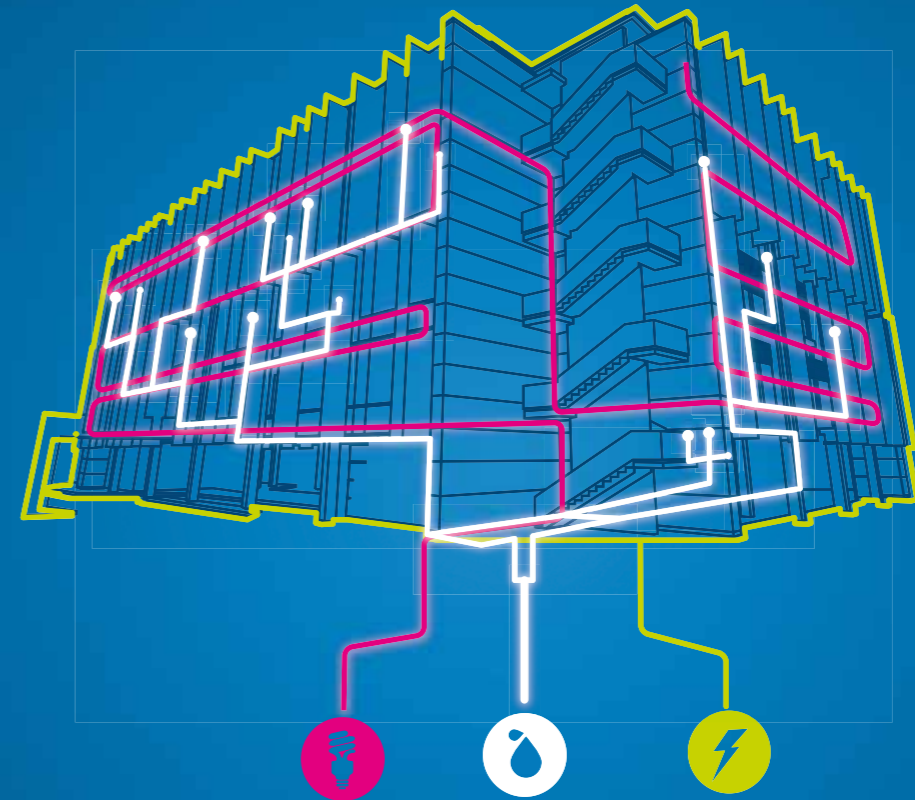


We're very proud to be the first building in Malta to have applied for BRE Environmental Assessment Method (BREEAM) certification to become the island's first Grade A office park, proving our commitment to energy efficient performance.

Based in the UK, BREEAM is the leading and most widely used environmental assessment method for buildings. Through this process, SkyParks will be judged on its:

- **LOCATION STRENGTHS** close to public amenities, transportation, medicare and leisure facilities;
- **PERFORMANCE HISTORY** based on the quality and transparency of its construction methods;
- **BUILDING EFFICIENCIES** including structural and engineering finishes, access and exit routing, parking, energy management and scalability for expansion.

As a result, we hope to raise the bar and set the standards for best practice in sustainable design in Malta.



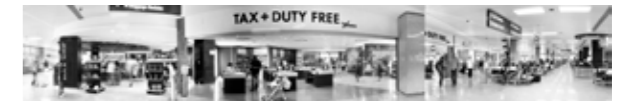
-  Energy & Heat Efficiency
-  Water Management
-  Superior Lighting Performance



THE AIRPORT

THERE'S NO PLACE CLOSER TO THE REST OF THE WORLD

As it is located within the grounds of Malta International Airport, the SkyParks Business Centre puts you as close to the rest of the world as it does to the island's main transport arteries, commercial centres and thriving business districts.



The airport itself has been regarded as a leading local enterprise since its launch in 1991. As part of its business plan following privatisation, MIA has pursued expansion plans and investments, including the development of SkyParks.

It is also a member of ACI-EUROPE (the Airport Council International - Europe) and was recently announced as the Winner of the ACI EUROPE Best Airport Award 2010 (in the up to 5 million passengers category) reflecting the airport's serious progress in core activities such as customer service, retail, security and environmental awareness.

MIA's core operations comprise a variety of general passenger services, including:

- **EATING & DRINKING...** with several restaurants, cafeterias and snack bars throughout
- **MONEY & COMMUNICATIONS...** including two banks, a bureau de change and a telecommunications centre
- **SHOPPING & ENTERTAINMENT...** with a news kiosk, pharmacy, florist, jewellery store and duty-free outlets.

MIA also leases office space to airlines and other travel-related operators within the airport.

**MALTA IS A GROWING
EUROPEAN BUSINESS
HUB IN THE HEART OF
THE MEDITERRANEAN.**



WHY MALTA?

