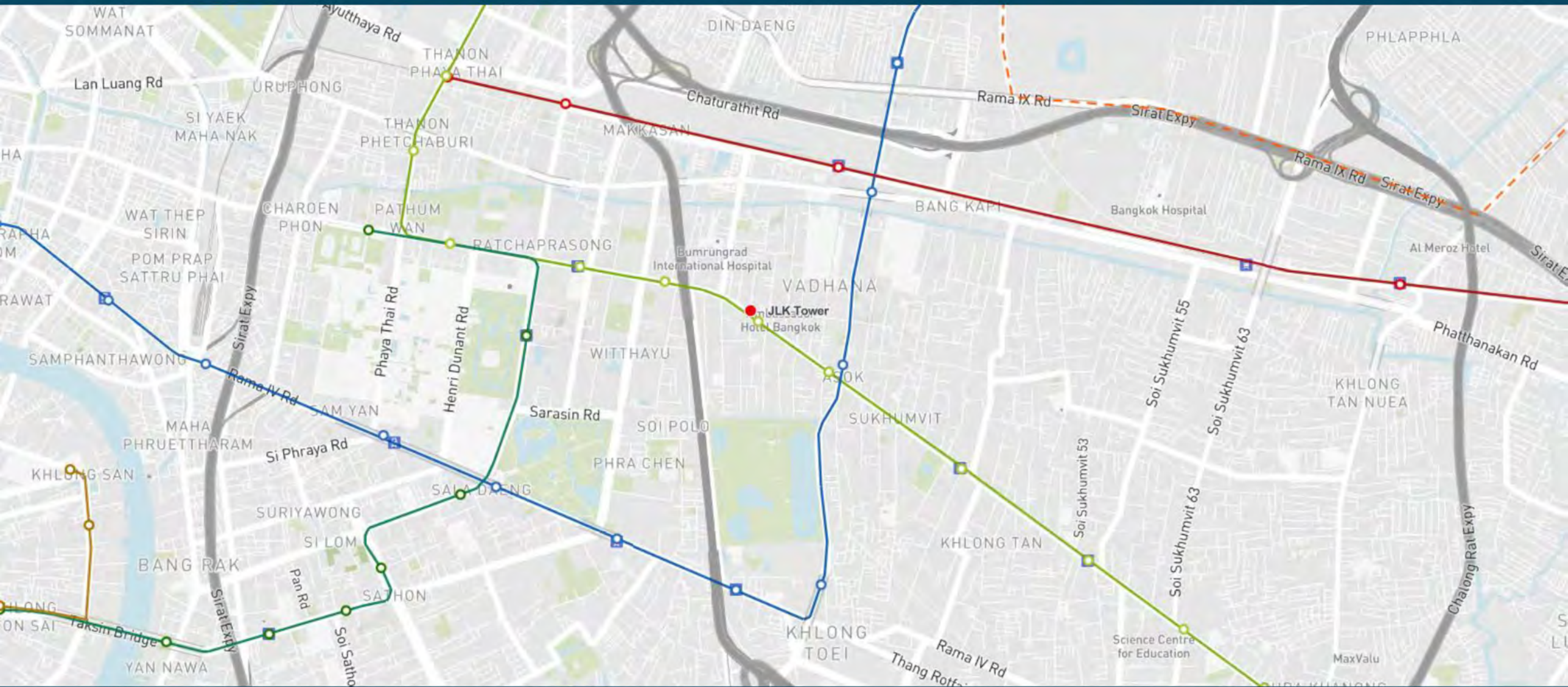




JLK Tower

Project Location

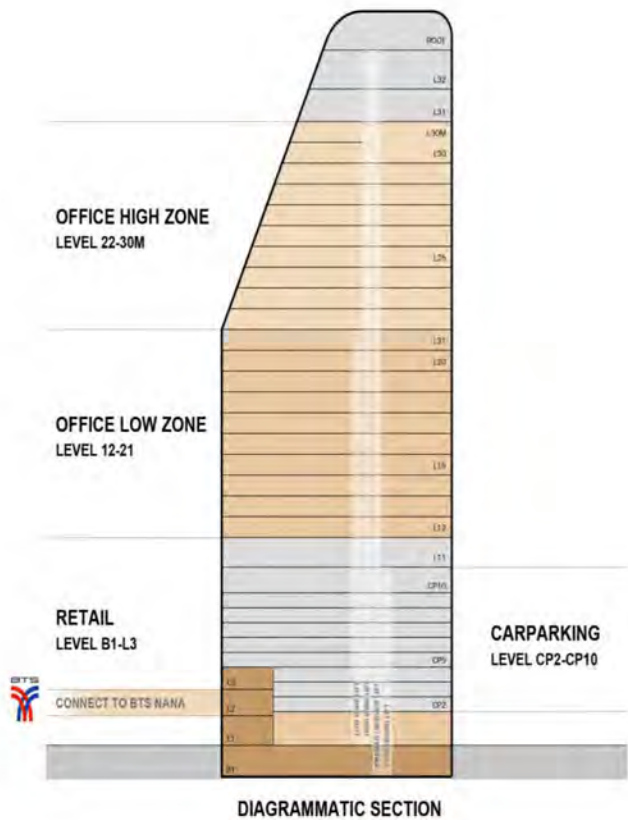


Project Fact & Building Specification



Project Name	JLK Tower
Project Completion	Q4, 2023
Location	Sukhumvit Soi 7
No. of Storeys	32 storeys
Total Lettable Area	Approx. 32,474 sq. m. Office : 29,889 sq. m. Retail : 2,585 sq .m
Floor Plate	Approx. 1,040 – 1,693 sq.m
Air-Conditioning System	Central Chill Water + VAV
Air-Conditioning Operating Hours	TBC
Handover Condition	Standard Condition
Car Parking	379 spaces
Certification	Targeting to get LEED Gold and WELL Certification
BTS/MRT	Direct linked BTS Nana Station

Project Fact & Building Specification



Building Sections

Office Floor

Retail: B1-L3 floor

Low zone: 12nd -21st floor

High zone: 22nd-30th floor

Standard lease terms

3 years with an option to renew

Security Deposit

3 months security deposit required

One (1) month upon signing of offer letter

Two (2) months upon signing of the Lease and Service agreement

Asking Rental – Office

1,200.- Baht/sq.m./month

(inclusive of Air Conditioning cost during operating hours)

