

World Trade Center Schiphol Airport

Your office connected to the world





HIGH QUALITY
OFFICE SPACE
AS OF 25 M²



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Vienna

Cape Town

San Francisco

Zagreb

Stockholm

Istanbul

Lisbon

Geneva

Zurich

Oslo

Billund

Singapore

Casablanca

Madrid



- 1 Terminal
- 2 Sheraton Hotel
- 3 Schiphol Plaza and train station (Hispeed train), shops, banks, bars and restaurants
- 4 WTC Schiphol Airport
- 5 Hilton Hotel
- 6 citizenM Schiphol Hotel
- 7 General airport entrance
- 8 A4 motorway (10 minutes to Amsterdam)



Your
connection
to the world

A genuine international hub, Amsterdam Airport Schiphol is a fantastic business location for small and large businesses alike. Its infrastructure, architecture and facilities are seamlessly coordinated to form a single unified AirportCity. We all know that businesses with international as well as domestic ambitions require top-level locations. With WTC Schiphol Airport as your base of operations, a world of new opportunities, contacts and possibilities lies within reach. This is where it's all happening! A location that is easily accessible for customers, prospects, suppliers and employees. With the whole world at your fingertips. A dynamic hub, where people and businesses, logistics and information, shops and entertainment all converge. With all of these attributes, WTC Schiphol Airport is a truly unique business location.



Amsterdam Airport Schiphol is the driving force of the Dutch economy; an international logistics hub with more than 260 destinations worldwide. It is mainly due to this network of destinations and frequencies that this is a fantastic place to establish your organisation, no matter if it is large or small, domestic or internationally-oriented.

Connectivity & efficiency

WTC Schiphol Airport is situated at a prime location at Schiphol, with a direct connection to the airport terminal and Schiphol Plaza. Working 24/7 from this dynamic location means being optimally connected with not only all of the Netherlands, but with the rest of the world as well. Enjoy the advantages offered by this efficiently designed environment, with ample parking facilities and where a broad range of services, businesses and facilities all serve to reinforce each other.



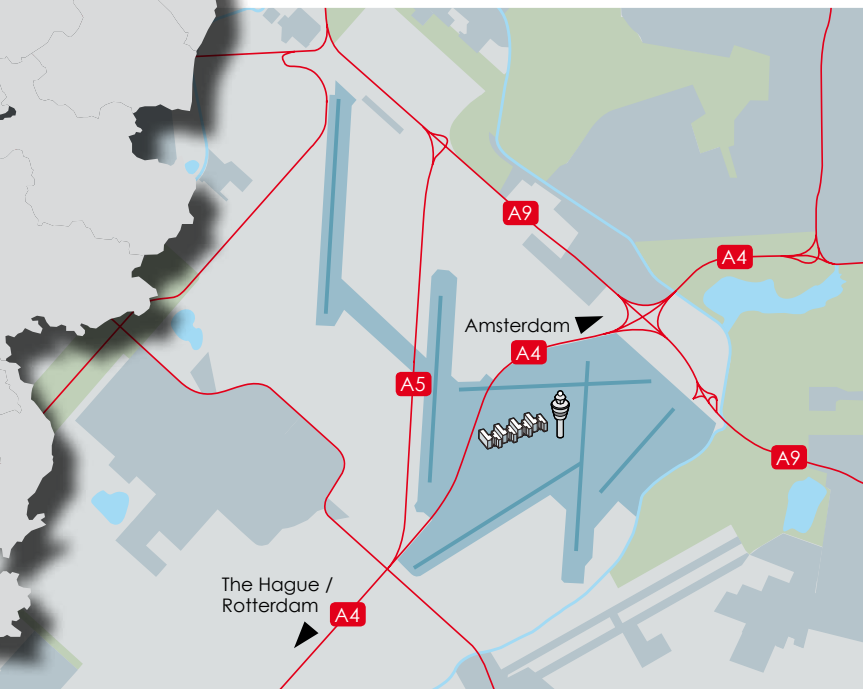
More than 260 destinations around the globe are easily accessible by air from WTC Schiphol Airport. The airport also has an extensive infrastructure linked to other modes of transport.

There is a train station directly under Schiphol Plaza providing excellent national and international rail transport. A direct connection to the A4, A5 and A9 motorways ensures optimal road access as well. Its strategic position 10 minutes from Amsterdam, with easy access to all of Europe and the rest of the world, offers businesses established at WTC Schiphol Airport many distinct advantages as well as a centrally located base of operations.

