

ONE CROWN PLACE

TECHNOLOGICALLY ADVANCED SYSTEMS FOR 2023

DESIGNED AND
BUILT WITH THE
BEST STATE-
OF-THE-ART
INFRASTRUCTURE.

From dedicated fibre optic cabling for satellite and TV services through to essential standby generation in the event of a power outage, the building's design has been future proofed to meet the needs of the most high-tech occupiers.

POWER SUPPLIES

Power to the tenants' offices is provided from a UK Power Network (UKPN). The substation located within the building via a 11 kV ring.

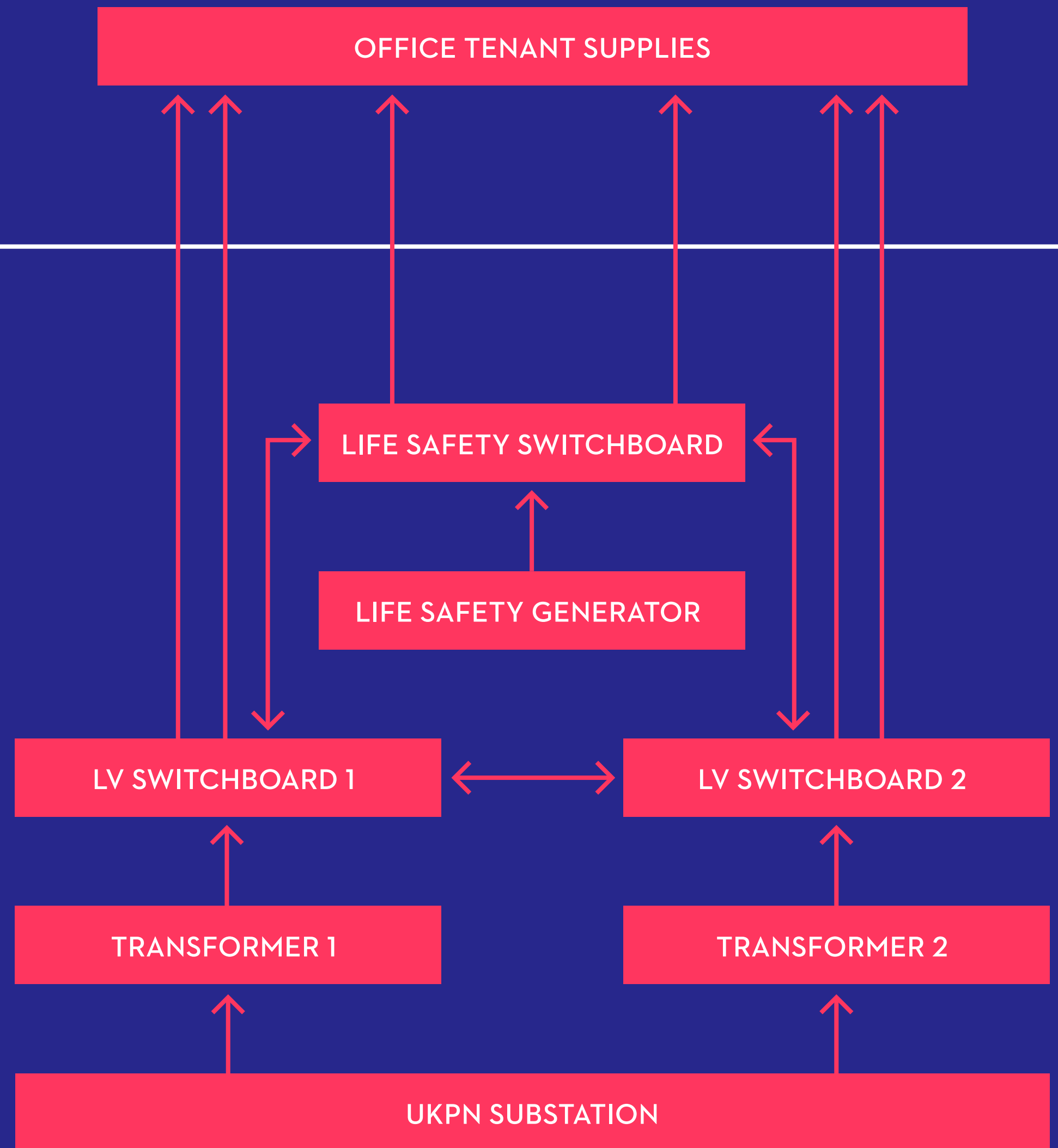
The UKPN substation supplies two feeders to each of the landlord's 11 kV transformers which in turn feeds the two main LV switchboards. The transformers and feeders are rated to allow one to be taken out of service for maintenance and still supply the building. For additional resilience either of the transformers can feed both LV switchboards should one supply be taken out of service.

