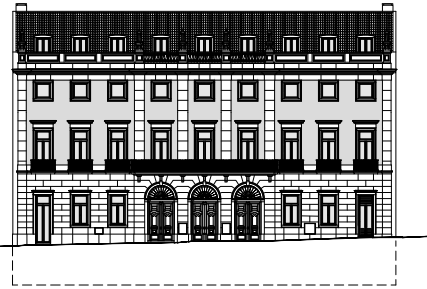


Praça do Príncipe Real, 22

Situation Plan



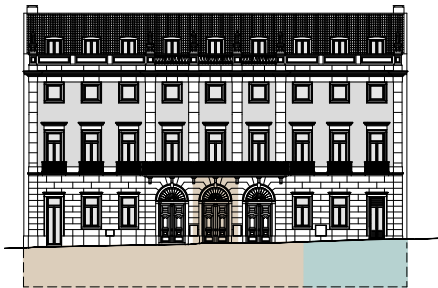
\*Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50%/100%), balconies and terraces (50%/100%), and excludes common stairs, lifts, and vertical technical circulations. Floor plans are architect's renderings and all dimensions are approximate and subject to normal construction variances and tolerances. EastBanc reserves the right to make changes.



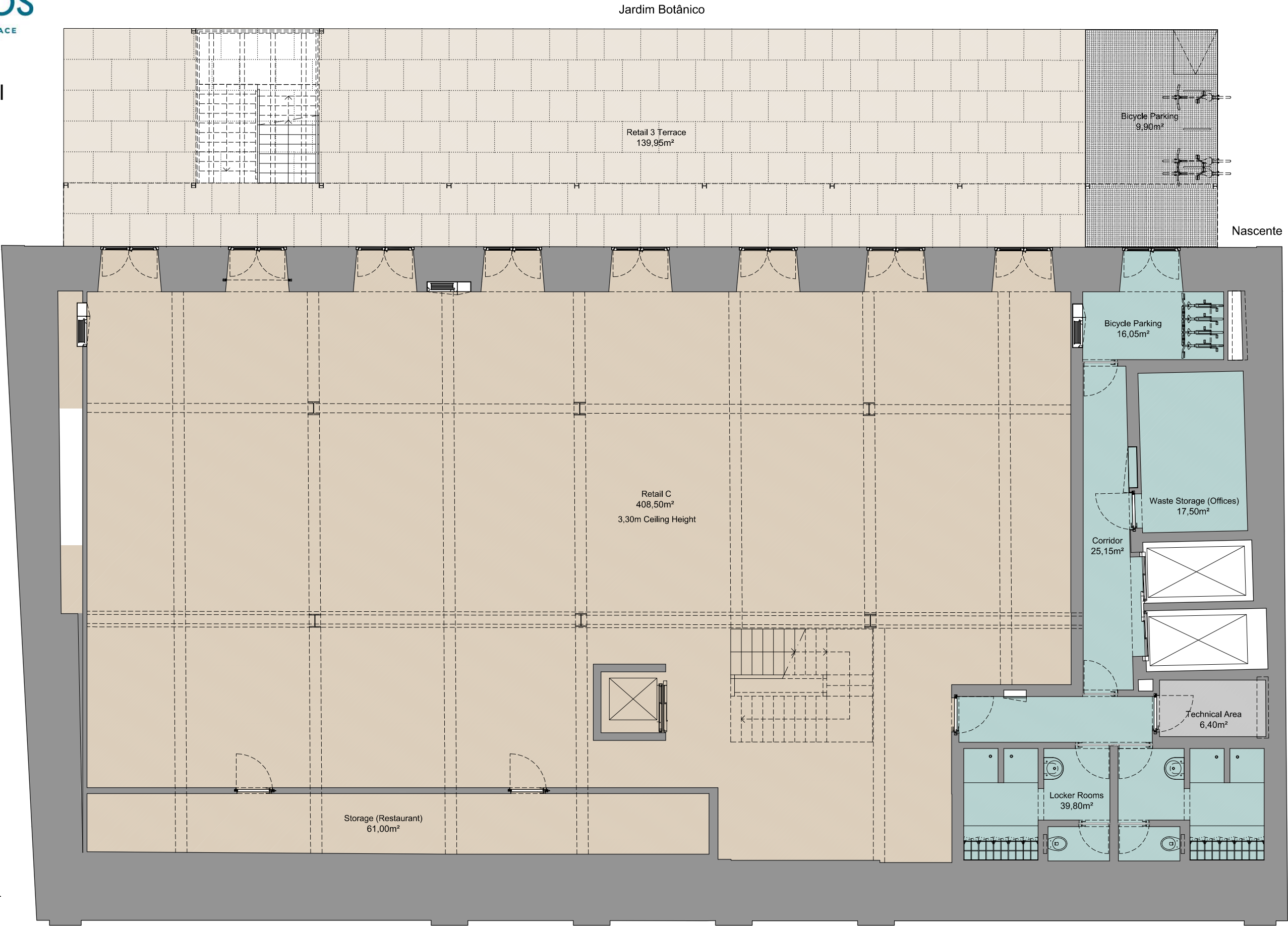
Praça do Príncipe Real, 22

Basement Floor - Retail

RETAIL C - Restaurant	TOTAL
GLA *	650,45m²
Basement Floor -1	408,50m²
Ground Floor 0	41,00m²
Storage (100%)	61,00m²
Terrace Area (100%)	139,95m²
Ceilling Height	3,30m



