

OFFICE SPACE TO LEASE AT MENARA PUBLIC BANK 2 A 40-STOREY GRADE A GREEN OFFICE BUILDING

We are pleased to inform that construction of the Bank's latest office building, Menara Public Bank 2 at No. 78 Jalan Raja Chulan, 50200 Kuala Lumpur has completed with CCC issued on 2 January 2017.

PBB Jalan Raja Chulan Branch and the Public Mutual Head Office will soon be relocated to this new building and in total, both entities will occupy about 50% of the lettable floor space.

The remaining floor space will be available for leasing. The pertinent details of the Building are as follows:

Description of Building	: 40-Storey Grade A Green Office Building accorded pre-certification Gold rating by both Leader In Energy & Environmental Design (LEED) under US Green Building Council and Green Building Index (GBI) under the Malaysia Green Building Confederation
Available Floor	: 23 rd to 38 th Floor (including penthouse floor)
Typical Area Per Floor	: Approximately 13,000 sq ft
Parking Facilities	: 6 basement car park with 721 car parking bays, 124 motorcycle parking bays and 83 bicycle parking racks
Occupancy	: Immediate
Other Details	: As per attachment

For further details, kindly contact the following personnel:

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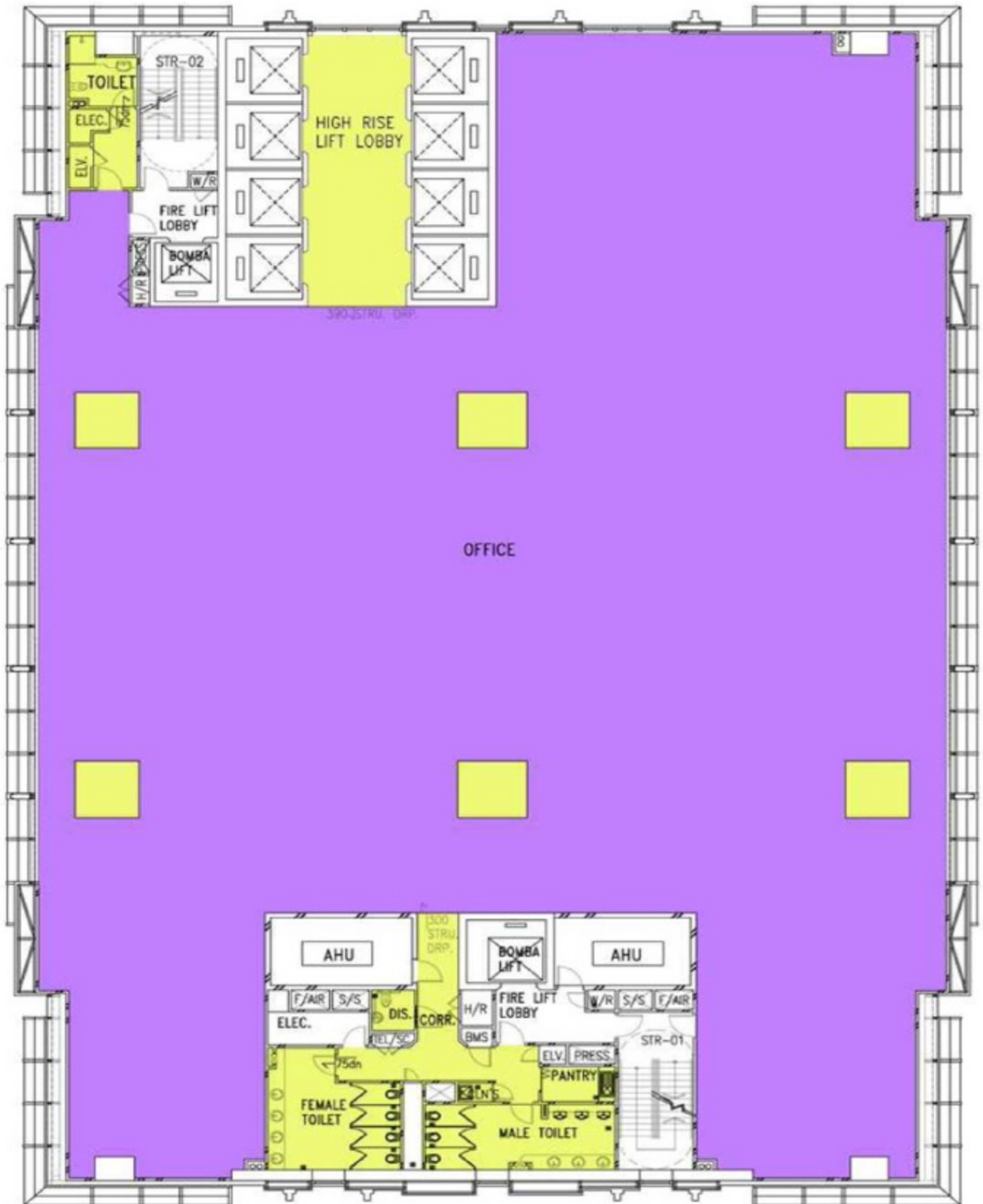
Or email to : weeyuhuang@publicbank.com.my / chai.yokewah@publicbank.com.my

Thank you.

