



**VECTOR ONE Building ( formerly iHub 3 )**  
**Building Specifications**  
**NORTHGATE CYBERZONE**  
 September 9, 2008



- |                                 |   |                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Location</b>              | : | Ihub 3, Northgate CyberZone, Filinvest Corporate City Alabang Zapote Road, Alabang, Muntinlupa City                                                                                                                                                                                                                                                                     |
| <b>2. Building Size/Stories</b> | : | <b>19,840.80</b> sq.m. Gross Floor Area ; 14 storeys                                                                                                                                                                                                                                                                                                                    |
| <b>3. Parking per Building</b>  | : | Podium Parking : 160 slots                                                                                                                                                                                                                                                                                                                                              |
| <b>4. Typical Floor Plate</b>   | : | <b>Single Tenancy</b><br>Gross Leasable Area = (inclusive of Limited Common Areas)<br>Ground Floor : 1,878.68 sq.m<br>5 <sup>th</sup> Floor : 1,541.86 sq.m<br>Typical Floor : 1,581.36 sq.m<br>Usable Area = ( exclusive of General and Limited Common Area)<br>Ground Floor : 1,183.85 sq.m<br>5 <sup>th</sup> Floor : 1,313.96 sq.m<br>Typical Floor : 1,352.80 sq.m |

*Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.*

Floor Efficiency using GLA		
Ground Floor	:	63 %
5 <sup>th</sup> Floor	:	85 %
Typical Floor	:	86%

Note: Areas are approximates only and may have some discrepancy on actual site.

- 5. Turnover Condition :** Bare Shell, rough flooring, fire sprinkler and smoke detectors for installation., Fan Coil Units provided
- 6. Telecomm. Facilities :** Under ground fiber optic cabling facilities with dark fiber provisions for all telcos' expansion. Current Telcos' providing services are PLDT, Globe, Eastern Communications, Bayantel, Cablelink and Digitel
- 7. Electricity Specification:** 3 MVA transformer for each building  
Service Voltage 460V, 3P, 60Hz
- 8. Back-up Generators :**
- Emergency Power Supply : 100% power back-up
  - No. of generator available : TWO
  - Capacity and coverage : 1,400 KVA each
  - Location of the generator : Podium Level 4
  - Downtime between normal power to back-up power during power failure ; 10 second (estimate)
- Back-up time : Operation thru fuel (14,000 liters); approximately 36hourscontinuous running.
- UPS : It is recommended that tenant install its own UPS.
- 9. Floor Loading :** Live Load : 75 PSF
- 10. Air-Conditioning System :** Type of air-con system : Chilled Water Type 1,200 TR capacity (4 Chiller at 300 TR). A Fifth chiller (300TR) serves as standby. Additional 198 can be pick up from the building AHU that serves as make up pre-cooling unit.
- Air con capacity : 1 ton per 18 sq.m. of leas able area  
77.5 tons – ground floor  
77.5 tons – typical floor
- Ducting & additional FCUs: To be provided by tenants. FCUs to be of the same brand installed
- Air-con charges : P 195.00/Sq.m./ month 24 x 7 usage
- 12. Power Loading :** Maximum of 150 volt amperes per square meter (includes lighting and air-con load)
- 13. Ceiling Height :**
- Slab to slab : 4.50 m (Ground Floor)
  - : 4.00 m (Typical Floors)
  - Slab to lowest beam : 3.05 m (Typical Floors)
- 14. Elevators :** Three (3) elevators
- Speed : 150 meters per minute
  - Brand : Fuji

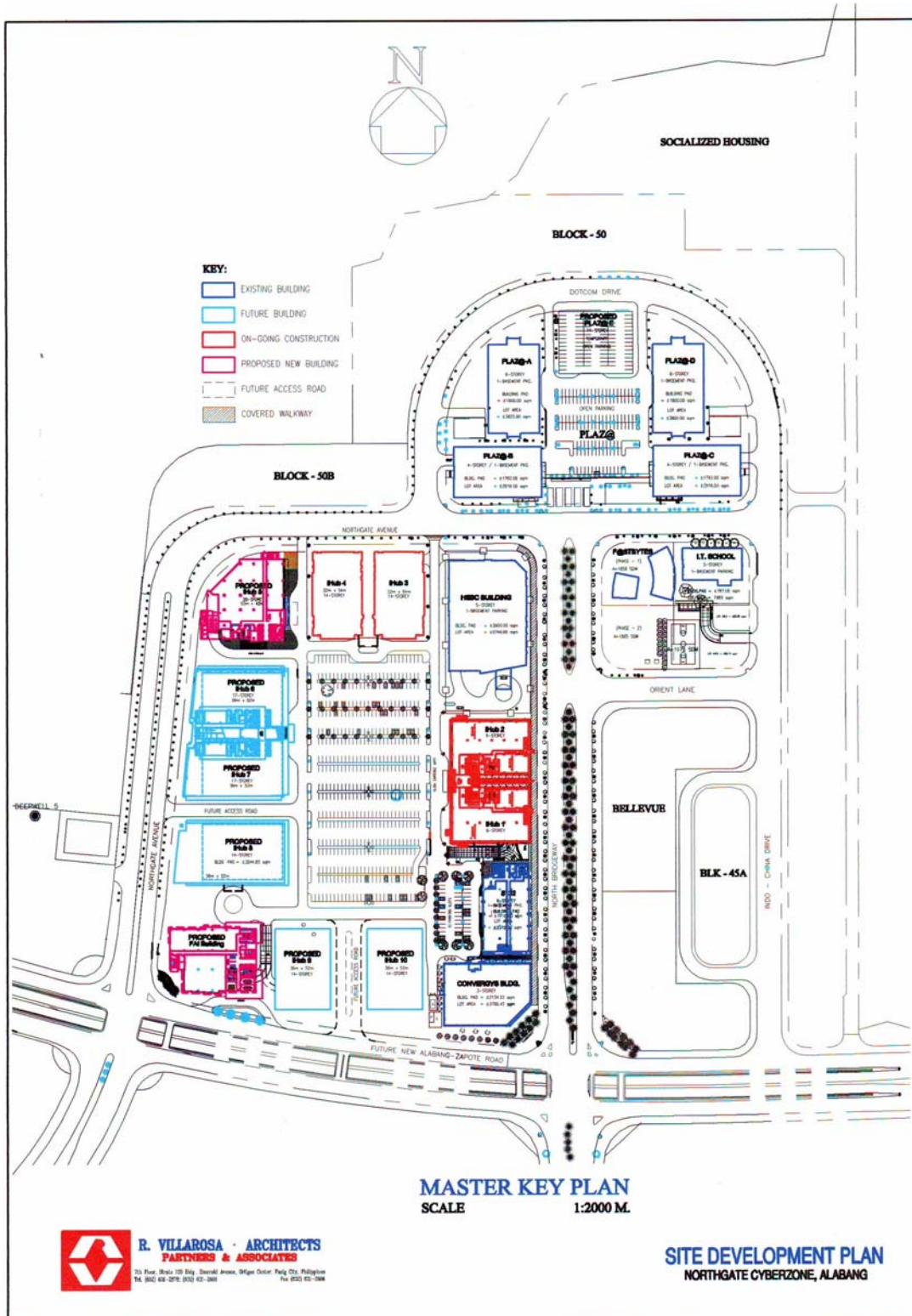
*Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.*