(inclusive service charge and property tax at 12.5% but exclusive of VAT)

Utilities Charge

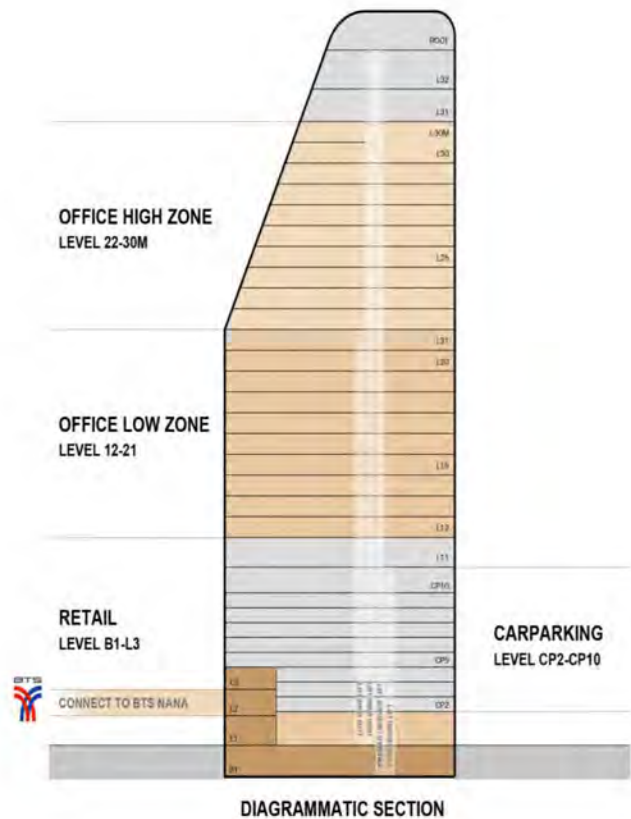
Electricity: THB 6.5 per unit

Water: THB 20 per unit

Overtime Air-Conditioning

TBC

Project Fact & Building Specification



Building Sections

Monthly Car Parking

- 1 car parking space: 150 sqm. of lease space at free of charge.
- Additional car parking space will be charged at : 2,500/space/month
- Additional motorcycle parking space will be charged at : 500/space/month

Visitor Car Parking

- Free 15 minutes with no stamp
- Free 1 hour with web stamp by tenant
- 50 Baht/hour/card

Visitor Motorcycle parking

- Free 15 minutes with no stamp
- Free 30 minutes with web stamp by tenant
- 10 Baht/hour/card

Fiber-Optic Installation Cost

- First installation at 15,000 Baht per unit/floor/time for 2-core
- Additional installation at 25,000 Bath per cable/floor

Retail – Asking Rental

Floor	Size (sqm)	Asking Rental
Basement	730	1,500
	430	1,500
	210	1,500
1	15	2,500
	43	1,800
	356	1,800
2	6	3,000
	128	1,800
	132	1,800
3	400	1,800