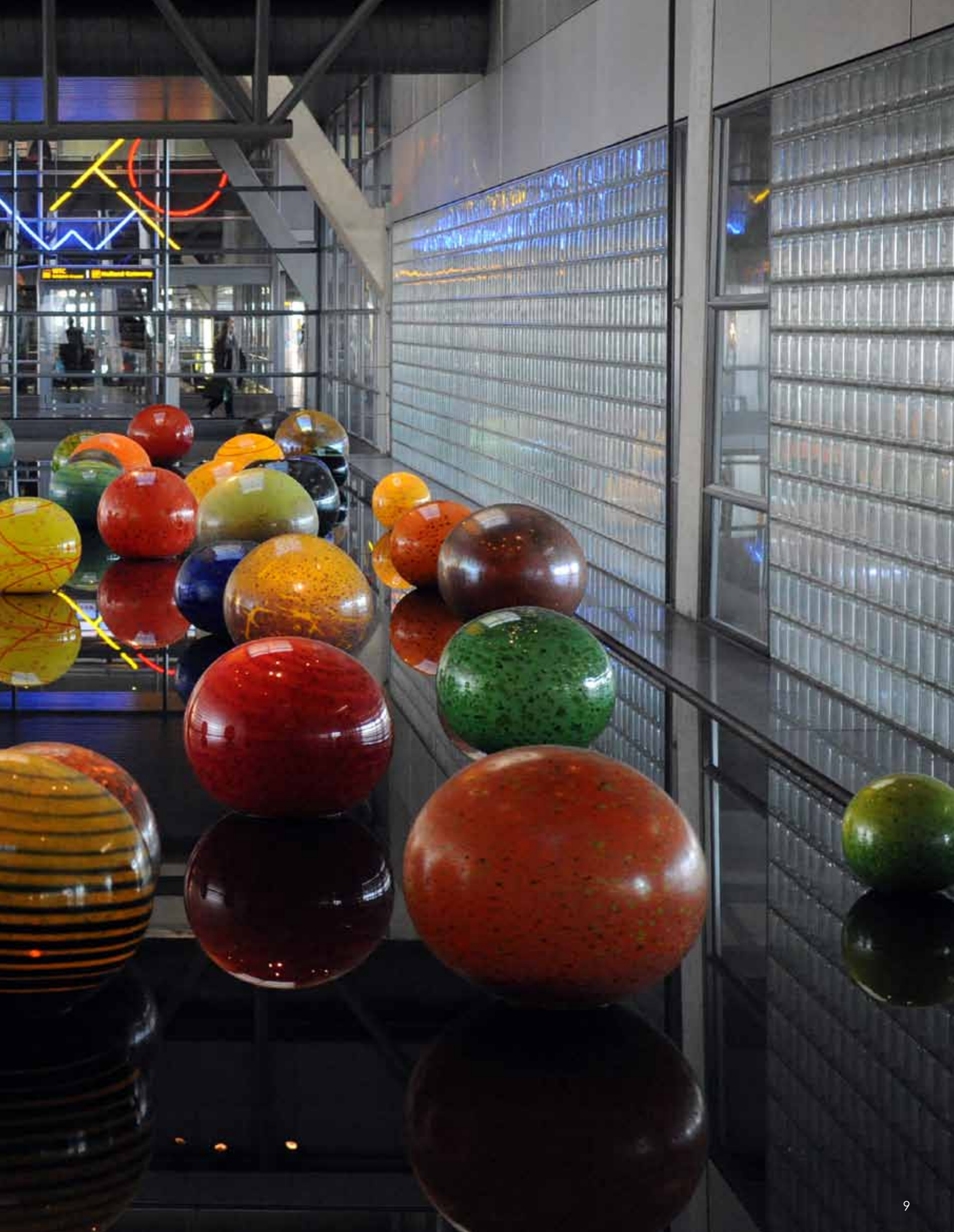
Parking

Compared to other office locations, WTC Schiphol Airport provides exceptionally ample parking facilities. Tenants and visitors can park in the car park situated underneath the building, from which the offices above are easily accessible by lift.











Amsterdam Airport Schiphol



Amsterdam Airport Schiphol is more than an international hub alone. The wealth of facilities and the extensive range of hotels, conference centres, shops and restaurants available make Schiphol – and WTC Schiphol Airport with it – the best location in the Netherlands from which to do business with the rest of the world.

Shops: Schiphol Plaza, Amsterdam Airport Schiphol's shopping centre, is open seven days a week from 07:00 in the morning until 22:00 at night and offers a wide range of retail facilities. Everything you need is at your disposal, from jewellers to delicatessens and from fashion to cosmetics. Shops here include AH to go, The Body Shop, Esprit, Gassan, Hema, Hennes & Mauritz, Inwear, Leonidas, Matinique, MEXX, Paolo Salotto, Sissy Boy and Suitsupply.

