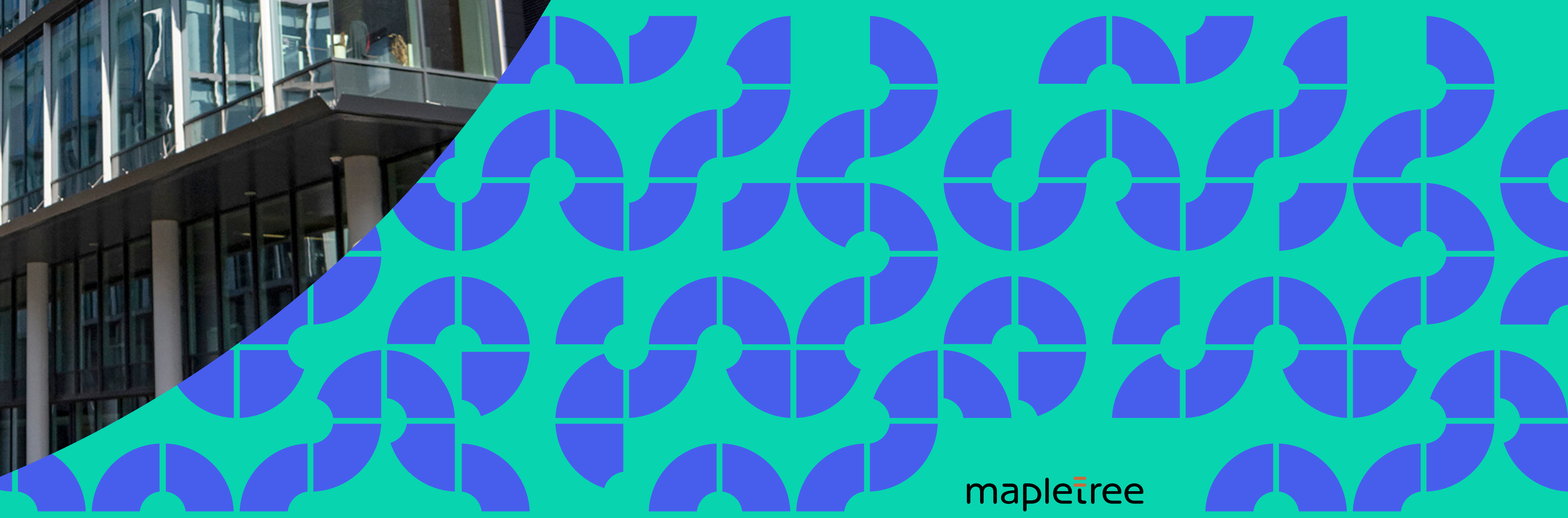




 iQ
Building



maple^oree



iQ

**Is this your
new HQ?
We think so.**



**iQ is the
smarter HQ
choice in
Aberdeen
for you.**





Thinking Space

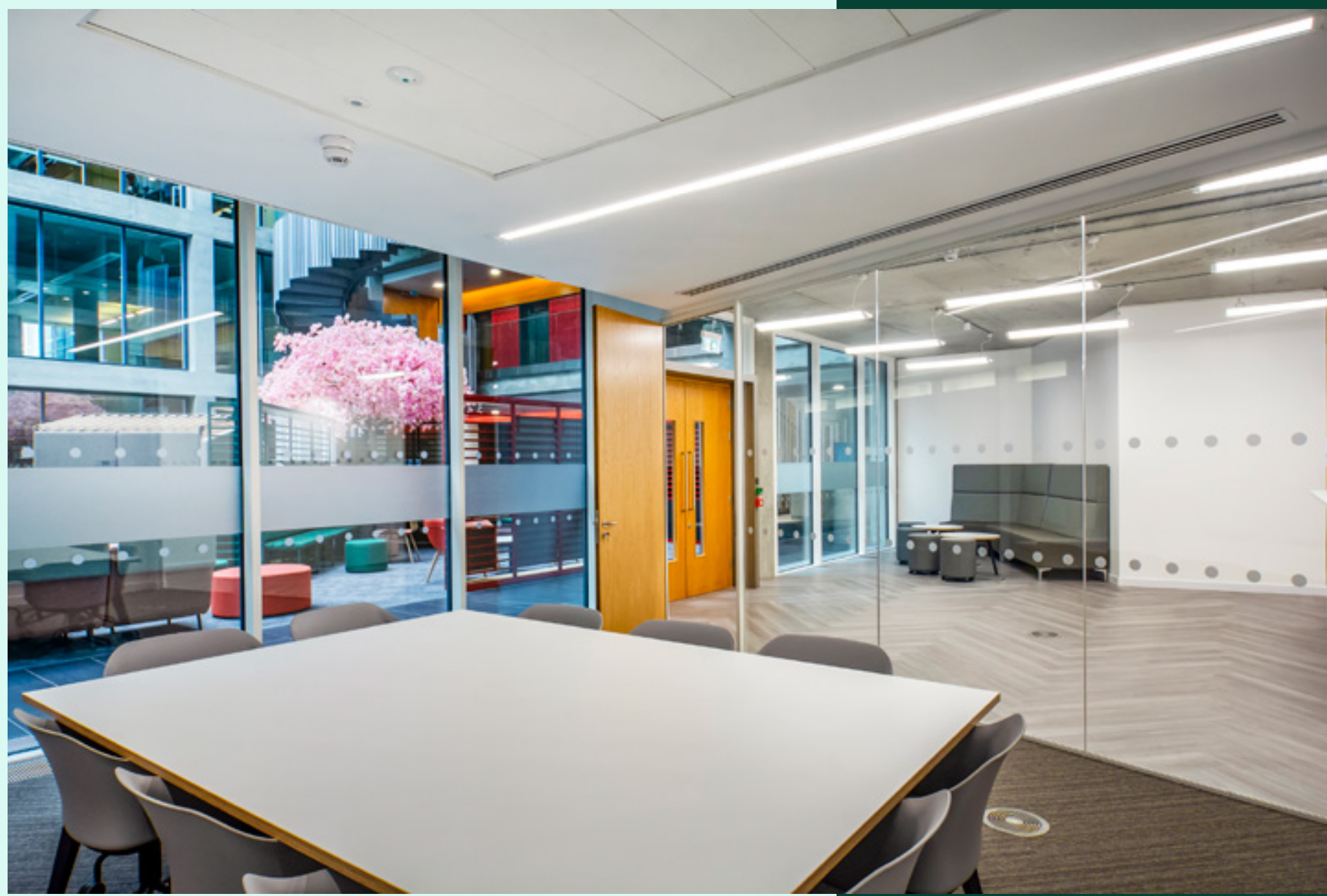
A significant investment has been made into the iQ Building that offers tenants, their employees and customers a true sense of arrival.

With a new reception, business lounge and break-out area, all under a naturally-lit central atrium, the iQ building is the perfect workspace for businesses in Aberdeen's city centre.



New business lounge





Example fitted suite

Specification



4 storey atrium



Low energy displacement air conditioning



LED lighting



Open plan floor plates



Air quality sensors installation 2025



Full raised access flooring (150mm)



Male and female toilet and shower facilities



EPC rating 'B' (pathway to EPC A identified)



WELL HSR achieved May 2024



Staff breakout facilities



BREEAM Good



Secure basement parking space



ActiveScore Gold rating



Fully-fitted office spaces
Flotation
Energy & COSL





**Uptown?
Downtown?
Out-of-town?
How about...
Everything-in-the-
heart-of-town.**



Why iQ Aberdeen?

The IQ Building is a highly prestigious office asset located in the heart of Aberdeen city centre, perfectly placed to attract and retain staff.

Newly refurbished common areas include a new reception and business lounge / break-out areas.

The space is ideal for effective collaborative working, all under a beautiful sun-lit atrium.