A life safety switchboard is provided to serve life safety fire fighting equipment. The life safety switchboard is normally fed from one of the aforementioned transformers and is provided with a secondary supply from the life safety generator.

In addition to serving the life safety supplies the generator can, under non-fire conditions, support all the tenant floors (excl. Cooling). Should a fire condition occur, the majority of the office loads would be automatically load-shed to prioritise generator power to the fire fighting equipment, though there is provision to supply selected business continuity tenant loads with agreement of the landlord during this period.

GROUND FLOOR
TO LEVEL 6

BASEMENT



STANDBY GENERATION

A 1500 kVA landlord's generator is provided, serving the following three main categories:

- Life Safety
- Landlord Essential
- Podium Office Tenant Essential

During a normal mains fail scenario (no fire condition), the generator can support the normal office 'on floor' electrical loads. Each tenant will be provided with 46 W/m² (approximately 90 kVA per floor or 45 kVA each if 2 tenants per floor) for the podium offices. This assumes:

- 25 W/m² small power
- 10 W/m² lighting
- 11 W/m² allowance for office fan coil units (includes a 5 kW load allowance for one Sub-Equipment Room per tenant)

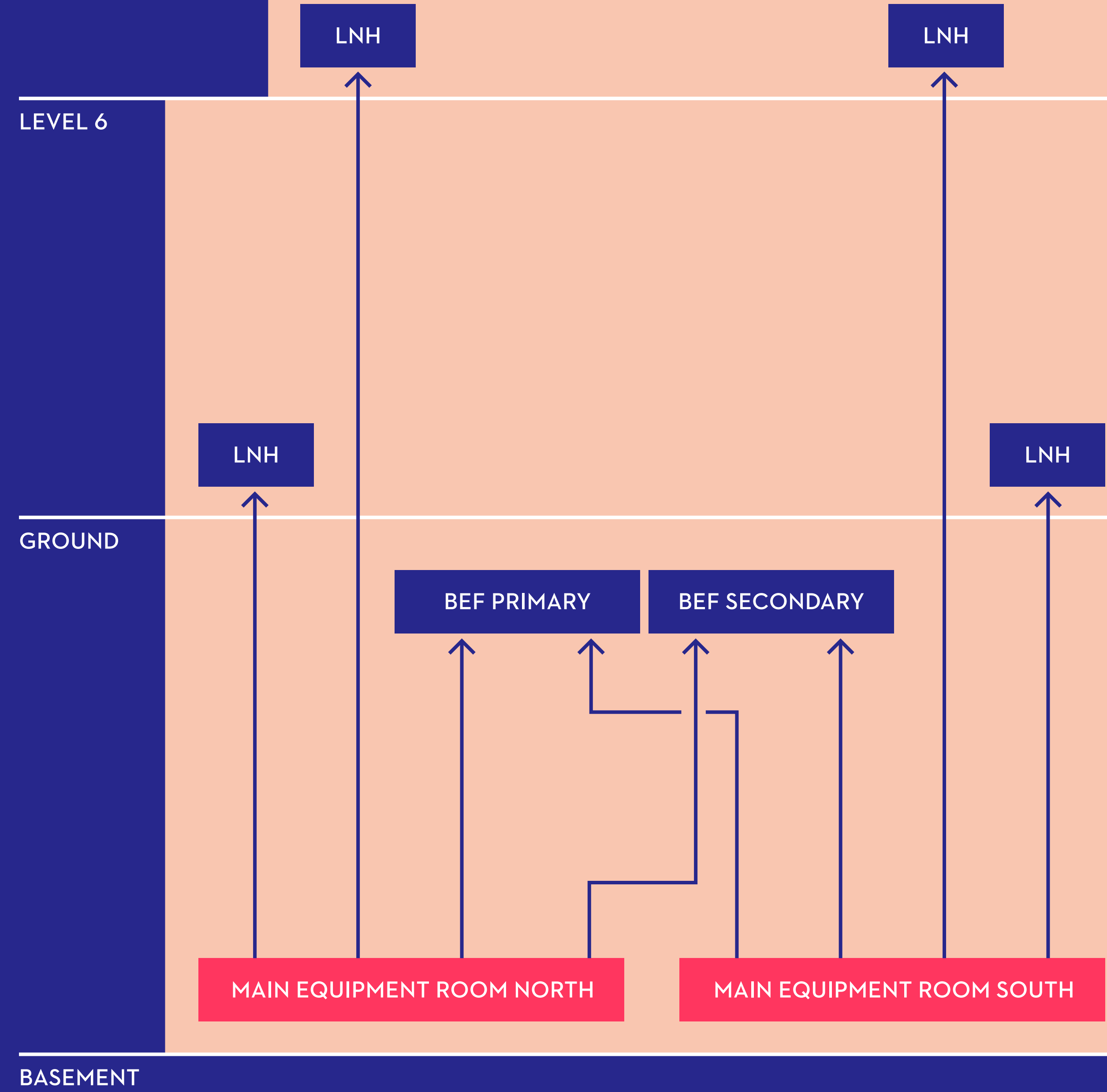


TELECOMS AND ICT

The offices are fitted with an integrated network system, connecting multiple devices and systems, to support the operation of the building. The expandable network supports the connection of security (CCTV & access control), lighting control, BMS, wifi within public areas, lift controls and other services.

For resilience, multiple local network hubs connect back to dual diversely located main equipment rooms, which then connect to the management company and security. Two diversely location building entrance facilities (BEF's) provide termination points for landlord and tenant telecoms connections.

Duct infrastructure is provided for Openreach, Virgin Media, Colt, Zayo and Hyperoptic. Spare duct connections are available should tenants wish to choose another telecom service provider.