\*Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50%/100%), balconies and terraces (50%), and excludes common stairs, lifts, and vertical technical circulations. Floor plans are architect's renderings and all dimensions are approximate and subject to normal construction variances and tolerances. EastBanc reserves the right to make changes.



Jardim Botânico

Nascente

Praça do Príncipe Real

Poente



1:100 (A3)



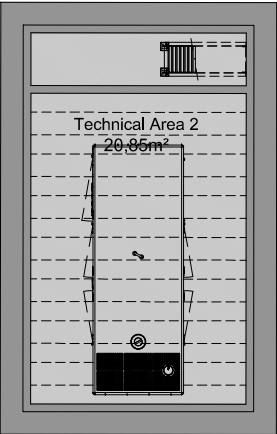
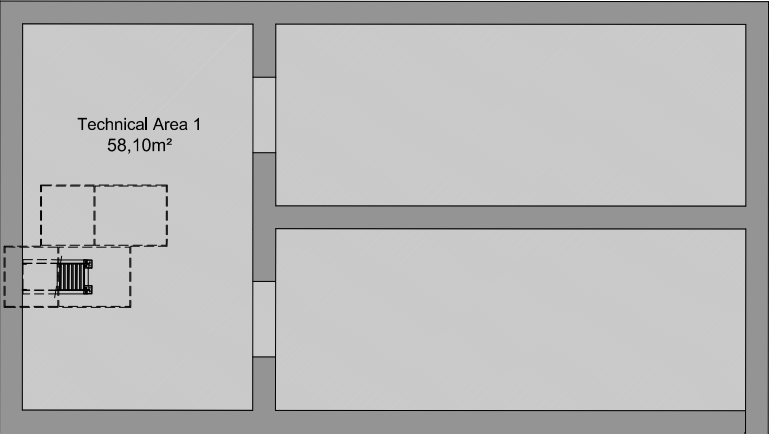
Praça do Príncipe Real, 22

Basement Floor -  
Technical Area



\*Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50%/100%), balconies and terraces (50%/100%), and excludes common stairs and lifts, and vertical technical circulations.  
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Jardim Botânico



Nascente

Poente

Praça do Príncipe Real



1:100 (A3)