Central location



10 minute walk to the Aberdeen railway station



Ample car parking



17 mins drive to Aberdeen airport



13 mins drive to A90



Short walk to bars, restaurants and shops



10 minute walk to the bus station

Perfectly connected with over a mile of prime retail

A90
The A90 Aberdeen Western Peripheral Route is a 13 minute drive away, with the highest car parking ratio in the city centre.



17 mins
Aberdeen International airport provides a regular service to major UK and European cities, serving more than 3 million travellers a year.



10 mins
Aberdeen railway station is just a 10 minute walk with connections to Edinburgh in 2.5 hours and further afield to Glasgow in 3 hours.

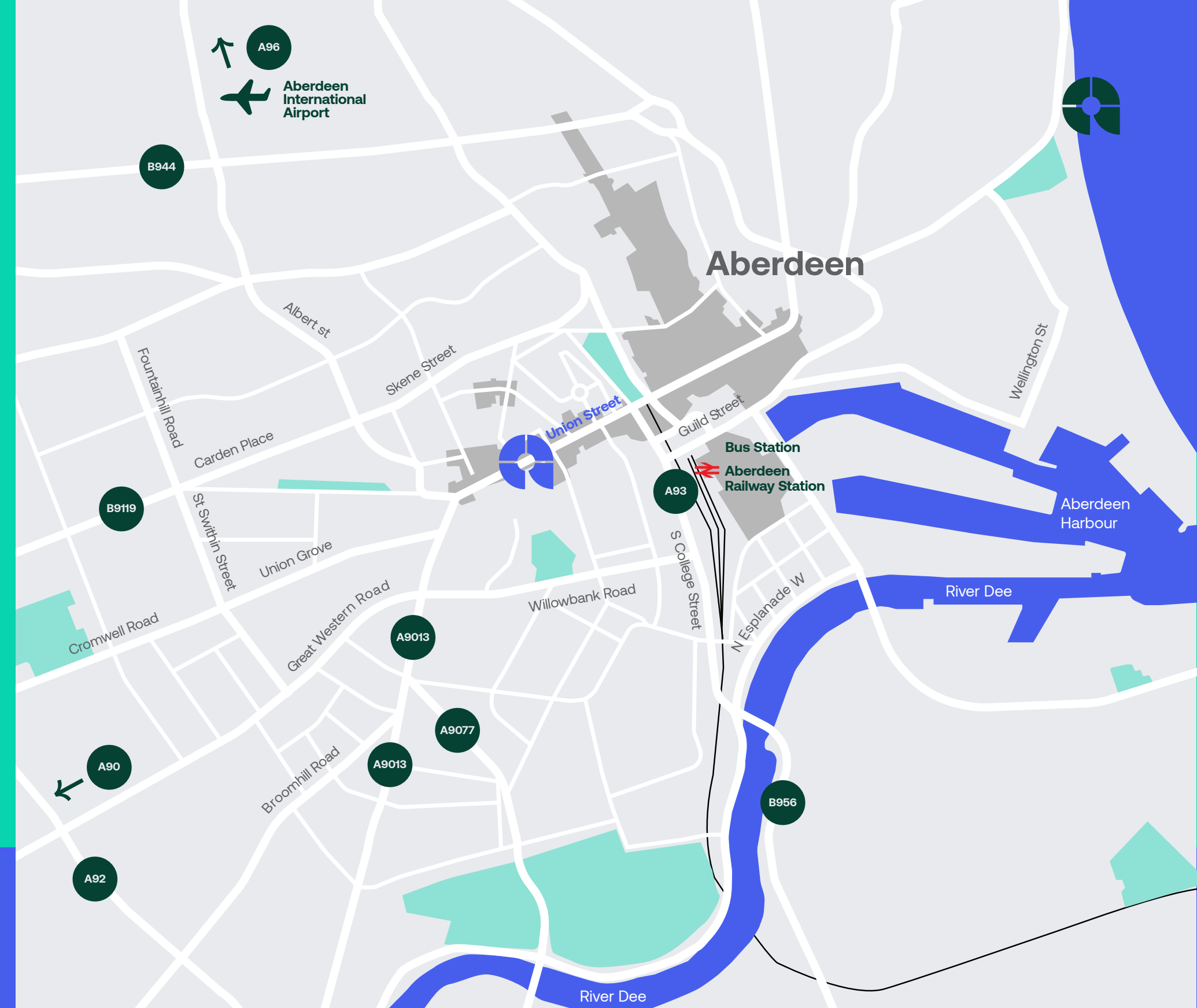
4.2m
Aberdeen's commercial port is one of the busiest in the UK. Over 4.2 million tonnes of freight is transported annually. Cruiseliners are also launching Aberdeen into a new tourism market.



