

SUMMARY OF THE TECHNICAL SPECIFICATION

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| Landlord | Zenith Real, sp.z o.o, ul. Skorupki 5, 00-546 Warsaw | |
| Address and Plot | Al. Jerozolimskie, Plot No. 47/3 Plot Area 3.174 sq.m. | |
| Basic Data | Total Letable Area | 21.301,95 sq.m. |
| | Offices | 20.479,05 sq.m. |
| | Toilets | 822,90 sq.m. |
| | Parking | Garage 256 |
| | | Surface 45 |
| | 13 Floors above ground and 4 Floors below ground | |
| Standard Delivery | For details on the items included in the lease price please consult with the agents, Messrs. Jones Lang LaSalle, Mr. Michal LIS. | |
| Basic Construction | Re-enforced concrete skeleton on concrete slab, walls underground are cavity walls. Pre-fabricated staircases. | |
| | Clear Height | 2,80 metres throughout, except in Toilets (2,70 m) |
| | Floor Load | 300 kg per sq.m. (including future partitions) |
| | Main Entrance | From Al. Jerozolimskie. Reception area and waiting area. All access routs suitable for handicapped persons |
| | Elevators | 7 passenger lifts and 1 goods lift (also for use by fire department). 2 passenger lifts and the goods lift service the parking levels too |
| | Staircase | 2 staircases for internal communication and emergency escape |
| | HVAC | Ventilation system throughout the building. Cooling and heating in the offices is provided by ceiling mounted fan-coils. Garage is equipped with CO warning and extraction. |
| | Telecommunication | Independent suppliers will provide any telecommunications requirement (not included in lease price) |
| | Fire Protection | Building meets category ZLIII level, fire detectors and loudspeakers throughout the building. 2 emergency staircases with R120 rating (withstand fire for 120 minutes). Fire extinguishers throughout. |
| | Advertising | Areas on the building will be designated for advertising (not included in the lease price). Larger tenant will receive preferred treatment |
| Office Areas | All office areas and the ground floor retail area will be fitted out identically. | |
| | Floor | Fully raised floor with carpet tiles. All cabling will be distributed in the floor. |
| | Walls | Outer wall made of concrete and glass facade. Interior walls (optional) will be made of plaster-board or glass or a combination thereof |
| | Windows | Every second window can be opened |
| | Ceiling | Suspended ceiling on T15 profile. White mineral fibre tiles in white metal frame, 600 x 600 mm |
| | Doors | Entrance door will be fully glazed. Interior doors timber. Painted and fire proof steel doors leading to emergency exits |
| | Lighting | Minimum 500 lux in office and conference rooms |
| | HVAC | 4 pipe fan coils, ceiling mounted for heating and cooling, individually adjustable. Ventilation in all areas |
| | Sanitary Rooms | Shared toilet facilities. For standard floor (1st and up) one ladies, gentlemen and handicapped toilet. Ladies:4 WC. Gents 3 WC and 3 urinals. On ground floor individual units for commercial unit and service WC close to reception |

Additional Rooms Cloak rooms, smoking rooms, kitchenettes, eating areas and the like according to clients requirements (not included in lease price)

Additional Client Requirements Additional requirements by the tenant can be accommodated subject to prior consultation with and approval by the landlord. Any additional works are to be paid by the tenant, unless agreed otherwise