Praça do Príncipe Real, 22

Ground Floor - Office  
Hall and Retail

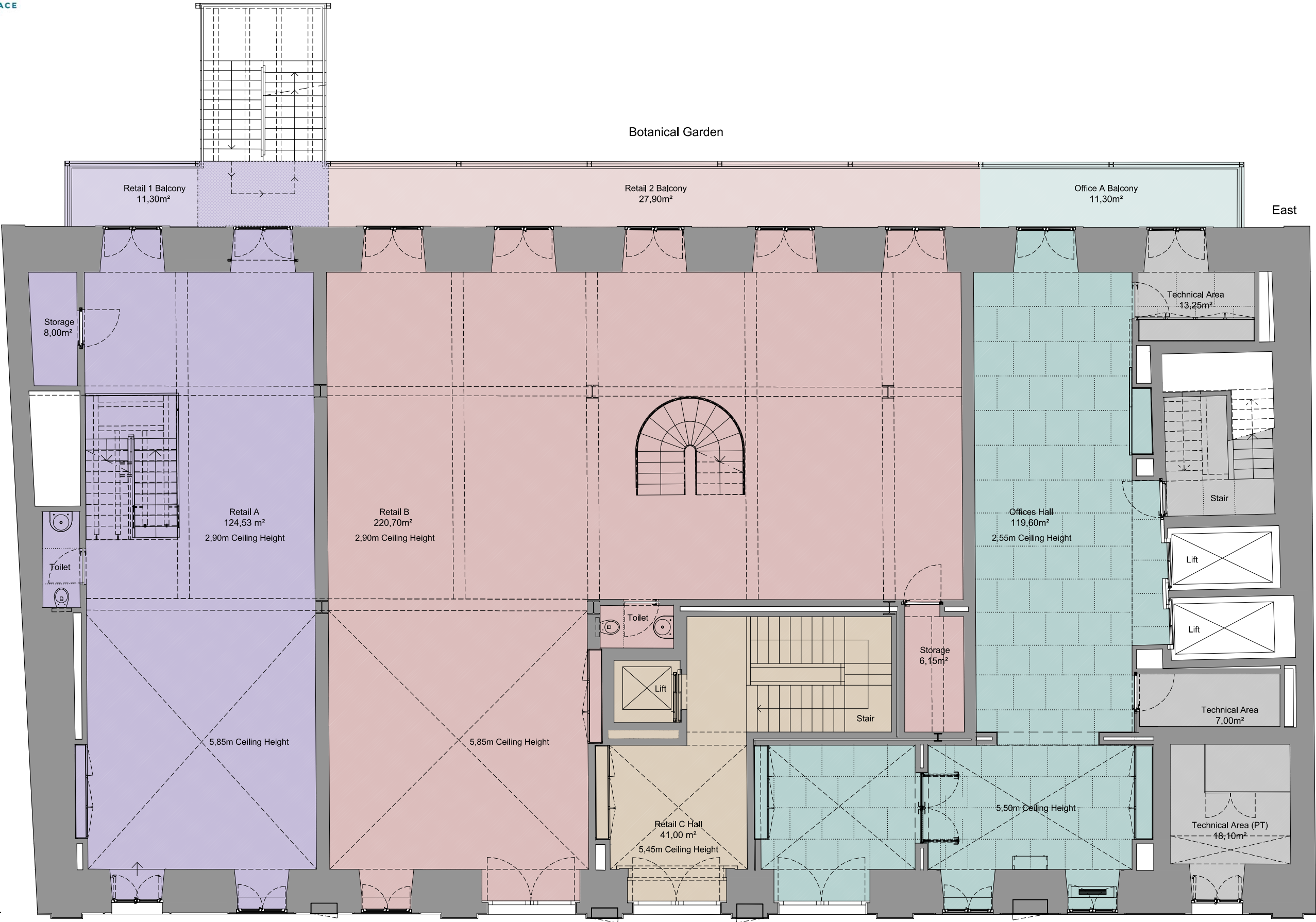
RETAIL A	TOTAL
GLA *	215,03m <sup>2</sup>
Ground Floor - 0	124,53m <sup>2</sup>
1st Floor	76,85m <sup>2</sup>
Storage (100%)	8,00m <sup>2</sup>
Balcony (50%)	5,65m <sup>2</sup>
Ceilling Height max.	5,85m