Big names & boutique brands

Located just off Union Street and a short walk away from Union Square, the centre for all of Aberdeen's best independent and popular retailers, prime shopping and amenity is on the doorstep.

Everything from fine dining and fast food, to unique pieces and big brands can be found within a 10 minute walk.



	BEAVERBROOKS	M&S EST. 1884	LAKELAND
		PRIMARK	SIX ^{ty} NICO
	TRAILFINDERS THE TRAVEL EXPERTS		HIS MAJESTY'S THEATRE
MUSIC HALL	AMARONE	Nuffield Health	



Local occupiers

- 1 Spirit Energy, COSL Drilling, Flotation Energy
- 2 PWC, Xodus Group, Ryden, Kellas Midstream, RSM, Orega
- 3 Shell, NEO Energy, Prosafe
- 4 Deloitte
- 5 Dana Petroleum
- 6 Care Inspectorate, HM Court Services, Proactis
- 7 Aberdeen Journals, Spaces, RBS, EY, KPMG, NSTA, Chevron, Burness Paull
- 8 Aberdeen City Council
- 9 EnQuest, Worley, OEUK, 360Energy
- 10 CNR



Join Flotation Energy at IQ Building

Pioneering the future of renewable energy and leading the way in the development of new offshore wind projects.

Determined to support the global movement to Net Zero, their core strengths lie in finding new places within the world's oceans and seas to build and operate offshore windfarms.

Their team was responsible for developing the world's largest floating offshore wind farm – Kincardine. They have the technical knowledge and engineering expertise to make a success of these complex commercial developments, located in some of the world's harshest environments.

“ Mapletree undertook a bespoke fitout which was completed on budget and within the agreed timeframe back in December 2023. Communication with the onsite team is very easy, and they are very helpful. They have quarterly meetings where they share updates at the property such as ESG initiatives and Service Charge.