GRADE A OFFICE SPACE FOR LEASE	MENARA PUBLIC BANK 2 JALAN RAJA CHULAN KUALA LUMPUR (Green Building with LEED Gold and GBI Gold) Completed with CCC
Type of Property	40-storey Grade A Green Office Building with 6 Basement Car Park located at Jalan Raja Chulan, Kuala Lumpur
Address	No. 78, Jalan Raja Chulan, 50200 Kuala Lumpur
Total Net Lettable Area	<ul style="list-style-type: none"> • Podium Block : 42,592 sq ft (owner occupied) • Tower Block : 161,064 sq ft (owner occupied) <li style="padding-left: 150px;">234,886 sq ft (available for rental including penthouse floor)
Rental - Tower Block (negotiable)	<ul style="list-style-type: none"> • Owner occupied : Level 6 to 19 • RM7-50 to RM8-00psf : Level 23 to 37 <li style="padding-left: 150px;">: Level 38 (to be advised)
Location	Between Menara Weld and Menara Affin and short distance to KLCC
Key Salient Points	<ul style="list-style-type: none"> • Located in Golden Triangle • Prestigious business address • Green Building with LEED Gold and GBI Gold • Banking facilities • Dual entrances • Complete with computer points, power points, fibre optic backbone cabling • Quadruple-volume grand lobby with luxury finishes • Raised Floor System • Under-floor air-conditioning system • Excellent views
Green Building Features	<p>Green Building with Gold certifications ie LEED Gold and GBI Gold. Green features includes the following:</p> <ul style="list-style-type: none"> • Special design sunshades and effective use of low-emissivity double glazing glass panels and reflectors to allow more light but less heat into the building. • Architectural efficiency by orientating the building's longer façade to face North-South and the building cores such as lifts, staircase and toilets to face East-West to reduce solar heat gain into the office space

	<ul style="list-style-type: none"> • Rainwater harvesting system to reduce dependence on potable water. Large proportions of the roof area have been designed to maximise catchment of rainwater for specific usage of the building. • Roof and landscape garden on top of both the tower and podium block, and the creation of a 2-meter high green walls along the perimeter of the building will help reduce the ambient temperature and minimise Urban Heat Island effect. • The building is equipped with under-floor air displacement system whereby conditioned air will be supplied from bottom up to cool the office space in a more efficient manner. • Photovoltaic cell at roof level to harness solar energy to reduce dependence on TNB power supply. • Water efficient sanitary fittings to reduce the consumption of potable water. • Daylight sensors to control office lightings based on a pre-determined comfort lux level, and installation of energy saving light tubes to minimise power consumption and dependency on electric lighting during the day. • Use of re-generating lifts to convert kinetic energy into useful electrical energy when the lifts are set in motion and the electrical energy generated will be used for operative functions of the lift system. • Designated parking areas will be provided in the building for bicycles to encourage occupants to use environmentally friendly mode of transportations. Shower facilities will be provided for those who wish to freshen up upon arrival.
Vehicle parking	<ul style="list-style-type: none"> • 721 car parking bays • 124 motorcycle parking bays • 83 bicycle parking racks
Facades	Double glazing low-emissivity glass for optimum heat and sound insulation
Safety Features	<p>Fire Fighting System</p> <ul style="list-style-type: none"> • Addressable fire alarm system, Public Announcement system and sprinkler system • Wet riser & hose reel system • IG 55 clean agent gas system for Consumer Electrical rooms and Generator Set room

	<p>Smoke Control System</p> <ul style="list-style-type: none"> • Staircase Pressurization (enclosed staircases where necessary) • Lift Lobby Pressurization System for fireman lift lobby • Smoke Spill System for office and basement car park
Security Features	<ul style="list-style-type: none"> • Pedestrian Gates system at ground floor main lift lobby • CCTV cameras at all lift cars, lift lobbies, staircases, car park and driveways • 24-hour in-house security guards service and CCTV surveillance
Floor-to-Ceiling Height	2.8 meters (floor finishes to ceiling)
Office Floor Loading Capacity	<ul style="list-style-type: none"> • Live load: 3,500 N/m² • Partition : 1,000 N/m² lightweight partition
Floor System	Raised floor system for total cabling flexibility
Air conditioning System	<p>A/C system : Chilled water system</p> <p>A/C control system</p> <ul style="list-style-type: none"> • Podium (Level 2 - 4) : VAV system • Typical office(Level6-38) : Raised floor system plenum air conditioning system • Operating Hours : 8.30 am - 5.30 pm (Monday - Friday)
Electrical System	<ul style="list-style-type: none"> • Power Supply : 2 nos 150A supply per floor • Essential Supply : 40A three-phase provision at riser upon request • Power Distribution : Trunking distribution under raised floor
Telecom System	<ul style="list-style-type: none"> • Telco System : 2MDF rooms provision • Voice Comm : 2 nos 12 pairs incoming telephone multipairs per Floor • Data Comm : 2 nos 8-core incoming fiber optic per floor • Horizontal Distribution : RJ45 outlets with Cat6 raised floor distribution
Lifts	<ul style="list-style-type: none"> • Low Zone : 8 dedicated lifts • High Zone : 8 dedicated lifts • Car Park : 3 lifts • Bomba : 2 lifts
Facilities & Amenities	Banking, Mutual Funds, Self-Service Machines



Typical Floor Plan For High Zone