RETAIL B	TOTAL
GLA *	366,40m <sup>2</sup>
Ground Floor - 0	220,70m <sup>2</sup>
1st Floor	125,60m <sup>2</sup>
Storage(100%)	6,15m <sup>2</sup>
Balcony (50%)	13,95m <sup>2</sup>
Ceilling Height max.	5,85m

RETAIL C - Restaurant	TOTAL
GLA *	650,45m <sup>2</sup>
Basement Floor -1	408,50m <sup>2</sup>
Ground Floor - 0	41,00m <sup>2</sup>
Storage (100%)	61,00m <sup>2</sup>
Terrace Area (100%)	139,95m <sup>2</sup>
Ceilling Height	3,30m



\*Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50%/100%), balconies and terraces (50%), and excludes common stairs, lifts, and vertical technical circulations.  
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Botanical Garden

East

West

Praça do Príncipe Real



1:100 (A3)





Praça do Príncipe Real, 22

1st Floor - Office A  
and Retail

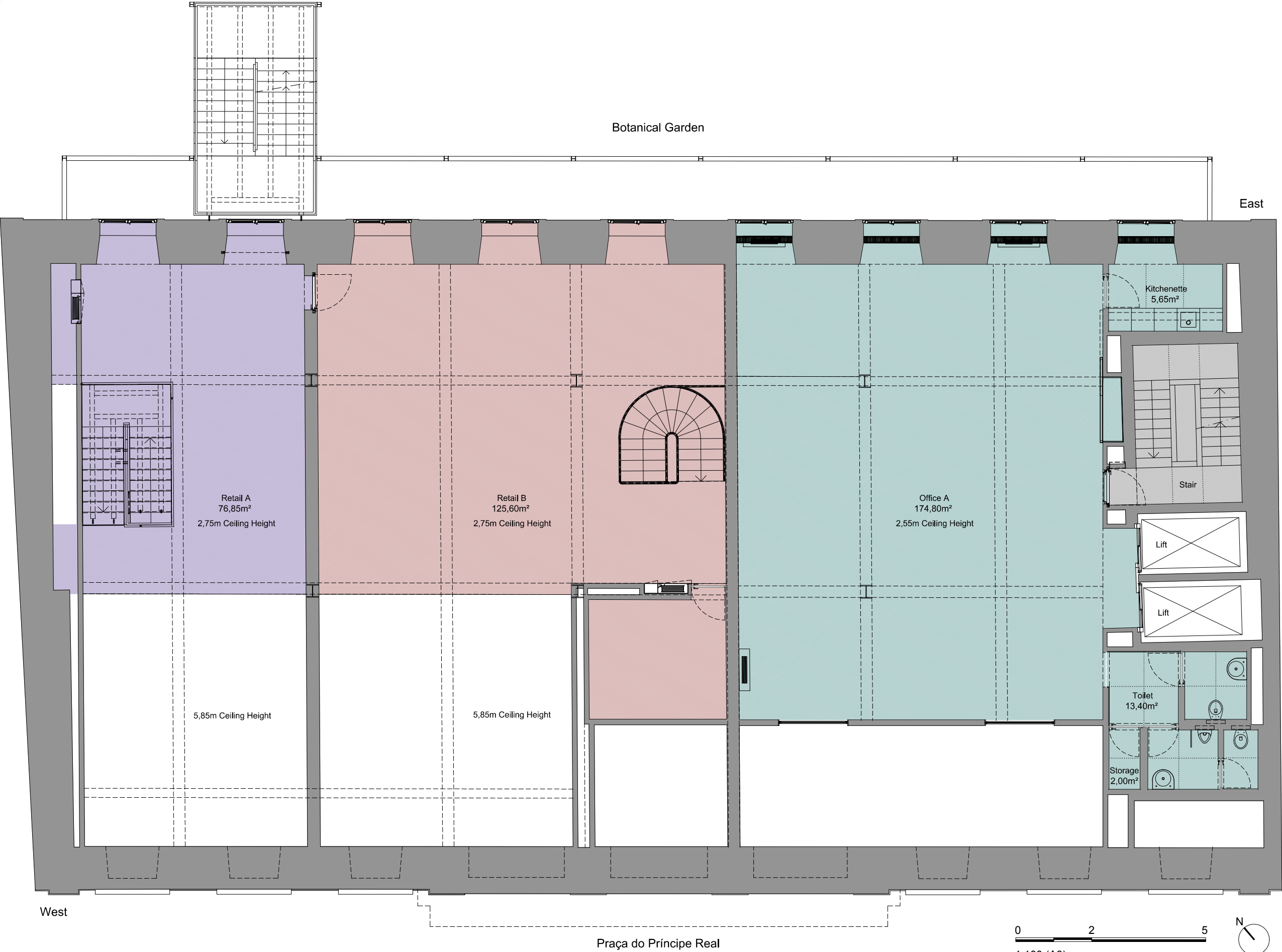
RETAIL A	TOTAL
GLA *	215,03m²
Ground Floor - 0	124,53m²
1st Floor	76,85m²
Storage (100%)	8,00m²
Balcony (50%)	5,65m²
Ceilling Height max.	5,85m