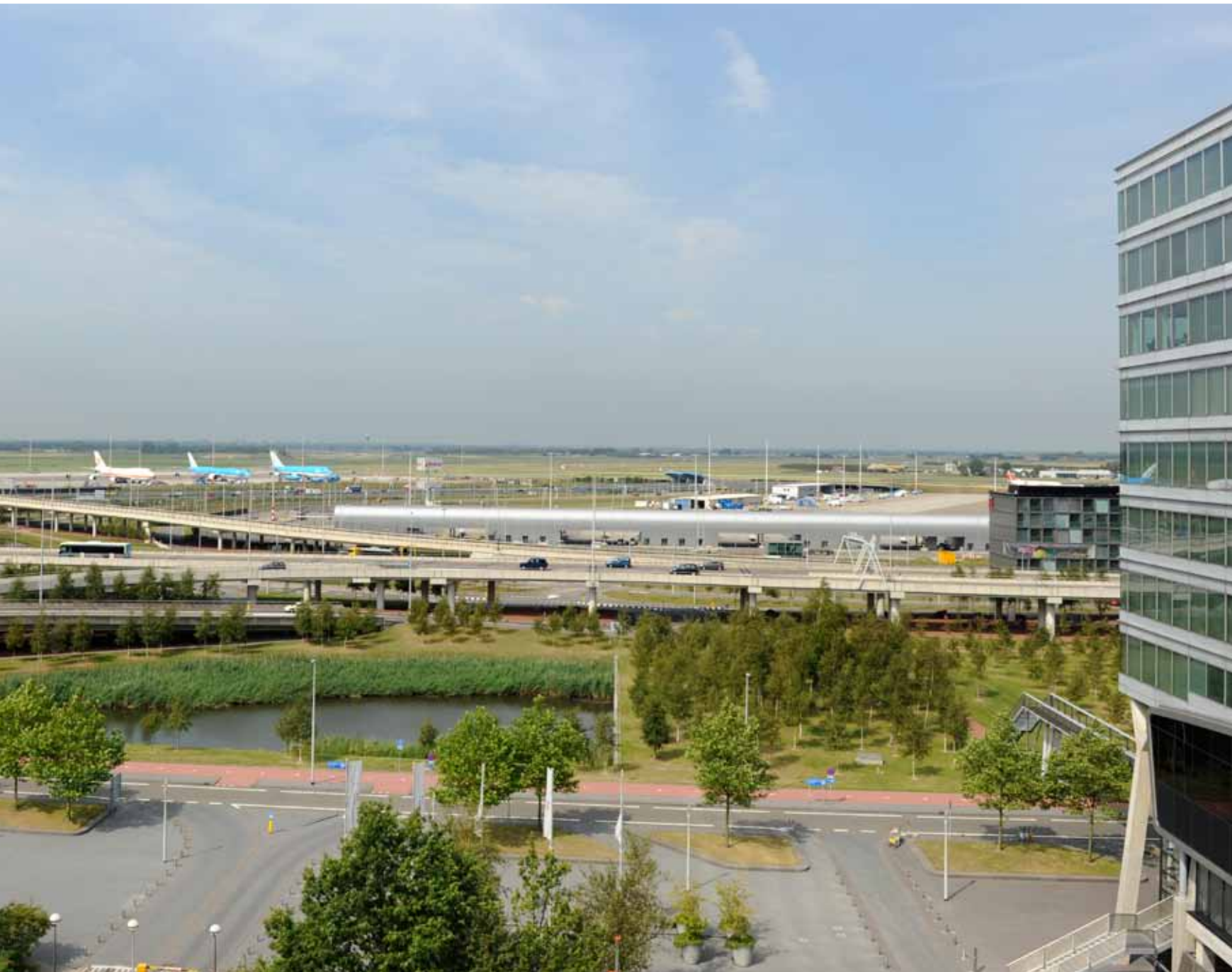
Food & beverage outlets: Enjoy a diversity of restaurants, bars and cafés, such as Burger King, Délifrance, Juggle Juice (sandwich bar), Per Tutti, Pronto and Starbucks.

Hotels: You will find several hotels in the vicinity of WTC Schiphol Airport, including citizenM, Hilton and Sheraton, guaranteeing your Dutch and international customers a pleasant stay. citizenM Hotels was voted the trendiest hotel chain in January 2010.

Culture: Amsterdam Airport Schiphol also has plenty to offer in the way of culture. In addition to various works of art on view throughout the airport, Schiphol is the very first airport to feature a bona fide museum in the terminal, located beyond customs. The Rijksmuseum Amsterdam Airport is a joint initiative of the Rijksmuseum Amsterdam and Amsterdam Airport Schiphol.

Medical care: Amsterdam Airport Schiphol has a medical centre, 24-hour emergency medical services and chemist's shop.

Relaxation: Visit the XpressSpa or the Back to Life chair massage shop beyond customs to start your journey feeling completely relaxed or for an energy boost. Tenants of WTC Schiphol Airport have access to the Sheraton Hotel's fitness and sauna facilities at a discount. These areas are also directly connected to WTC Schiphol Airport.





Your office on top level

WTC Schiphol Airport

An ambitious business needs a premium business location to thrive.

A location where service, architecture and facilities are seamlessly coordinated. A pleasant, personal working environment governed by a dynamic atmosphere where people and businesses, hospitality and service, shops and amenities all converge at top level. A location that is easily accessible for your customers and employees. With all of these attributes, WTC Schiphol Airport is a truly unique location for your business.

WTC Schiphol Airport offers top-level office space:

- Dimensions of approx. 56,000 m²
- Imposing architecture (Bentham & Crouwel Architects)
- Eight office towers of six to eight floors
- Office space available from approx. 25 m² up to 7,000 m²
- Can be fitted to your needs
- Optimum parking facilities under the building for tenants and visitors
- Central reception desk
- Many business & personal facilities
- Flight information and direct check-in to your flight in a central hall
- Personal and hospitable working environment
- Dedicated WTC Management team in the building
- Approx. 110 tenants
- Direct connection to the airport terminal



Discover
our
uniqueness



A World Trade Center is a symbol for commercial activity. Around the globe, businesses forge links at World Trade Centers in order to pool services and strengthen their profiles at both the national and international level.

The objective of each of these World Trade Centers is to optimise business-to-business activity and provide essential services. This concept has been successful in more than 300 World Trade Centers in 100 countries around the globe. WTC Schiphol Airport also contributes towards the promotion of domestic and international trade and commerce. Thanks to the high level of facilities and services we offer and the organisation of networking events, our tenants have access to a high-quality, business-oriented working environment, augmented by the warm hospitality and personal attention provided by our WTC Management team.