- Capacity: 1,500 kg = 25 persons (est.)
- 15. Loading Area** : Exterior
- 16. Fire Protection** : Automatic Sprinkler System  
Smoke Detectors  
Fire Alarm (manual pull and annunciator)  
Wet and Dry stand pipes  
Fire hose cabinets 2 floor
- Fire Extinguishers : Two per floor at common area;  
Tenant to provide in its space as per Fire Department requirement
- Exit doors : Two per floor @ 1,600 mm and 1,000mm = 2,600 mm total exit per floor
- Staircase : Two per floor @ 2,000 mm + 1,600mm/floor = 3,600mm flight width ;  
350 persons maximum allowable loading occupancy
- 18. Lightning Protection:** Protected by high mast air terminal
- 19. Security** : CCTV on common areas only  
It is recommended for tenants to provide their own Security Monitoring System
- 20. Water Supply** : Source : Deepwell  
Supply : FCC Water System
- 21. Garbage Disposal** : Garbage for pick-up; there is a trash storage room
- 23. Building Management: Automation** : Monitoring of all plumbing & fire protection equipment, Air Conditioning System (transfer Pumps), Ventilation System, Security System, Elevators status, Normal & Emergency Power System
- 24. Facilities / Amenities :** Restroom facilities per floor  
Men's = 4 cubicles (including disabled), 5 urinals, & 4 lavatories  
  
Ladies' = 6 cubicles (including disabled), 6 water closets & 5 lavatories  
Provisions/stub outs for executive toilets provided within tenants' space (4 stub outs in 4 locations)  
Slop sink at the janitors' closet in the toilet rooms.
- Convergence Block : FastBytes (Indoor and AI Fresco dining center)  
Basketball Court
- Cable TV Provider : Cablelink
- 25. Utilities** : Tenants are individually metered. Tenant to provide sub-meter for power and water
- 26. Other Fees/Bond/Insurance** : Building Management Fee: P65.00/sq.m./month  
Air Con Charges P195.00/sq.m./month 24 x 7 usage.  
Power/Electricity deposit: P460,000.00 per floor subject to adjustment based on the LESSEE's actual 1 month average consumption over a 6 months period  
  
Construction Monitoring/: P65.00 per rentable square meter or

*Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.*

Plan Evaluation Fee	
Construction Bond	:P300,000.00 + P100.00 per rentable square meter refundable after fit out period.
Insurance	:Lessee shall secure a comprehensive general liability insurance coverage: combined single liability of not less than P2,000,000.00 for any bodily injuries or property damage to third parties for the duration of the fit-out period.

- |                                              |   |                                   |
|----------------------------------------------|---|-----------------------------------|
| <b>I. Developer</b>                          | : | CyberZone Properties, Inc.        |
| <b>II. Consultants/Contractors</b>           |   |                                   |
| <b>1. Conceptual Architects</b>              | : | Studios Architecture (California) |
| <b>2. Local Architects</b>                   | : | R. Villarosa Architects           |
| <b>3. Structural Designer</b>                | : | Aromin & Sy                       |
| <b>4. Electrical Consultant</b>              | : | Iraido T. Legaspi & Associates.   |
| <b>5. Mechanical Consultant</b>              | : | LRPunzalan & Associates           |
| <b>6. Sanitary/ Plumbing/Fire Protection</b> | : | Mendoza Engineering               |
| <b>7. Project Manager</b>                    | : | AMCON & Company, Inc..            |
| <b>8. General Contractor</b>                 | : | JDBEC Inc.                        |
| <b>9. Elevator Contractor</b>                | : | General Elevator (Brand Fuji)     |
| <b>10. Generator Supplier</b>                | : | Multico                           |



Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.