A BUSINESS HUB IN THE HEART OF THE MEDITERRANEAN



The Maltese Islands provide a fantastic location within the European Union, with plenty of scope for investment. In fact, Malta recently ranked third on a list of the countries which are most attractive for financial service companies to operate from.

With a population of just over 405,000 and over 1.2 million tourists per year, the islands are thriving. stable macro environment, an efficient business infrastructure and a highly esteemed work force with excellent language skills are some of the reasons why foreign companies are increasingly looking at Malta as their first choice location to invest.

The office market is currently a very positive one. As the number of expatriates opting to do business in Malta continues to soar, so does the demand for office accommodation that is flexible to their needs. Thus, this growth has created the need for international-grade office buildings, and that figure is expected to rise even further in the coming years.

These developments, as well as the fact that your business will be based on a charming island surrounded by rich cultural and historic treasures, confirm SkyParks and Malta as one of the most desirable corporate addresses in the EU.

SKYPARKS'S FIRST TENANTS:

VODAFONE MALTA



JULIAN JAEGER, CEO, MALTA INTERNATIONAL AIRPORT

“Skyparks is indeed an ideal location for any prestigious multinational company. We are thrilled that Vodafone Malta has chosen to take up a tenancy here, as it heightens our efforts in successfully attracting other businesses looking to operate in Malta.”



**INAKI BERROETA,
DIRECTOR OF
VODAFONE MALTA**

“Vodafone was looking for new modern facilities to rejuvenate our business, and Skyparks offered us two important things; one was the location and the second was the trust we have in Skyparks as a property management company. We have to take care of our customers and our business, and we wanted somebody to take care of our building; this is Skyparks.”



ANCHOR TENANT

Vodafone Malta is part of the world's leading international mobile telecommunications Group offering a wide range of voice and data communications. The company is the market leader in the provision of mobile electronic communications services, offering customers superior quality network, excellent customer service, innovation and the best value available on the market. As part of an ambitious growth strategy Vodafone Malta will be moving offices from

Msida to a larger area at SkyParks to improve the work environment, be more in line with their brand and culture and the principles of productivity, collaboration and flexibility. At SkyParks Vodafone Malta will occupy 2500 square metres spread over two floors of office space. The modern offices will consist of an open plan layout, having appropriate leisure facilities, making it easier for people from abroad visiting for a day and for those employees going on foreign assignments.



**JOSEPH CUSCHIERI,
HEAD OF COMMERCIAL
OPERATIONS, VODAFONE
MALTA LTD**

I'm really looking forward to working in an open plan environment. The existing parking facilities will definitely make life easier for everyone. Moreover leisure facilities that will be provided such as the gym facility will make the Vodafone experience a more enjoyable one.



**ANTOINETTE CAMILLERI,
PROPERTY & MVNO
MANAGER, VODAFONE
MALTA LTD**

Vodafone's main aim was to have new offices that are attractive, inspiring and offering an energetic working environment, designed to drive the business forward and help it succeed. The SkyParks complex will help us enhance the pride we have in our brand. Since Vodafone is a global company we will obviously also benefit from the office's vicinity to MIA.



WHO IS BEHIND SKYPARKS?

A TEAM OF LEADING PROFESSIONALS FOR THE BEST NAMES IN BUSINESS



ARCHITECT

Dr. Edwin Mintoff's firm was set up some twenty-five years ago. It has since expanded to become one of the largest architectural and civil engineering firms on the island, offering a wide range of services including land use and environmental planning; urban design; architectural and interior design; civil, road and structural engineering; land and quantity surveying; and cost consultancy.

Dr. Edwin Mintoff is an architect and civil engineer who became one of the first Maltese architects to obtain a doctorate Ph.D. in the field of architecture and planning. He now leads the firm, which is currently involved in a number of large scale local and international projects. These projects vary widely in form and type ranging from private residences and high-rise mixed use developments to factories, hotels and office blocks.



SCICLUNA & ASSOCIATES

ENGINEERING CONSULTANTS

ENGINEERING CONSULTANTS

Scicluna & Associates was officially established in 1998, however the nucleus around which this company functions is in the building services field, with experience and expertise that dates back over 25 years.

Despite tough competition from other local consultants, past experience from the projects entrusted to us has established our identity in evaluating and

tackling new challenges. To achieve a high standard of service, we have a team of professional and disciplined core staff that is beyond compromise.

The M&E services required from consultancy are very familiar to us thanks to the numerous projects already undertaken in the Commercial and Industrial sector, namely The General Soft Drinks Co. Lt, Malta Maritime Trade Centre and Mater Dei Hospital.



LOCATION IS EVERYTHING

SkyParks Development Ltd,
Luqa LQA 4000, Malta

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SKYPARKS 
BUSINESS CENTRE
.....

Tel: +356 2369 6725
Fax: +356 2124 9563

E-mail: info@skyparksbusiness.com
www.skyparksbusiness.com