

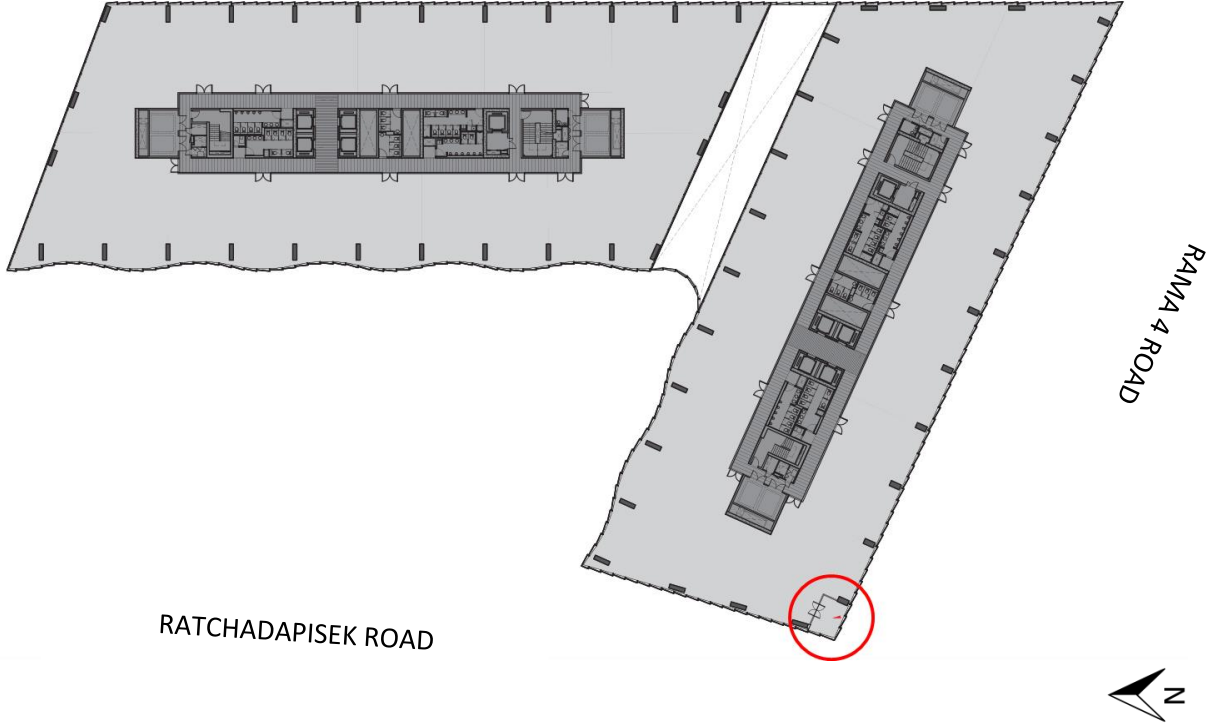
PROPERTY / LOCATION:	Grade B+ CBD Office Building Corner of Rama 4 – Ratchadapisek intersection, MRT QSNCC station in front of the property.
LAND AREA:	8-3-75 rais
NO. OF TOWERS:	2 office towers (FYI 1 and FYI 2)
NO. OF STOREYS:	12
FLOORS:	Basement : B1-B3 Retail : Floor 1 - 2 Office : Floor 3 - 12
COMPLETION:	Q1 / 2016
NET LETTABLE AREA:	Approx. 48,000 sq.m. (OFFICE approx. 44,300 sq.m / RETAIL approx. 3,700 sq.m)
FLOOR PLATE:	Approx. 2,300 sq.m – 2,500 sq.m.
HIGHLIGHT FEATURES:	<ul style="list-style-type: none"> * Lettable size available from 171 sq.m. up to 2,500 sq.m. * Floor layout expandable to approx. 4,800 sq.m (Floor 6 – 12) * Office ceiling 2.90 meters * Column-free design * Special provision for 2 knock-out panel per floor * Apply LEED® Gold Certification from U.S. Green Building Council