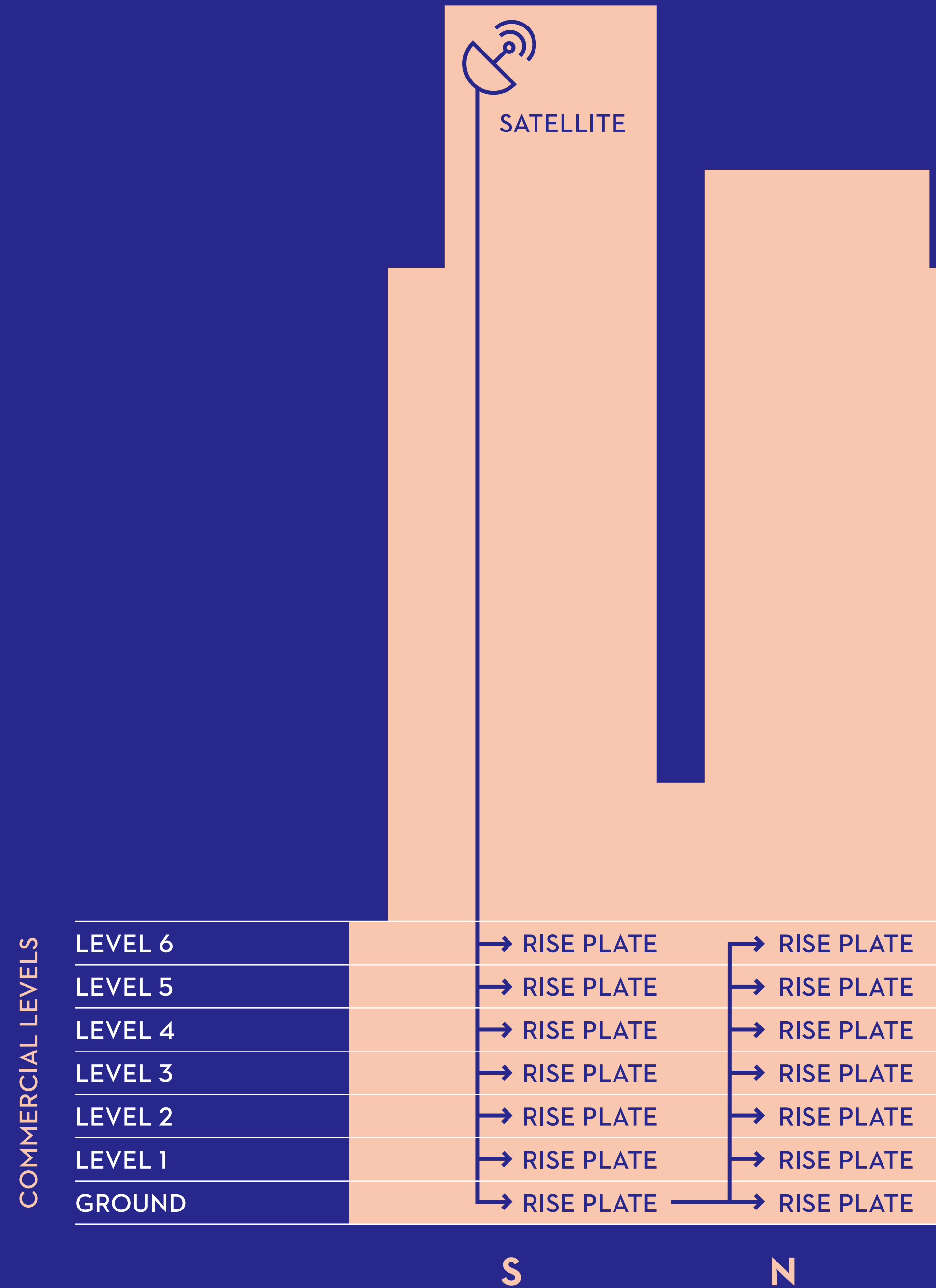


SATELLITE TV SYSTEMS

Dedicated fibre optic cabling distributes satellite and terrestrial TV services from roof through the building via tenant risers.

Three satellite dishes provide satellite TV services from Astra 1, Astra 2 and Arabsat and three antennas provide digital terrestrial TV, FM and DAB radio services.

Multiswitches are provided in risers for tenant connections.



WIFI COVERAGE

The main building entrance reception area provides 100% wireless coverage for guests, visitors, building operatives and maintenance staff.

Where practically possible, areas within the public realm provide Landlord delivered wireless coverage, supporting data connectivity for guests, visitors, building operatives and maintenance staff.