Feel
our vibe



It goes without saying that you want to offer your employees a motivating and inspiring work environment. WTC Schiphol Airport is a prime location, where meeting, interaction and exchanging knowledge and information occupies a key position.

Moreover, WTC Schiphol Airport has all the amenities to ensure your comfort and convenience.

Our spacious modern offices with spectacular views of the platform and runways, combined with the highest possible level of services and hospitality, guarantee a pleasant working environment.

The **central reception desk** provides general information and/or details about the broad range of facilities available within WTC Schiphol Airport to tenants, visitors and employees.

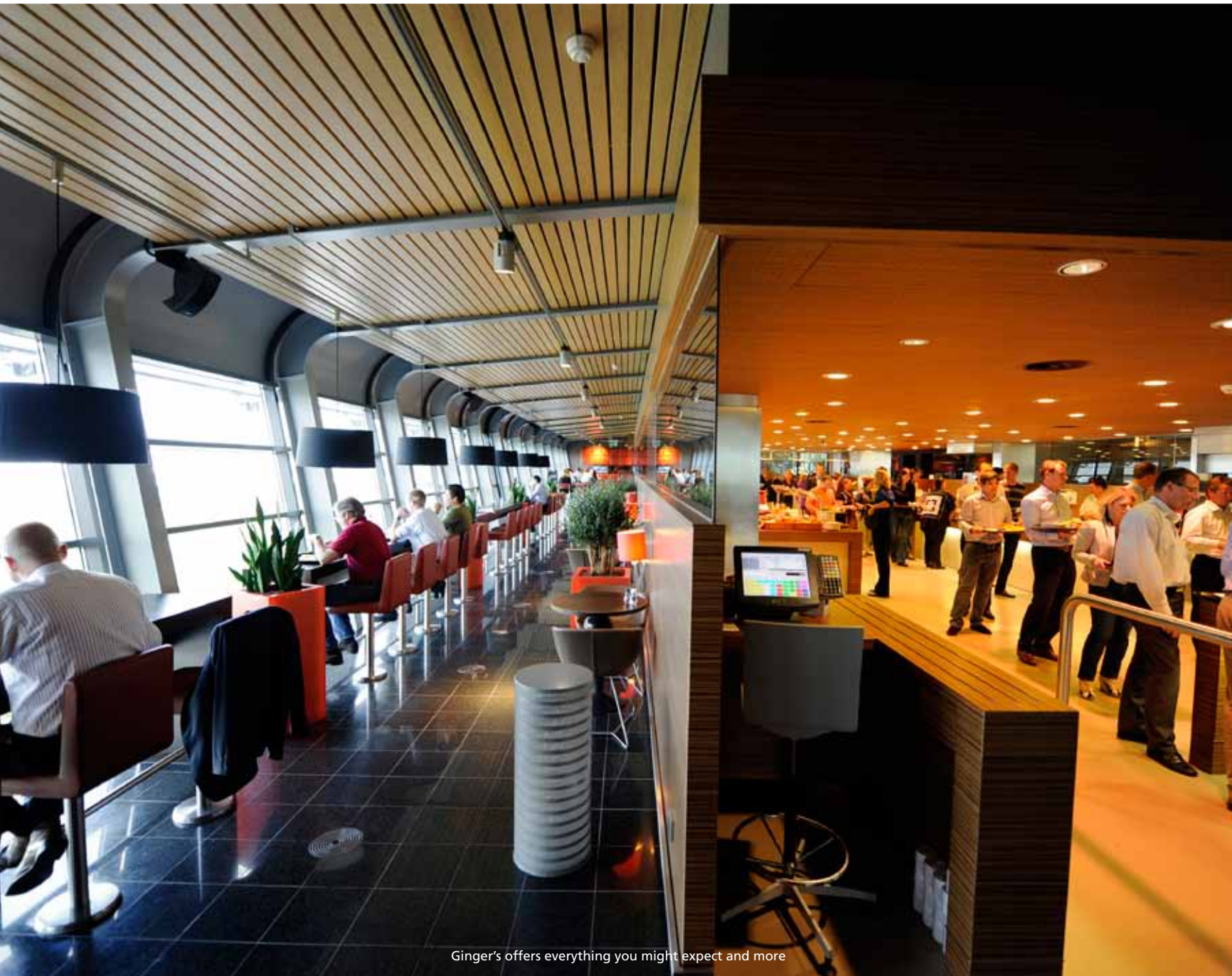
The **WTC Management** team, with offices directly adjacent to the central reception desk, fully understands the importance of personal service. We invest in a long-term and friendly relationship with our tenants so that we know best how to support you and contribute added value to your business operations.



Hotspot Earchairs



Best company restaurant in the Netherlands



Ginger's offers everything you might expect and more



Spectaculair entrance hall



WTC Schiphol Business & Conference Center



Holland Gateway

The entire third floor has been provided with a **Wifi network**. There are also various hotspots; perfect for meeting people and fast informal conferences.

You can buy, rent or lease art at the **WTC Schiphol Art Center** for yourself or for your business. The Art Center also offers end-of-year gifts, 'Art gift vouchers' and works of art on commission. The WTC Schiphol Art Center is also specialised in the organisation of business events with an artistic flair.