Available Space

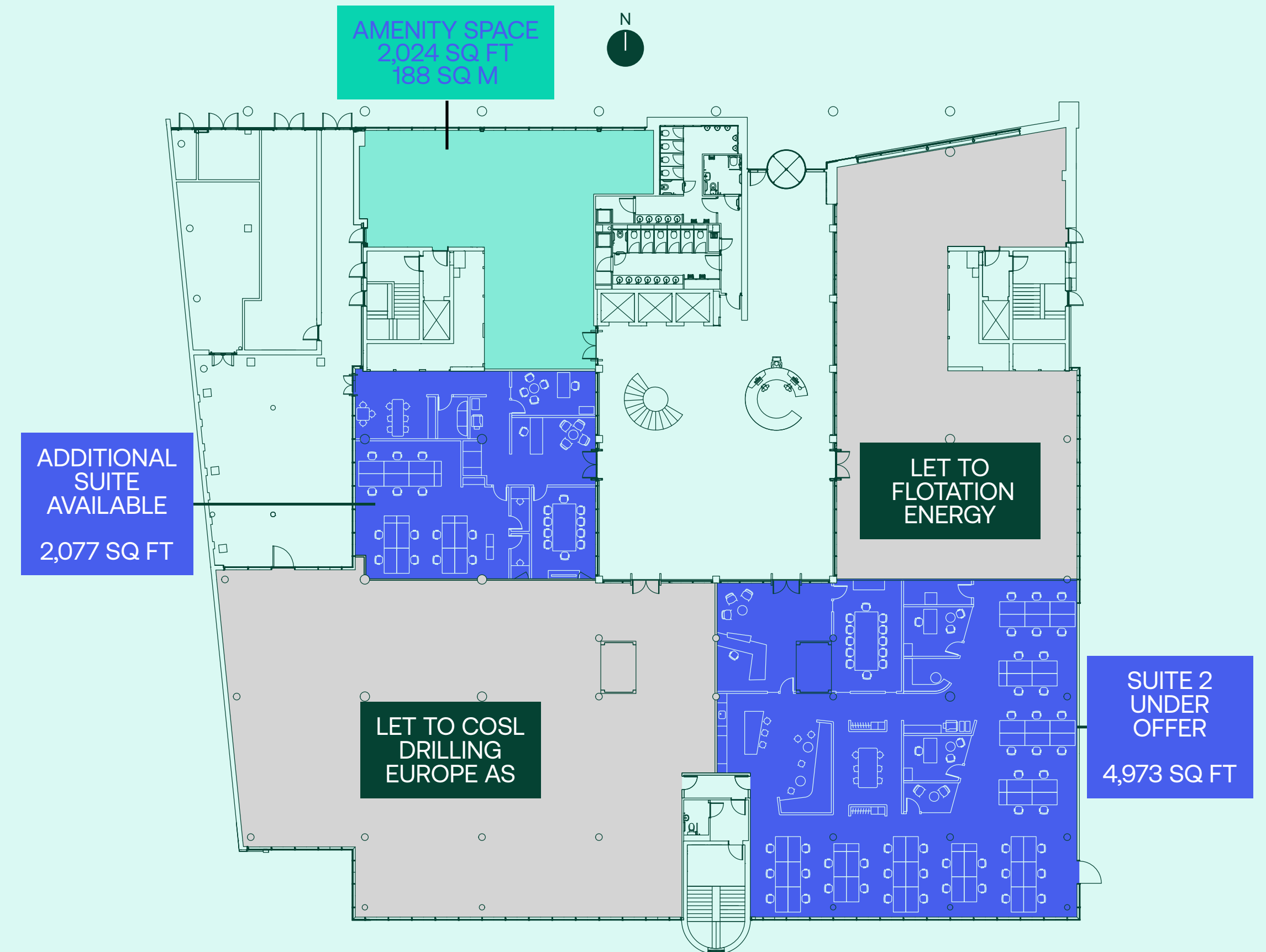
Offer
25,363 sq ft Second
22,111 sq ft First
4,101 sq ft Ground

Second	25,363 sq ft	2,356 sq m
First	22,111 sq ft	2,054 sq m
Ground	4,101 sq ft	381 sq m
Total	51,575 sq ft	4,791 sq m

Terms

Rent	c. £28.75 per sq ft
Business Rates	c. £9.50 per sq ft
Service Charge	£7.64 per sq ft (+ car parking at £263.48 per space per annum)

Ground



Indicative space plan.
Turnkey option available.

Indicative plan only. Not to scale.