RETAIL B	TOTAL
GLA *	366,40m²
Ground Floor - 0	220,70m²
1st Floor	125,60m²
Storage(100%)	6,15m²
Balcony (50%)	13,95m²
Ceilling Height max.	5,85m

Office A	TOTAL
GLA *	263,98m²
1st Floor	174,80m²
Storage (100%)	2,00m²
Balcony (Ground Floor)	5,65m²
Ceilling Height	2,55m



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Praça do Príncipe Real, 22

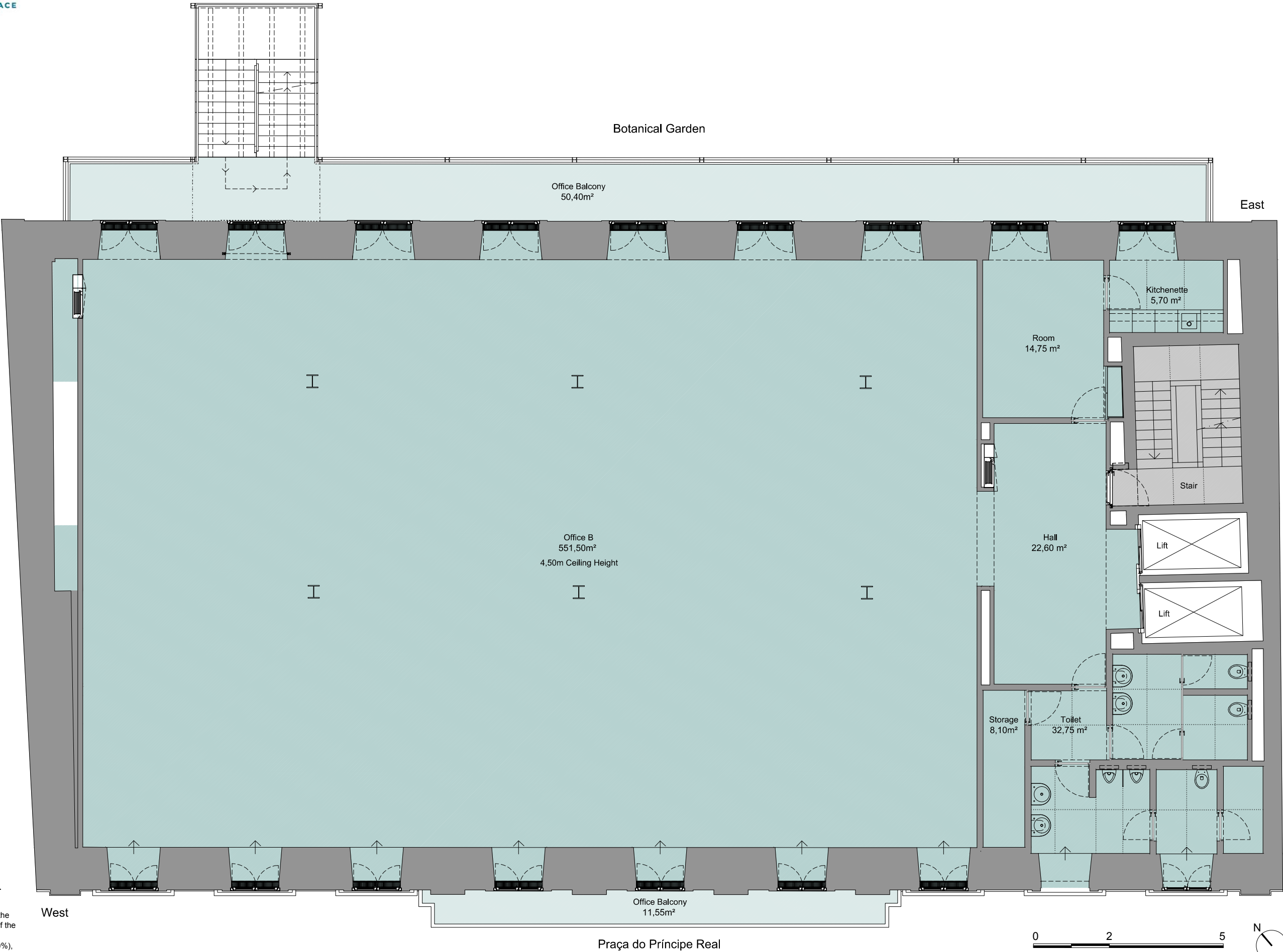
2nd Floor - Office

Office B	TOTAL
GLA *	645,10m²
2nd Floor	551,50m²
Storage (100%)	8,10m²
Balconies (50%)	30,98m²
Ceiling Height max.	3,60m



Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50%/100%), balconies and terraces (50%), and excludes common stairs and lifts, and vertical technical circulations.

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Praça do Príncipe Real, 22

3rd Floor - Office

Office C	TOTAL
GLA *	583,43m²
3rd Floor	495,60m²
Storage (100%)	8,10m²
Balconies (50%)	25,20m²
Ceilling Height	3,30m