Flight arrival and departure times are posted on the **flight information screens** at the central reception desk. You can also check in to your flight directly next to the central reception desk. We consider convenience and efficiency for our tenants and visitors to be of paramount importance.

Adjacent to the central reception desk you will find the **Coffee Corner**, a perfect meeting point as well as a quiet place to work.

Our company restaurant **Ginger's**, offers everything you might expect and more. Where else can you enjoy culinary excellence, spectacular views of the runway and premier Dutch design. This state-of-the-art company restaurant has been voted best company restaurant in the Netherlands.

The **WTC Schiphol Business Club** will keep you informed about current developments in and around the Schiphol region. Get to know each other better, establish new contacts or do business: that's what the WTC Schiphol Business Club is for!

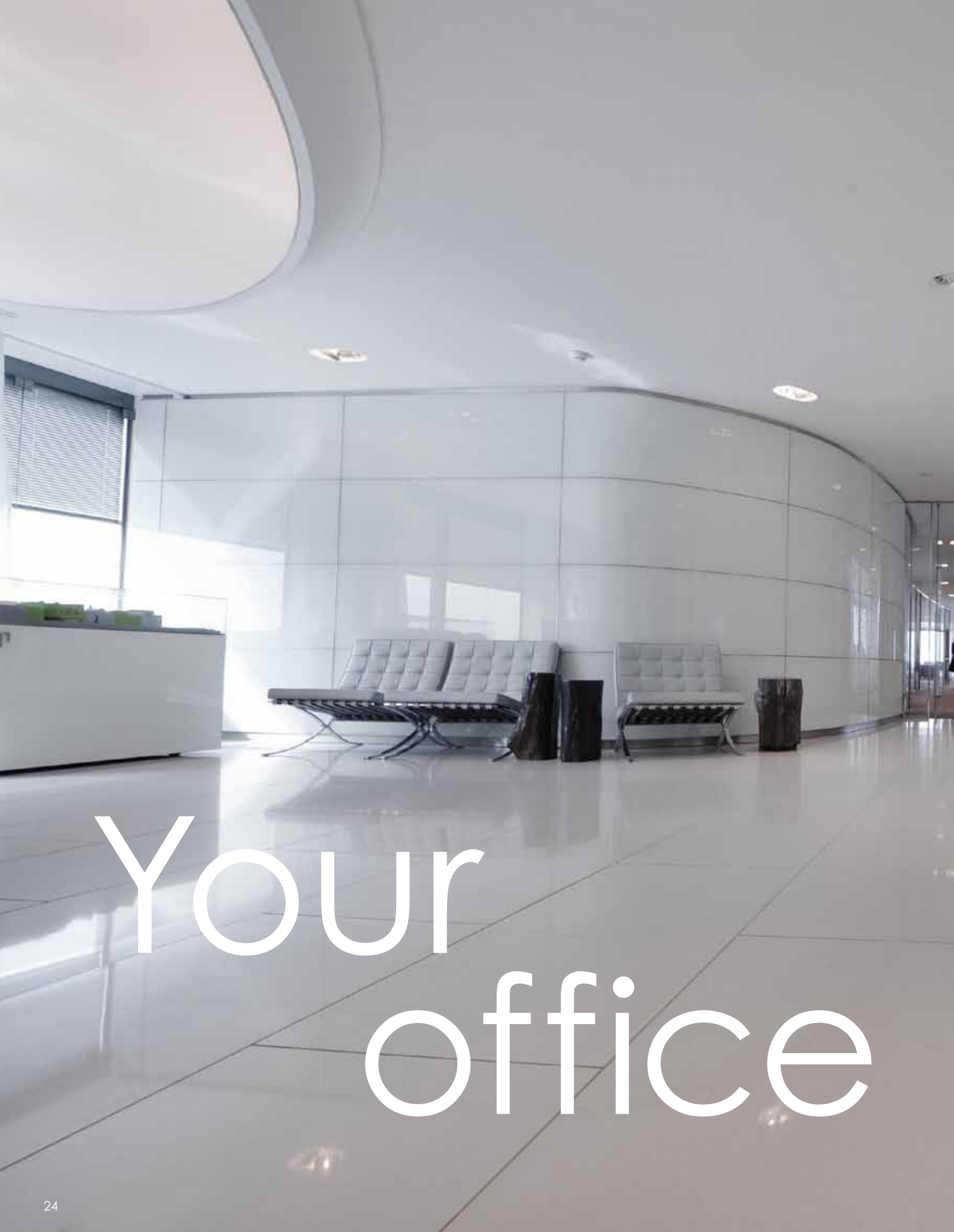
The **WTC Schiphol Business & Conference Center** offers flexible office space where entrepreneurs can enjoy the advantages of an office at WTC Schiphol Airport for shorter periods of time. The Center also provides made-to-measure conference facilities.

Entrepreneurs from abroad wishing to establish their business in the Netherlands can make an appointment at **Holland Gateway** right after their arrival for advice about doing business in the Netherlands. Holland Gateway – the first branch in the world – is established at WTC Schiphol Airport and has provided a broad range of services since opening in September 2009. Holland Gateway can assist you with advice on, for example, tax matters or permit applications, including residency permits for knowledge workers.