Proposed Floor Plan – Floor B



**RETAIL
BASEMENT 1 FLOOR PLAN**
LETTABLE AREA (MULTI TENANT) 1,370 SQ.M.

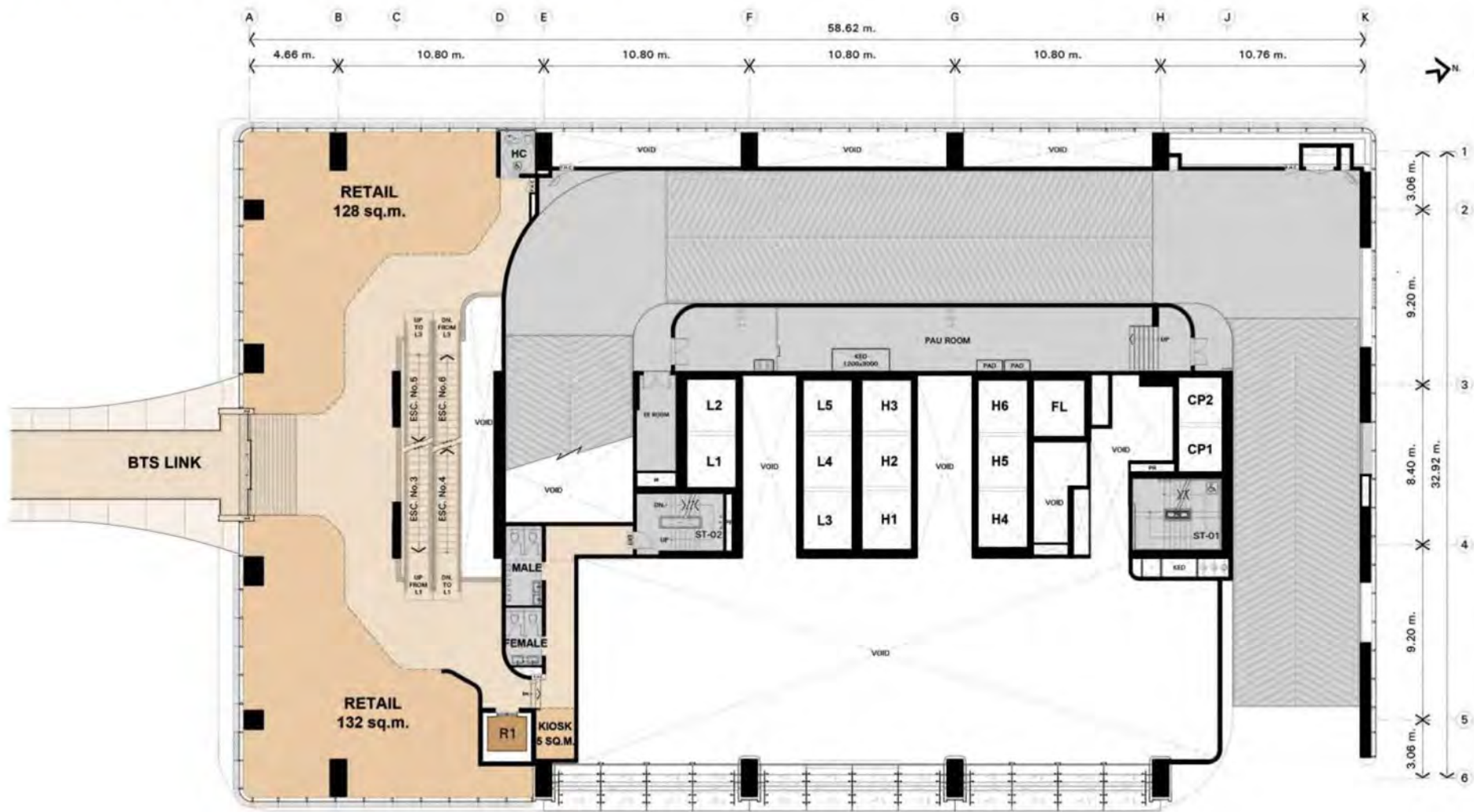
Proposed Floor Plan – Floor G



RETAIL
LEVEL 1 FLOOR PLAN

LETTABLE AREA (MULTI TENANT) 550 SQ.M.

Proposed Floor Plan – Floor 2



RETAIL
LEVEL 2 FLOOR PLAN

LETTABLE AREA (MULTI TENANT) 265 SQ.M.

Proposed Floor Plan – Floor 3



RETAIL
LEVEL 3 FLOOR PLAN
LETTABLE AREA (MULTI TENANT) 400 SQ.M.

Perspective



Remark: The final design and layout are subject to change