

## Air-Conditioning System

- › Centralised water-cooled chilled water system
- › Use of environmentally friendly HFO (R-514a) refrigerant with zero ozone depletion potential (ODP) and very low global warming potential (GWP)
- › Air system: variable speed FCU, AHU and PAHU
- › Ventilation: Demand Control Ventilation (DCV)

## Telecommunications

- › 4 telco rooms for 4 telco providers with 1 combiner room and 1 MDF/CATV room
- › 2 service entrance points for main and redundant

## Energy

- › Power load per floor: 100 VA per sqm
- › Back-up power: 100%
- › No. of gensets: 5 units 2000KW with N+1 configuration
- › Fuel storage capacity: 48 hours full operational
- › Downtime: within 20 seconds
- › Redundant power capacity: redundant busduct for office

## Standard Landlord Provision

- › Bare shell floor
- › Double-glazed window curtain wall system with thermal insulations
- › Fire sprinkler system
- › Power: 180VA/sqm per office floor (excluding cooling power)
- › Air-conditioning: 22-20 sqm/TR of chilled water cooling capacity
- › Flooring: 50mm provided for tenant's screed and carpeting

## Energy and Water Saving Features

- › Save approximately 26% on energy usage and approximately 43% on water consumption

## Indoor Air Quality Feature

- › Wall-mounted CO2 sensors monitor CO2 level in accordance with strict local and international standards
- › MERV-8 (30-35% DSE) pre-filter and MERV-17 (99.97% efficiency on 0.3 pm particles) and addition of ultraviolet lamps to filter Air Handling Units (AHU's) coils and air streams
- › Exhaust vents installed across all office spaces, toilets and storage rooms and connected to the Primary Air Handling Units (PAHU's) equipped with an energy recovery wheel
- › Dedicated FCU to ensure optimal air quality that will not mix with other tenants
- › Positive air pressure helps avoid infiltration of untreated outdoor air which may contain pollutants and harmful contaminants
- › Each tenant will have its own thermostat control in order to dial in on the perfect temperature setting for optimal comfort and efficiency
- › Fresh air supply to the building is pre-cooled using a dedicated primary air handling unit (PAHU) decoupled from the indoor units (AHU and FCU), resulting in better indoor air quality (relative humidity) and higher energy savings on the AC system