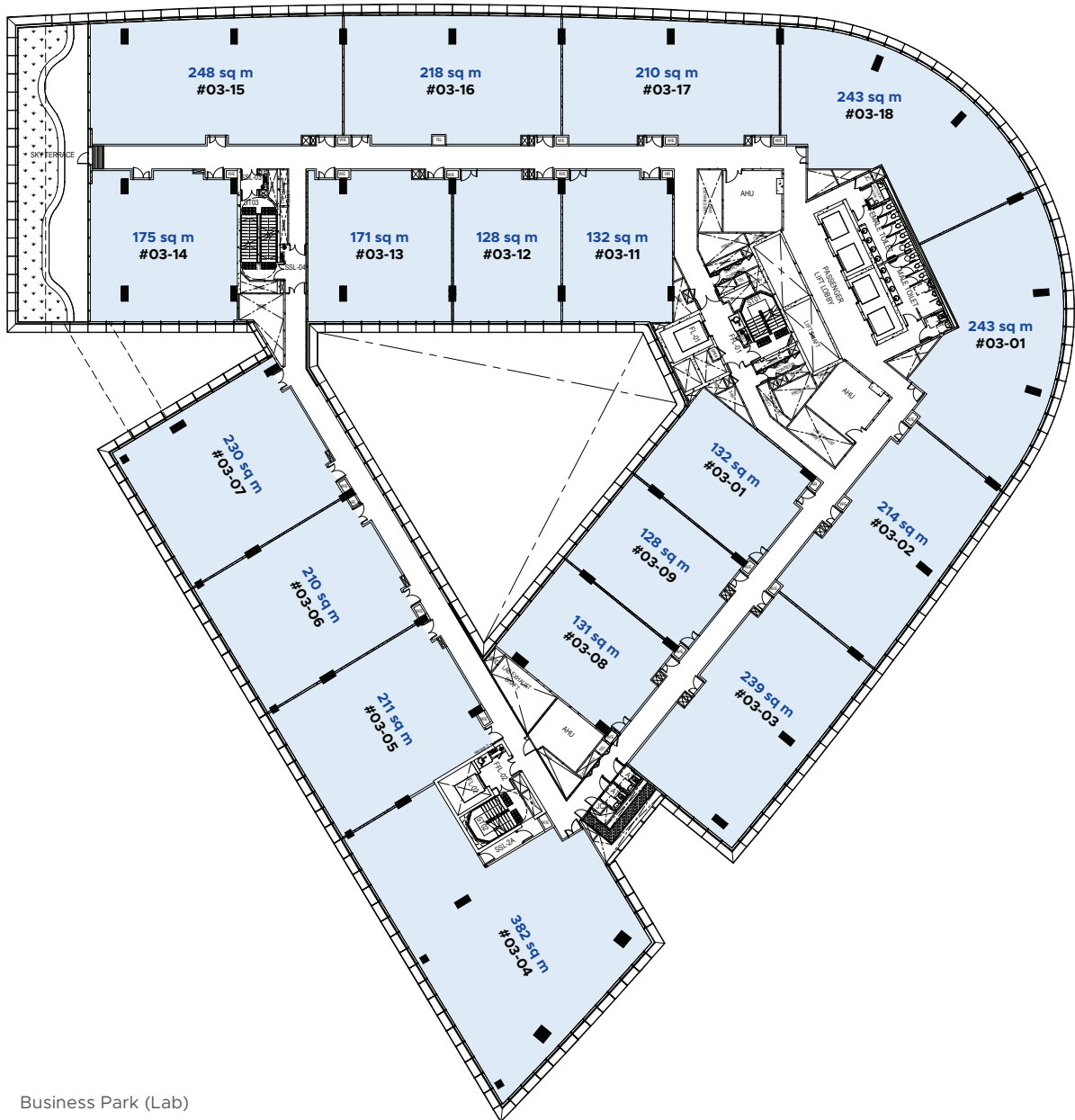


TYPICAL BUSINESS PARK (LAB) FLOOR PLAN


LEVELS 2 - 4



TYPICAL BUSINESS PARK (LAB) FLOOR PLAN

LEVELS 5 - 9



 Business Park (Lab)

BUILDING SPECIFICATIONS FOR

TYPICAL BUSINESS PARK SPACE*

Total net lettable area	Varies per floor: - Approx. 2,670-3,700 sq m (28,700-39,800 sq ft) for L2 to L9 - Approx. 800 sq m (8,600 sq ft) for L10 - Approx. 220-270 sq m (2,300-2,900 sq ft) for L11 & L12				
Core/corridor-to-window depth	- 10.3 m - 11.8 m facing external (varies) - 13.3 m facing internal - 16.4 m facing Rail Corridor (at L2 & L3)				
Finished floor-to-ceiling height	2.7 m at common corridor				
Ceiling	N/A				
Floor system	Bare concrete				
Floor loading	7.5 kN/sq m at L2 to L10 5.0 kN/sq m at L11 and L12				
Structural vibration criteria	ISO 100 $\mu\text{m/s}$ (4000 mips)				
Curtain wall	General system consists of unitised folded curtain wall system comprising of aluminium frame with double glazed units with heat strengthened glass and low E-coating				
Total no. of car parking spaces	83 lots with 2 accessible lots				
Toilets	Male and Female with accessible stalls for the ambulant disabled, individual accessible toilet, lactation room Additional individual accessible toilets provided at L2 & L3				
ACMV	VSD AHU with motorised damper Chilled water circuit tap-off connection available in tenant unit Exhaust shaft and roof spaces available for tenant's exhaust duct and fan installation				
Plumbing and sanitary	Potable water connection provided in tenant unit Floor traps connected to dilution tank and to IC provided in tenant unit				
Security system	Visitor Management System 24-hour security service with access control at turnstiles CCTV monitoring at key locations				
Fire protection	The development is provided with automatic sprinkler network, portable fire extinguishers, fire alarm system, wet riser system and hose reels				
Incoming electrical supply & loads	Dual feed for 22 kV incoming power supply Lighting: 8 W/sq m Power (Office Area): 65 W/sq m Power (Open Laboratory Area): 80 W/sq m Power (Support Laboratory Area): 170 W/sq m				
Standby generator	1 no. 700 kVA, 400 V, 50 Hz Standby Generator which includes emergency load (12 W/sq m) is provided for tenant				
Spare riser	2 spare risers reserved for tenants' use, subject to availability.				
Telecommunication	Free Public Wifi at communal space 2-way air-blown microducts (5/3.5) mm from TEL riser to each unit				
Lifts Provision	Types	Zone	No.	Load Capacity	Speed
	Passenger	Low Zone: 1 st to 7 th Sty	4	24 Pax (1630 kg)	2.5 m/s
	Passenger	High Zone: 1 st & 8 th to 12 th Sty	4	24 Pax (1630 kg)	2.5 m/s
	Car Park Lift	B2, B1 & 1 st Sty	1	17 Pax (1155 kg)	1.6 m/s
	Service / Fire	All floors	2	30 Pax (2040 kg)	2 m/s

* Specifications will differ for fitted-out labs and offices/restaurants.