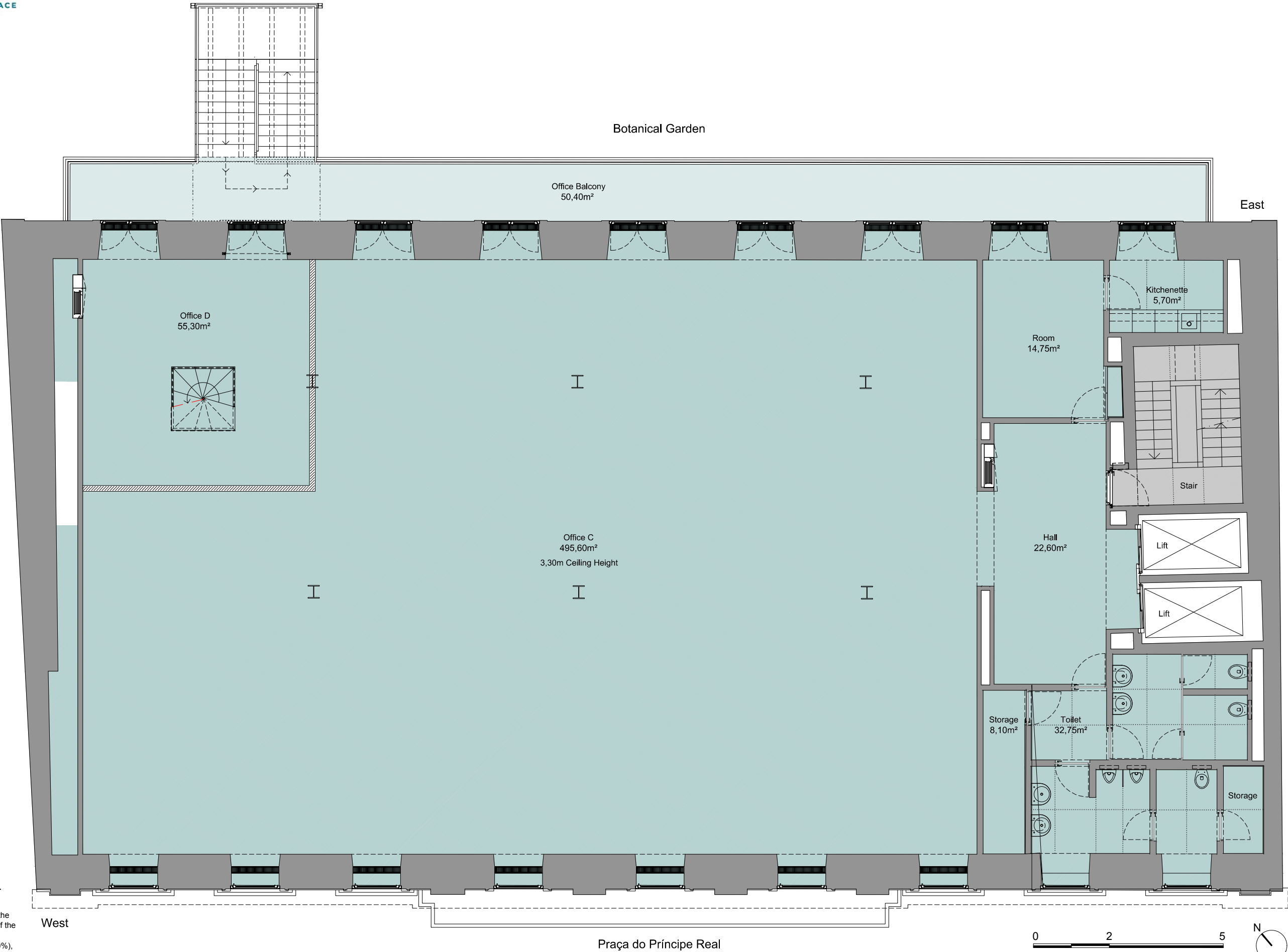
Office D	TOTAL
GLA *	550,85m²
3rd Floor	55,30m²
4th Floor	335,00m²
Storages (100%)	16,30m²
Extra Storage (50%)	31,65m²
Balconies Area (50%)	58,08m²
Ceilling Height max	3,50m

 \*Consider this division, only if the floorplan is leased separated from the 4th floorplan



Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50%/100%), balconies and terraces (50%), and excludes common stairs, lifts, and vertical technical circulations.