In addition to a security service, WTC Schiphol Airport has preferred suppliers for a diverse range of facilities services (**WTC Facilities**). These are geared specifically towards the needs of tenants, employees and visitors and provide all possible general and technical services at competitive prices. Amongst the services offered are ICT services, office supplies, telephony, cleaning and security services, a dry cleaning service, a florist, technical services and more.







Your office

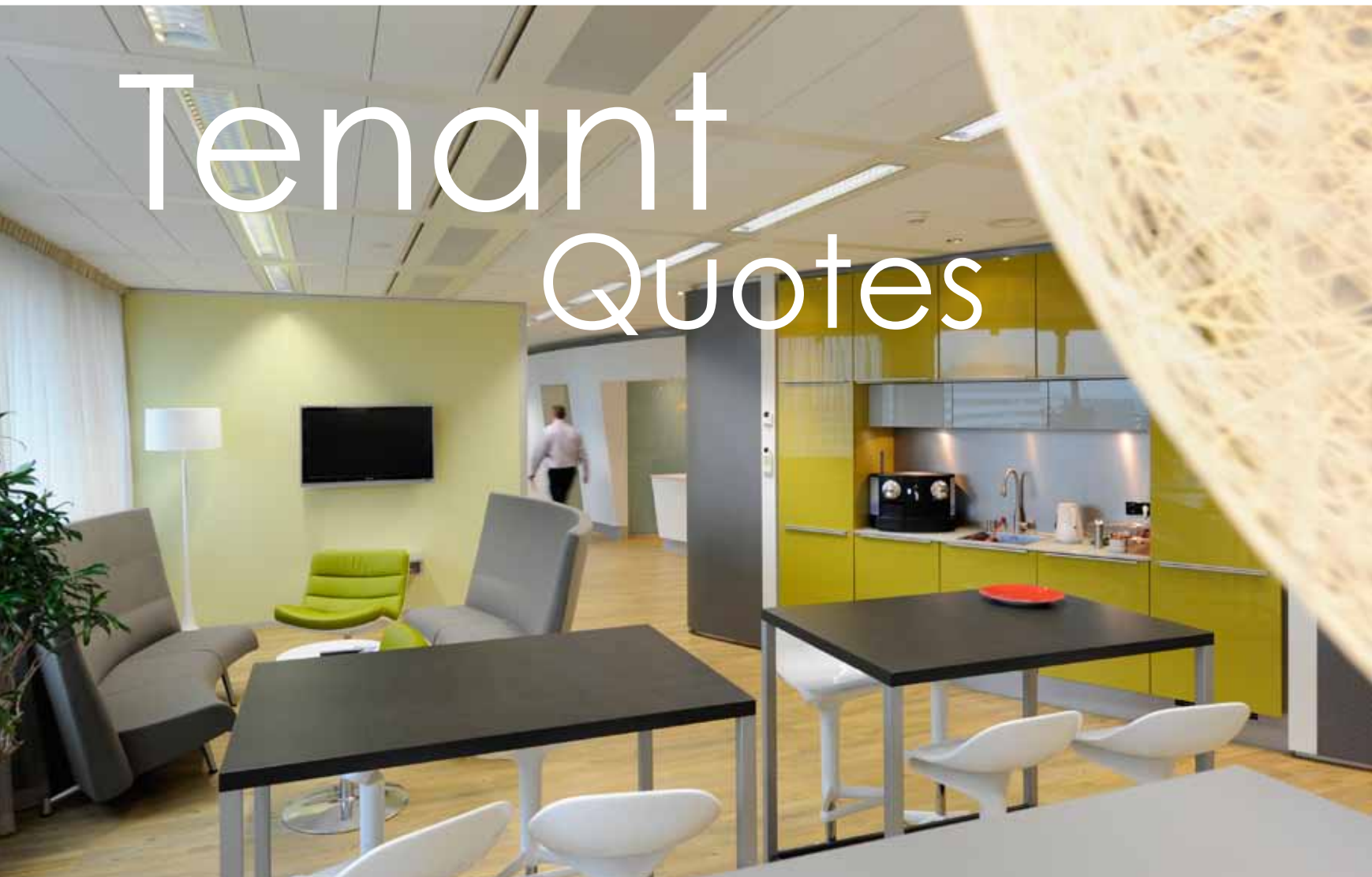


WTC Schiphol Airport offers a unique base of operations for businesses. No matter the size of your business, we have a suitable space with an extensive package of services to go along with it. The possibilities are infinite!

In the dynamic environment of WTC Schiphol Airport, you won't have to make any concessions. Whether you prefer a stylish modern interior or lean more towards a traditional, classical look, it's all possible. Whatever your preferences, you won't have to forego any of your needs when it comes to facilities or technical options.



Tenant Quotes



Finora Hypotheken B.V.

'We opted for WTC Schiphol Airport because it provides us with all the ingredients we need to offer our clients a fantastic product with which, in addition to our financial services, we can distinguish ourselves from our competitors in Amsterdam and the surrounding area. These include presentable, high-quality office space, a unique location, a great atmosphere, excellent accessibility and ditto parking facilities.'

Mr J.T. van den Bent

Luminous Tax Matters N.V.

'As a tax consultancy firm we chose our business location with the greatest care. WTC Schiphol Airport is bustling with economic activity and has a truly cosmopolitan appeal, where our international clients feel perfectly at home!'