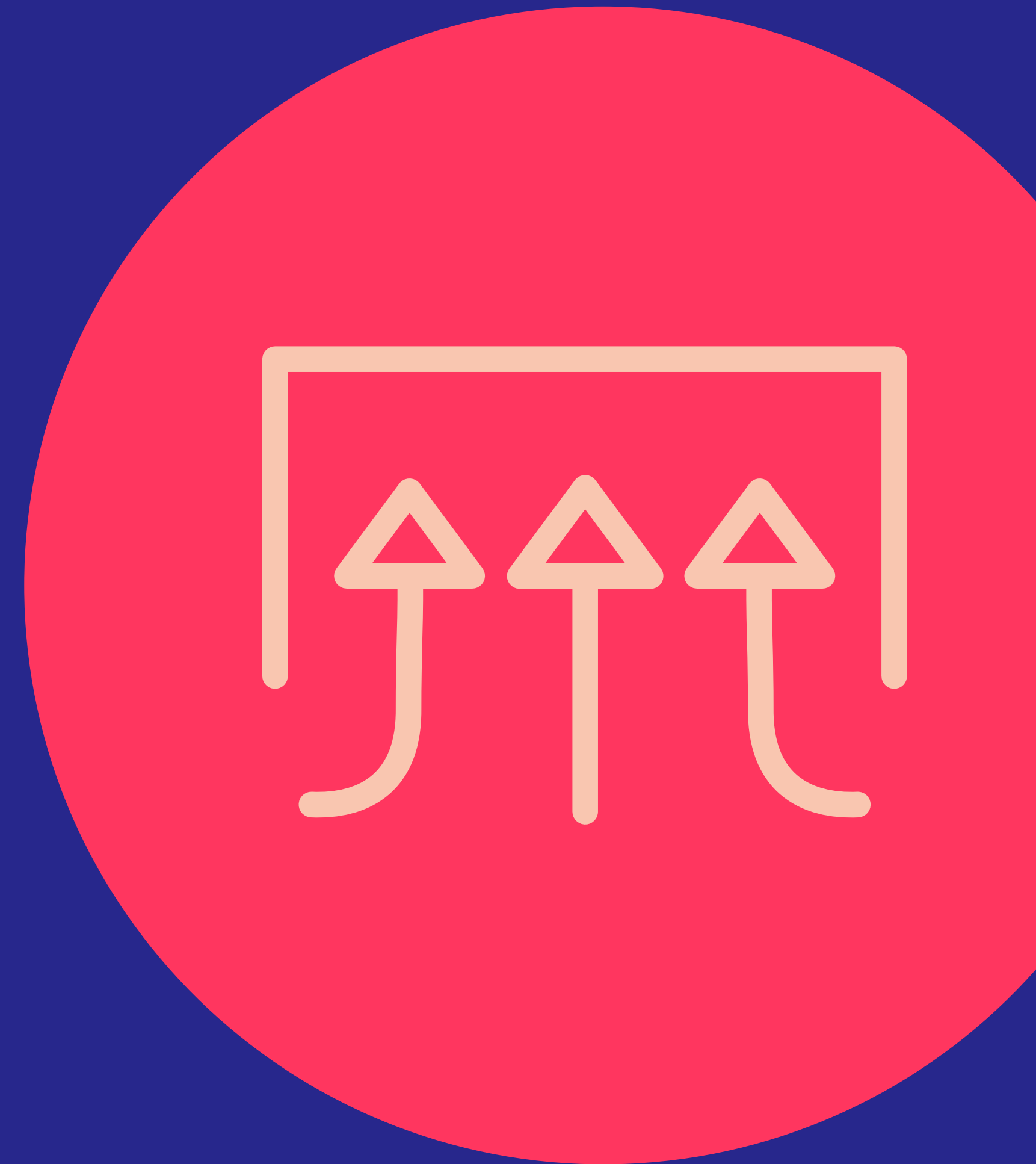
On the office floors, tenants will be able to setup fibre optic wifi provision via the integrated duct infrastructure.



COMMUNICATION ROOM RESILIENCE

The building provides chilled water from three water-cooled chillers working in conjunction with three adiabatic dry air coolers. Supplementary cooling for landlord's communication room is provided via 24/7 chilled water circuit. One of the three chillers and one of the dry air coolers on reduced capacity will be provided with backup supply from the standby generator, currently for landlord's service.

There is some spare capacity in the generator to provide additional power. This could be used to provide some supplementary cooling and possibly to specific additional tenant loads, subject to agreement.



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