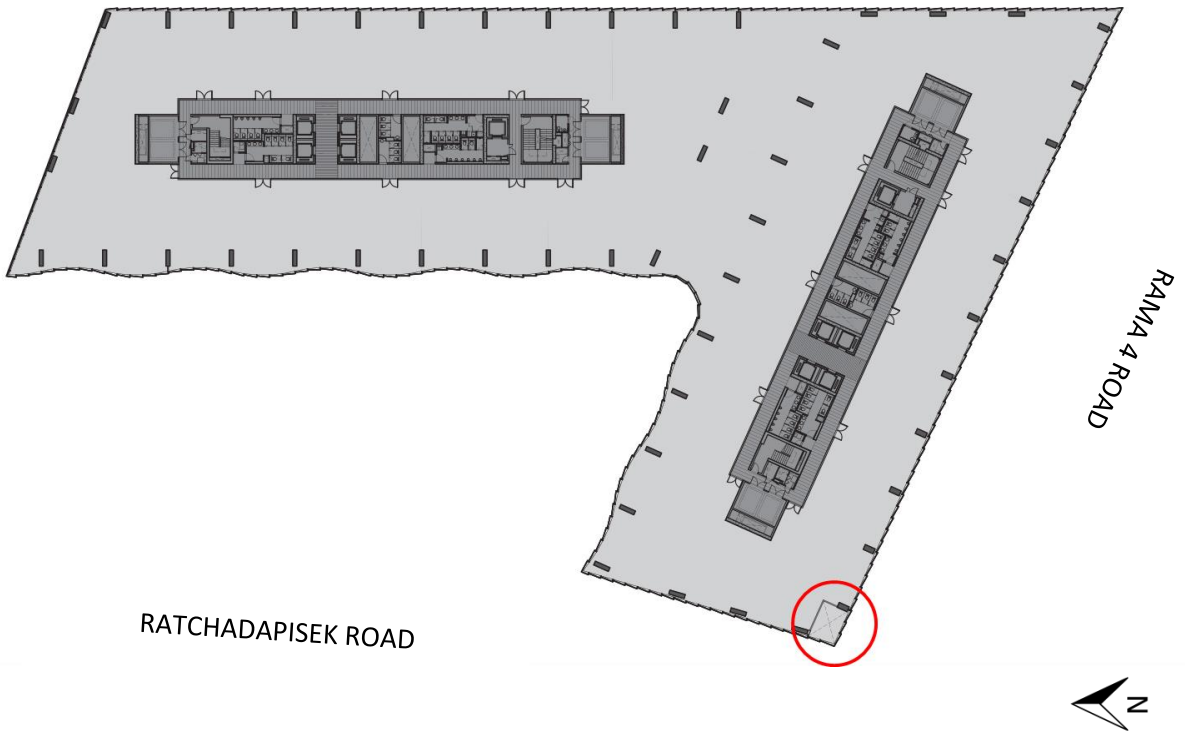
TYPICAL FLOOR PLAN:

OFFICE

FLOOR 3-5



FLOOR 6-12





RENTAL RATE:

OFFICE:

Baht 980.-/sq.m./month, subject to size and floor.

(Inclusive of chilled water during normal office hours and household tax 12.5% but exclusive of VAT)

RETAIL:

Baht 1,800 – 1,200.-/sq.m./month, subject to location.

(Inclusive of chilled water during normal retail hours and household tax 12.5% but exclusive of VAT)

LEASE TERM:

3 years with an option to renew at market rate.

SECURITY DEPOSIT:

3 months

(1 month payable upon signing Offer Letter, and 2 months payable upon signing Lease and Service Agreement)

UTILITIES:

Electricity **Baht 6.25.- / KW Hour**

Water **Baht 25.- / Cubic Meter**

TELEPHONE LINES:

Tenant shall directly request the telephone lines or data lines with TRUE or TOT, subject to payment of a non-refundable installation charge at Baht **8,000.-**per line (exclusive of VAT) subject to availability.

CAR PARKING SPACE:

Approx. 743 lots in total (B1-B3)

Provide 1 parking space free of charge for every 100 sq.m of Leased Space. Additional parking spaces can be requested at a monthly charge of **Baht 2,500.-** per space (exclusive of VAT), subject to a availability.

AIR-CON & VENTILATION:

* Central Chiller with Variable Air Volume Flow system

* Fresh Air Supply

* Cooling Tower serving 24-hour conditioning for Tenants server room (apply office space only)

Additional cooling water serving Tenants server rooms can be installed at tenant's own expenses, and subject to monthly change of **Baht 4,000.-** per ton.

NORMAL OPERATING HOURS:

OFFICE

Monday – Friday (except public holiday & building mandate maintenance)

08.00 a.m. to 06.00 p.m.

RETAIL

Monday – Friday, Saturday & Sunday (except building mandate maintenance)

8.00 a.m. to 8.00 p.m.

AIR-CON OPERATING HOURS:

OFFICE

Monday to Friday (exclude Saturday, Sunday, public holiday and building mandate maintenance)

**10 hours per day with flexible operation hour options
(select 1 option below, able to change yearly basis only)**

Option 1 : 8.00 a.m. – 6.00 p.m.