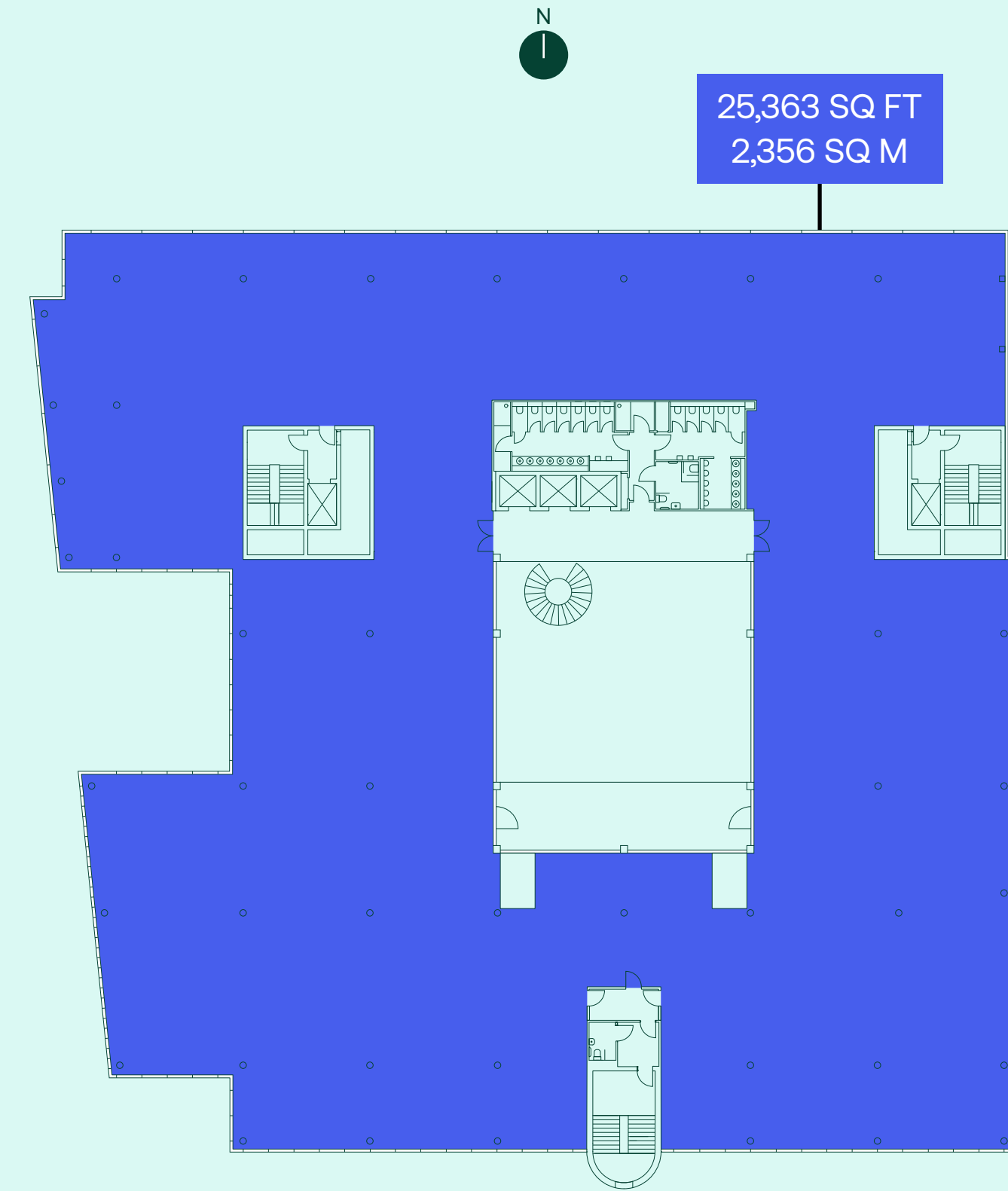


First



Turnkey option available.