Mr M. Bilars



Schiphol Travel Group

'As one of the first lessees at the World Trade Center at Amsterdam Schiphol Airport, Schiphol Travel International takes pride in the centre's standing as an important crossroads on the 'trade routes' of the world, and felt this to be the best location for our business. So it has proved; leasing this space is a decision that has never been regretted and, indeed, has been the making of our company's considerable growth in the 13 years we have been here. This location has provided us with opportunities and stability not likely to be found elsewhere.'

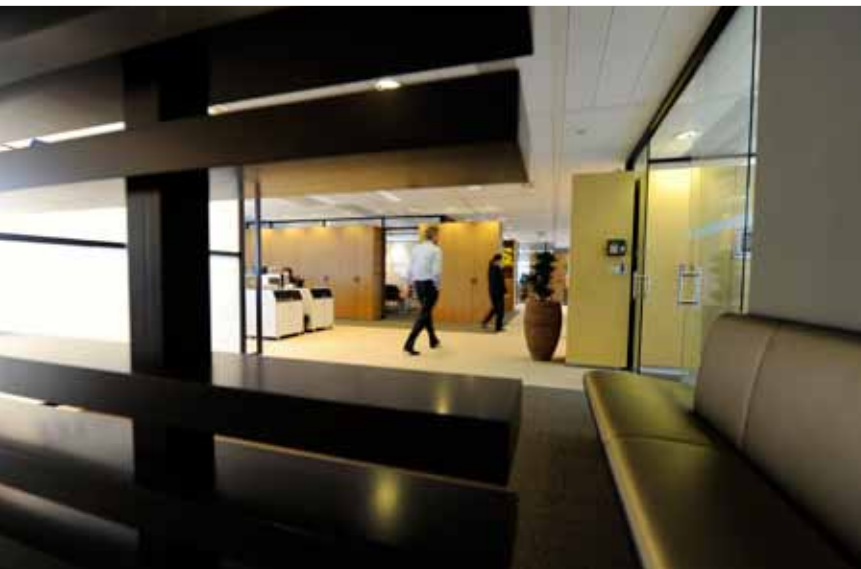
Mr D.C.G.M. Lenderink



Malaysia Airlines

'All Business Units together on one floor and 10 minutes away from our aircraft, what more can one wish?'

Mr H. Gorter



Danone Beheer B.V.

'Working at WTC Schiphol Airport remains the icing on the cake because it unites the convenience of being close to travel facilities and accommodation with the international flair that a global citizen treasures. Being located here, literally right at the airport, creates an energising mix of culture, movement and inspiringly diverse experiences.'

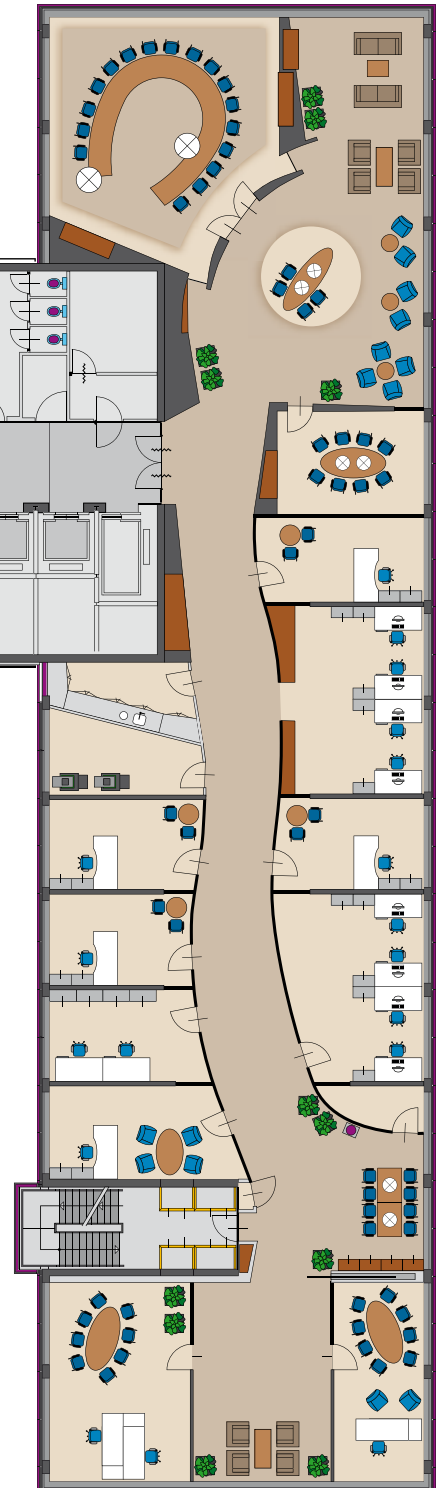
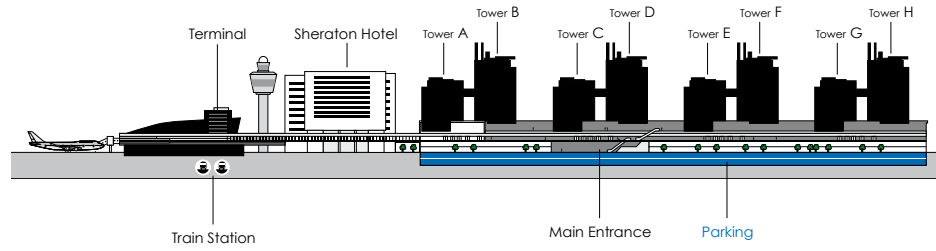
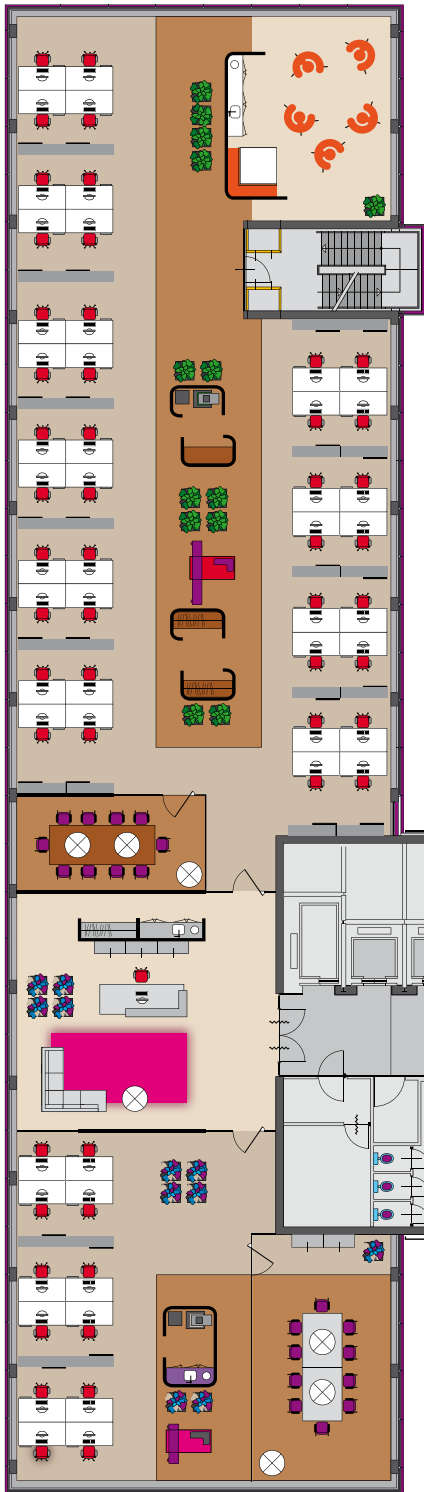
Mrs D. Meyer