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Praça do Príncipe Real, 22

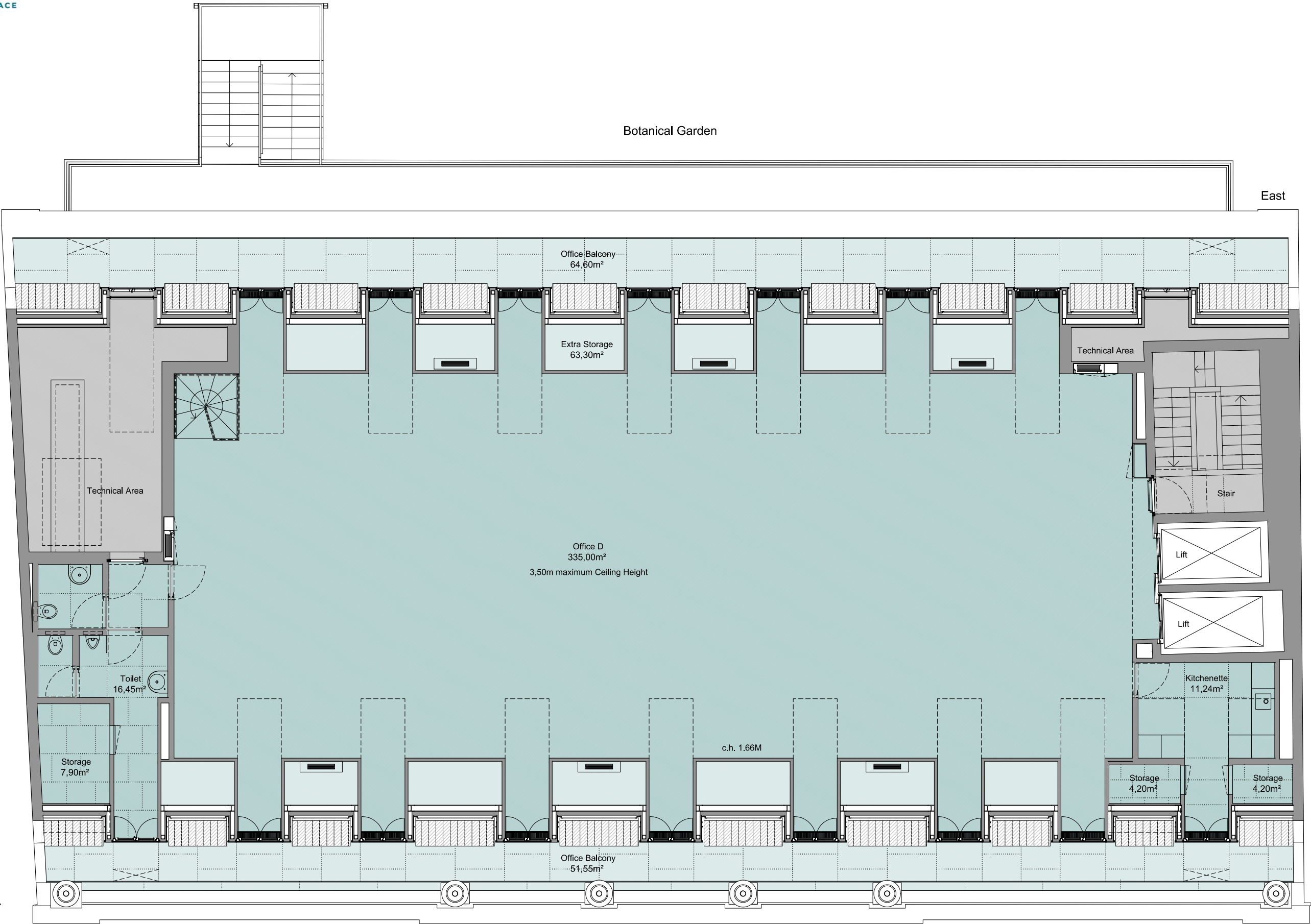
4th Floor - Office

Office D	TOTAL
GLA *	550,85m²
3rd Floor	55,30m²
4th Floor	335,00m²
Storages (100%)	16,30m²
Extra Storage (50%)	31,65m²
Balconies Area (50%)	58,08m²
Ceilling Height max	3,50m



Gross Leasable Area (GLA): corresponds to the total area of the Floor space, measured by the exterior of the walls and axes of the interior separating walls. Includes Floor space of hall, toilets, kitchenette, storages (50% / 100%), balconies and terraces (50%), and excludes common stairs, lifts, and vertical technical circulations.

Floor plans are architect's renderings and all dimensions are approximate and subject to normal construction variances and tolerances. EastBanc reserves the right to make changes.



Praça do Príncipe Real

0 2 5

1:100 (A3)