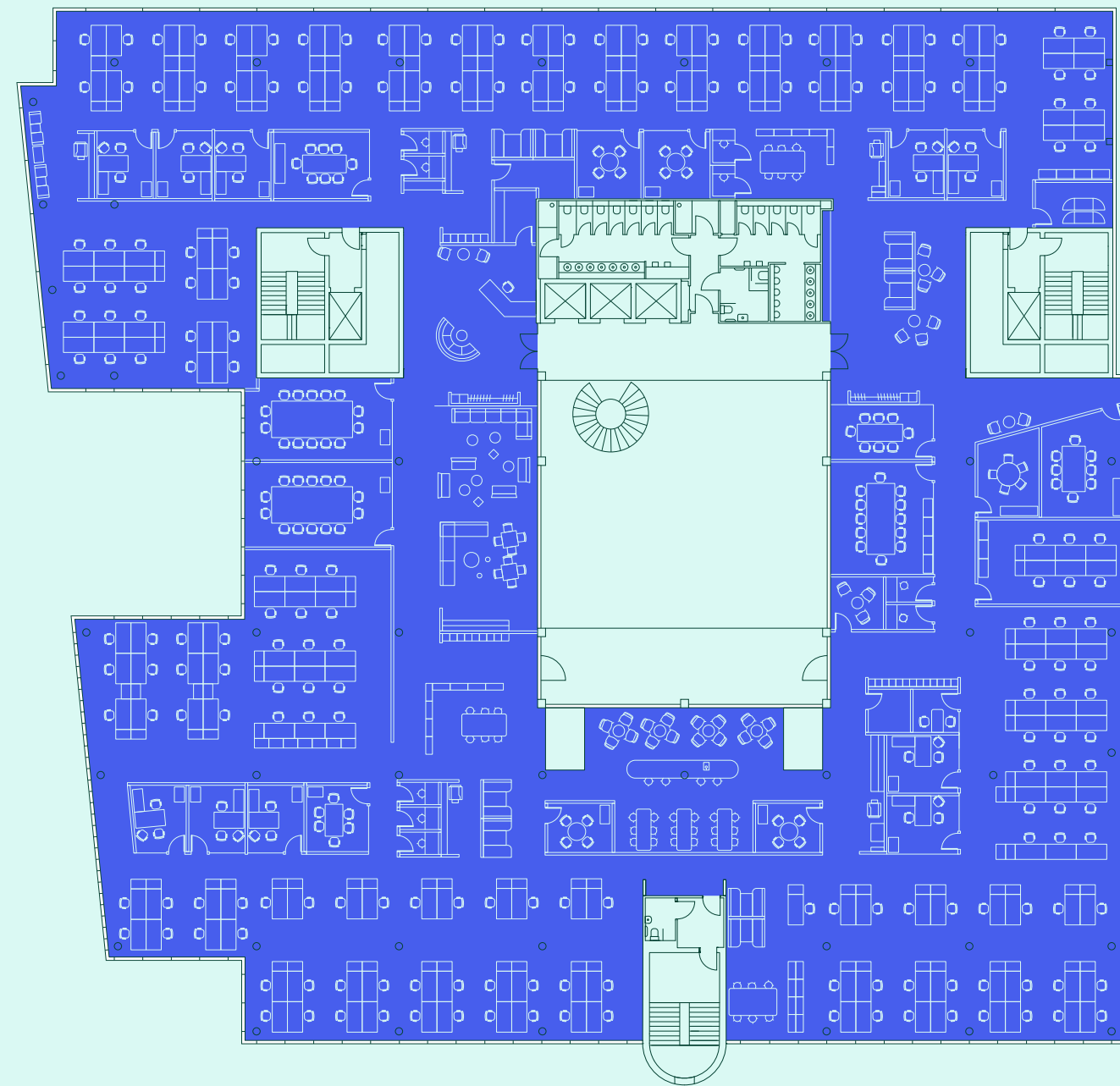
Second



Turnkey option available.



Spaceplan



Indicative of second floor layout







Quarterly environmental forums



Low energy displacement air conditioning



Electric meters have been submetered for all occupied spaces up to MID compliance

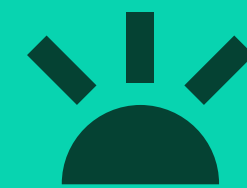


ActiveScore Gold rating

mapletree

Green leadership

iQ Aberdeen is owned by Mapletree, a company who prioritise sustainability initiatives throughout their portfolio.



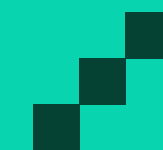
Automated lighting to save energy



Smartflow meters have been installed to monitor water consumption



Energy management system



EPC rating 'B' (pathway to EPC 'A' identified)



Energy Intensity in 2023 reduced by 41%



Mapletree's ESG commitments:

- **Environmental Sustainability:** Committed to net zero emissions by 2050, reducing embodied carbon, enhancing energy and water efficiency, increasing renewable energy use, and prioritizing green building certifications.
- **Social Impact:** Focuses on community development, fostering a positive work environment with diversity and equal opportunity, engaging in corporate social responsibility initiatives, and committing to WELL at scale.
- **Governance:** Established and regularly updated ESG policies, a signatory to the UN Principles for Responsible Investment, conducts climate risk assessments, and uses KPIs to measure sustainability progress.
- **Global Alignment:** Aligns efforts with the UN Sustainable Development Goals and supports the Paris Agreement and Singapore's net zero ambitions.