Option 2 : 9.00 a.m. – 7.00 p.m.

Option 3 : 10.00 a.m. – 8.00 p.m.

RETAIL

Monday to Sunday (exclude public holiday and building mandate maintenance)

8.00 a.m – 8.00 p.m

OVERTIME AIR-CON CHARGES:

OFFICE

Monday - Friday

Baht 2.-/sq.m./hour, exclusive of VAT

6.00 p.m. to 8.00 a.m. (or upon selected Air-Con operating hours)

Minimum 1 hour and at least 500 sq.m (minimum Baht 1,000.-/hour)

Saturday, Sunday and Public Holiday:

Baht 2.-/sq.m./hour, exclusive of VAT

All day 24 hours

Minimum 1 hour and at least 500 sq.m (minimum Baht 1,000.-/hour)

RETAIL

Monday – Friday, Saturday & Sunday (except building mandate maintenance)

8.00 p.m. to 8.00 a.m. at Baht 1,000.-/hour.

HANDOVER CONDITION:

- Acoustic suspended ceiling system
- T5 Fluorescent Lighting fixture, with daylight sensor installed at floor perimeter.
- Air-conditioning units with ducting and supply with variable volume flow system box (VAV box)
- Sprinkler system and smoke detectors

- Painted gypsum wall
- Cement screed floor

** Subject to contract & availability*

STAMP DUTY & VAT:

Tenant is responsible for payment of stamp duty fees and VAT charges.

LIFTS:

LIFT TYPE	ZONE	NO. OF LIFTS	CAPACITY
Passenger	<u>FYI 1</u>		
	Low (L1, 3-7)	4	1,600 kg. / approx. 21 persons per lift
	High (L1, 8-12)	4	
	<u>FYI 2</u>		
Low (L1, 3-7)	4	1,600 kg. / approx. 21 persons per lift	
High (L1, 8-12)	4		
Service/Fireman Lift	B1-B3, L1-12	2 (1 per building)	2,000 kg per lift
Car Park Lift	B1-B3, L1	4 (2 per building)	1,000 kg. / approx. 13 persons per lift

MATV:

Tap-off units are provided on every floor for TV stations.

SECURITY SYSTEM:

Access control card system via turnstile, advanced 24 hours CCTV Room with door contact alarm system, 24 hours guard patrol.

FIRE PROTECTION SYSTEM:

Smoke detectors, sprinkles, and pressurized fire escapes stairs.

TRANSPORTATION

* Entrance/exit via Ratchadapisek Road and Rama 4 Road

ACCESS:

* MRT QSNCC station Exit 1 in front of the property

* Proximity to expressway; Rama 4 and Tha Rue exit

NEARBY FACILITIES:

Coffee Café, Convenient Store, Restaurant, ATM, Banks are within same building.

Business hotel (239 rooms, 14 storey, opened in Aug 2016)

QSNCC : Queen Sirikit National Convention Center (meeting, exhibition hall, wedding, restaurants, food court)

FITTING-OUT CHARGES:

FITTING-OUT DEPOSIT:

- OFFICE

Baht 50,000.- per unit of leased space less than 200 sq.m.

Baht 80,000.- per unit of leased space 201 sq.m. to 500 sq.m.

Baht 100,000.- per unit of leased space 501 sq.m. to 1,000 sq.m.

Baht 200,000.- per floor of leased space over 1,000 sq.m. or whole floor

- RETAIL

Baht 500.- per sq.m per unit (Minimum Baht 50,000.- per unit)



ADMINISTRATION FEE:

- OFFICE Baht 50.-/sq.m. /month /unit of leased space less than 500 sq.m
Baht 25,000.-/month/unit of leased space over 500 sq.m to 1,000 sq.m
Baht 50,000.-/month/unit of leased space over 1,000 sq.m
- RETAIL Baht 50.-/sq.m./month/unit of leased space less than 100 sq.m
(Minimum Baht 5,000.-/month)

FITTING-OUT OVERTIME CHARGE:

Monday – Friday and Public Holiday

- 22:00 – 24:00 hrs. Baht 2.5.-/sq.m. /day per unit of leased space less than 500 sq.m.
Baht 1,600.-/day per unit of leased space 501 – 1,000 sq.m.
Baht 2,500.-/day per floor of leased space 1,001 sq.m. or more
- After 24:00 – 04:00 hrs. Baht 300.-/hour, subject to Building Management written approval prior to start fitting out work.