Anything
is possible



- Floors measuring from 850 to 1,100 m² LFA
- Partial leases possible
- All floors are free of columns
- Building depth: 5.40 - 1.80 - 7.20 metres
- Modular dimensions: 1.80 metres
- Ceiling height: approx. 2.70 metres
- Floor load: 3.1 kN/m²
- Clear double glazing with sun blinds between the multiple-skin façade that can be operated individually per grid unit
- Steel modular ceiling including HF lighting fixtures
- Light intensity 400 lux, operational per 3.60 metres
- Access control on every floor
- Two power points and two UTP outlets (RJ45) per 1.80 metres



WTC Schiphol

Unique Selling Points & Leasing

As a tenant of WTC Schiphol Airport you expect only the best. As well you should. Our dedicated WTC Management team ensures high-quality services. We are always on hand to guarantee a pleasant environment in which to work.

- Strategic location at the heart of the Randstad area, the Netherlands and Western Europe
- Seamless accessibility by car, public transport and air
- Less than 700 m from the A4, A5 and A9 motorway exits (10 minutes from Amsterdam)
- Optimum parking facilities in the car park underneath the building
- AirportCity facilities such as Schiphol Plaza, hotels and restaurants
- Central reception desk and security
- Office space available from approx. 25 m² up to 7,000 m²
- Flexibility as regards office furnishing and design, expansion and lease terms
- High degree of tenant satisfaction
- Dedicated WTC Management team with office in the building

For more information about leasing office space, the management and administration of WTC Schiphol Airport, please contact:

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F +31 (0)20 - 653 50 42
W www.wtcschiphol.nl
E wtc_management@schiphol.nl



Airport

WTC Schiphol Airport is a joint investment venture of:



Sustainable ambitions of ING Dutch Office Fund

Investing and managing in buildings with a sustainable future has always been a key priority for the ING Dutch Office Fund. More recently, sustainability in itself has become an area of focus within the organization. Alongside the policy driven approach of the ING Group, the fund has taken the initial steps to implement sustainability into our core business. Examples are the sustainability pilot in the WTC Amsterdam, energy labelling of our complete portfolio, research among appraisers, development of quick-win checklist and application within the annual budget process. We define sustainable real estate as real estate that is constructed or refurbished in such a way that it utilizes, relatively speaking, a minimal amount of scarce resources (materials, energy, water and locations), and simultaneously has an optimal performance (tenant satisfaction, interior comfort and social well-being).

Sustainable ambitions of Schiphol Real Estate

Sustainable development is essential to Schiphol Real Estate. This is because SRE feels an obligation of Socially Responsible Entrepreneurship, giving it a 'licence to operate', on the one hand, and because of marketplace demands on the other. To SRE, sustainable real estate means offering tenants a pleasant and healthy environment in which to work, buildings with low energy costs and office spaces that promote a business's image in just the right way. Sustainable development is not new to the airport. Ten years ago, Schiphol Real Estate was one of the first to develop a building with heat and cold storage and, since then, its portfolio has included a number of premises featuring the energy efficient 'A' label.



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