IQ Building achievements to date:

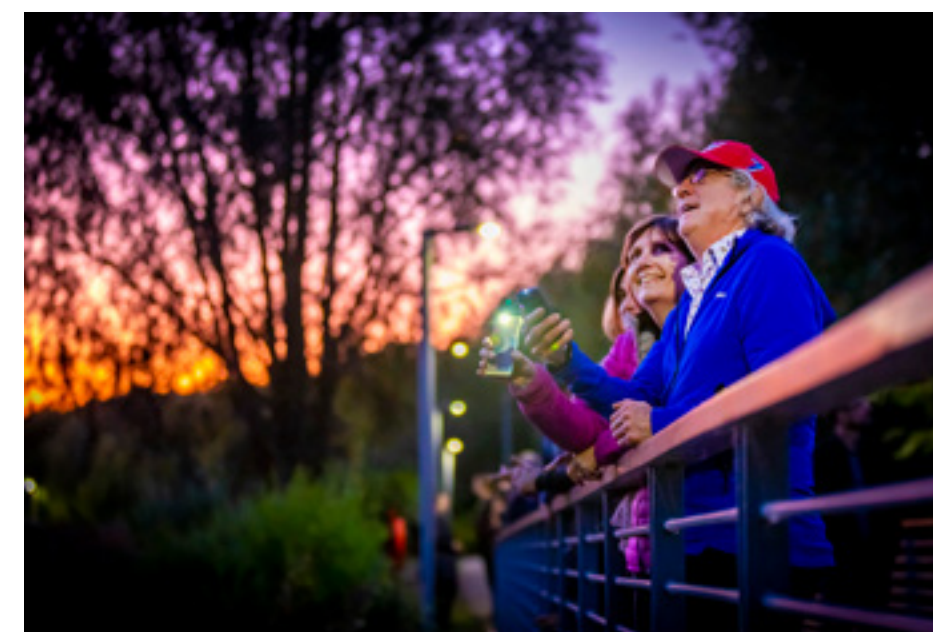
- **Green Certifications:** The IQ Building achieved Health-Safety Rating in May 2024 and continues to be part of WELL at Scale, pursuing Equity and Performance ratings with a target certification of Platinum by 2028.
- **Net Zero Carbon Audits:** Completed a full Net Zero Study in 2024 on the IQ Building and received improvement pathway to achieve EPC A.
- **Renewable Energy:** Full Green Electricity across our UK Portfolio.
- **Sub-metering:** Accurate rebilling for tenants' energy consumption using MID (EU Law) compliant metering.
- **ESG Data Management:** We have a dedicated ESG data platform called Deepki which supports improvement projects and reducing carbon.



Community

The Mapletree team partners with our occupiers to create an environment and community where your people thrive and grow. We'll collaborate with you to support your workplace culture, wellbeing strategies and ESG goals, building on our commitment to designing enriching and inclusive events that enhance your employees' experience.

With return-to-office high on employers' agendas we know how critical in-office engagement is; our track record of developing innovative people-first events programmes, comprising social, sporting, and creative activities – from street-food pop-ups through to candle-making classes – are just one way we partner with occupiers to build communities that every employee feels they belong to.





We're mapletree and we deliver best in class office schemes

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistently attractive returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts ("REITs") and nine private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom ("UK") and the United States ("US"). As at 31 March 2025, Mapletree owns and manages S\$80.3 billion of logistics, office, data centre, student housing and other properties.

The Group's assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these markets.

For more information, please visit
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