



ONE TAIKOO PLACE

where
DYNAMIC
businesses prosper

At Swire Properties we have always been keenly aware of our role in creating inspiring environments for forward looking companies.

One Taikoo Place confirms our commitment to the future with a triple Grade-A rated property that is set to be one of the most sought-after addresses in the city.

The development will take pride of place alongside eight existing properties which have attracted over 300 leading international companies from banking and finance, to legal services, insurance, accounting, luxury brands, consulting, media and advertising services, digital communications and technology.



STOREYS

48

GROSS FLOOR AREA

1 million sq ft

FLOOR PLATE AREA RANGE

20,250 - 21,850 sq ft
(lettable)

WHOLE FLOOR EFFICIENCY APPROX.

90 - 93 %

EXPECTED COMPLETION

Mid 2018

GREEN BUILDING RATING

LEED Platinum
pre-certificate



At the heart of Taikoo Place is a ribbon of bright air-conditioned elevated walkways, that seamlessly connect the office towers, the nearby MTR station and the various facilities, shops and dining spots.

Natural gardens grace every open space with a rich abundance of native plants and trees, while elongated water pools capture attention with their historic reference to the Taikoo Dockyard quays that once characterised the site.

850_m

OF AIR-CONDITIONED
ELEVATED WALKWAYS

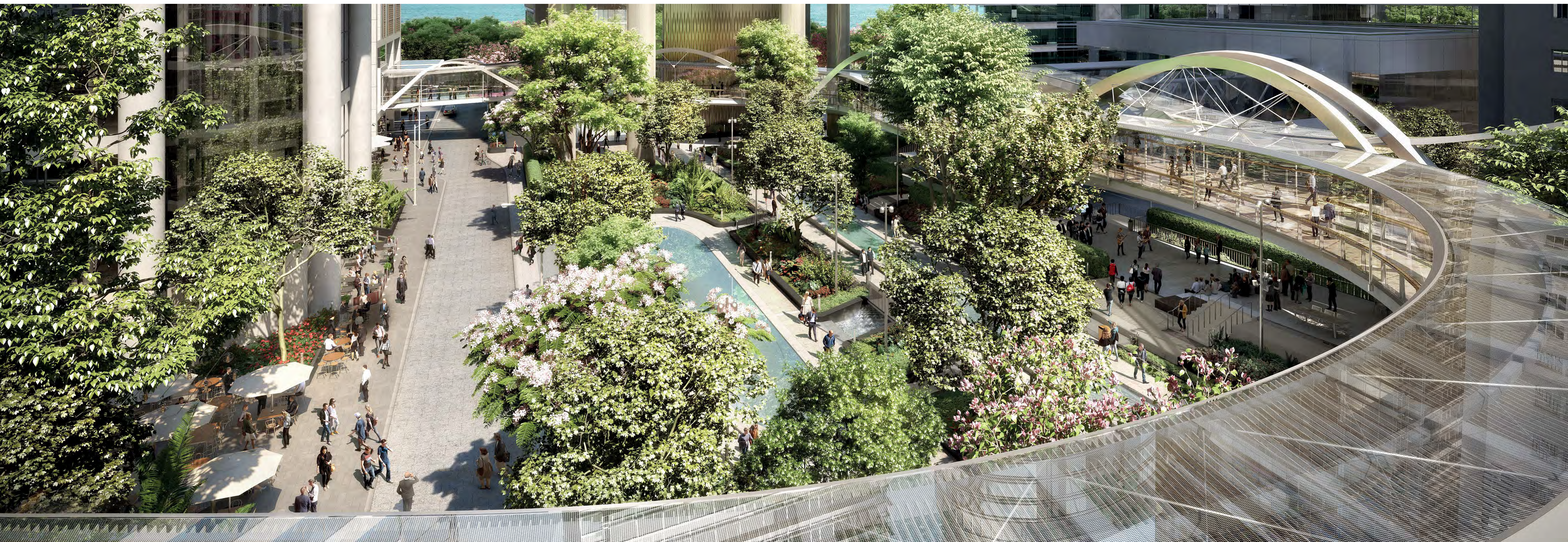
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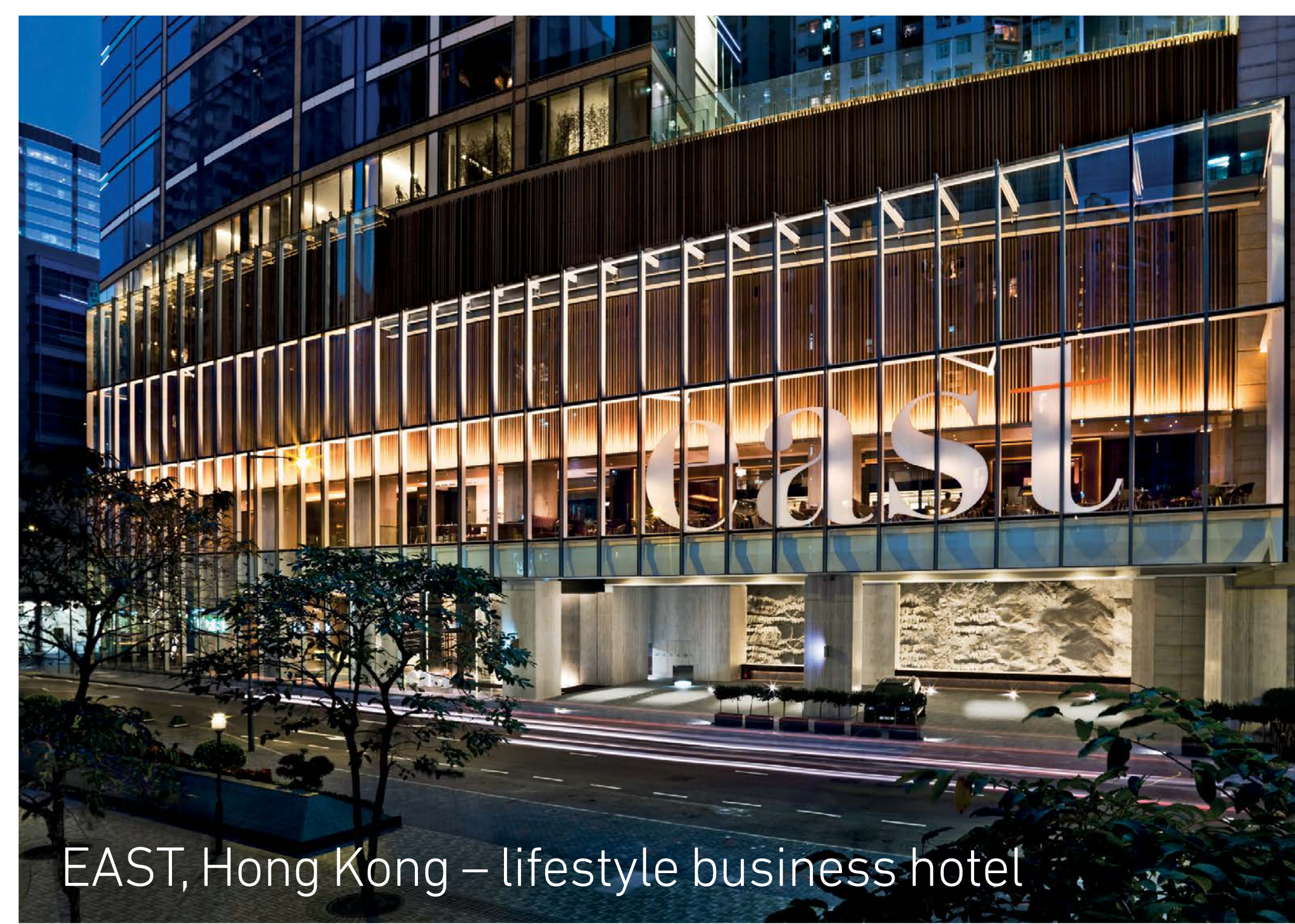
OFFICE BUILDINGS
LINKED BY WALKWAYS

69,000_{sq ft}

LANDSCAPED GARDEN
TAIKOO SQUARE

where design **CONNECTS**





EAST, Hong Kong – lifestyle business hotel



Over 130 dining outlets



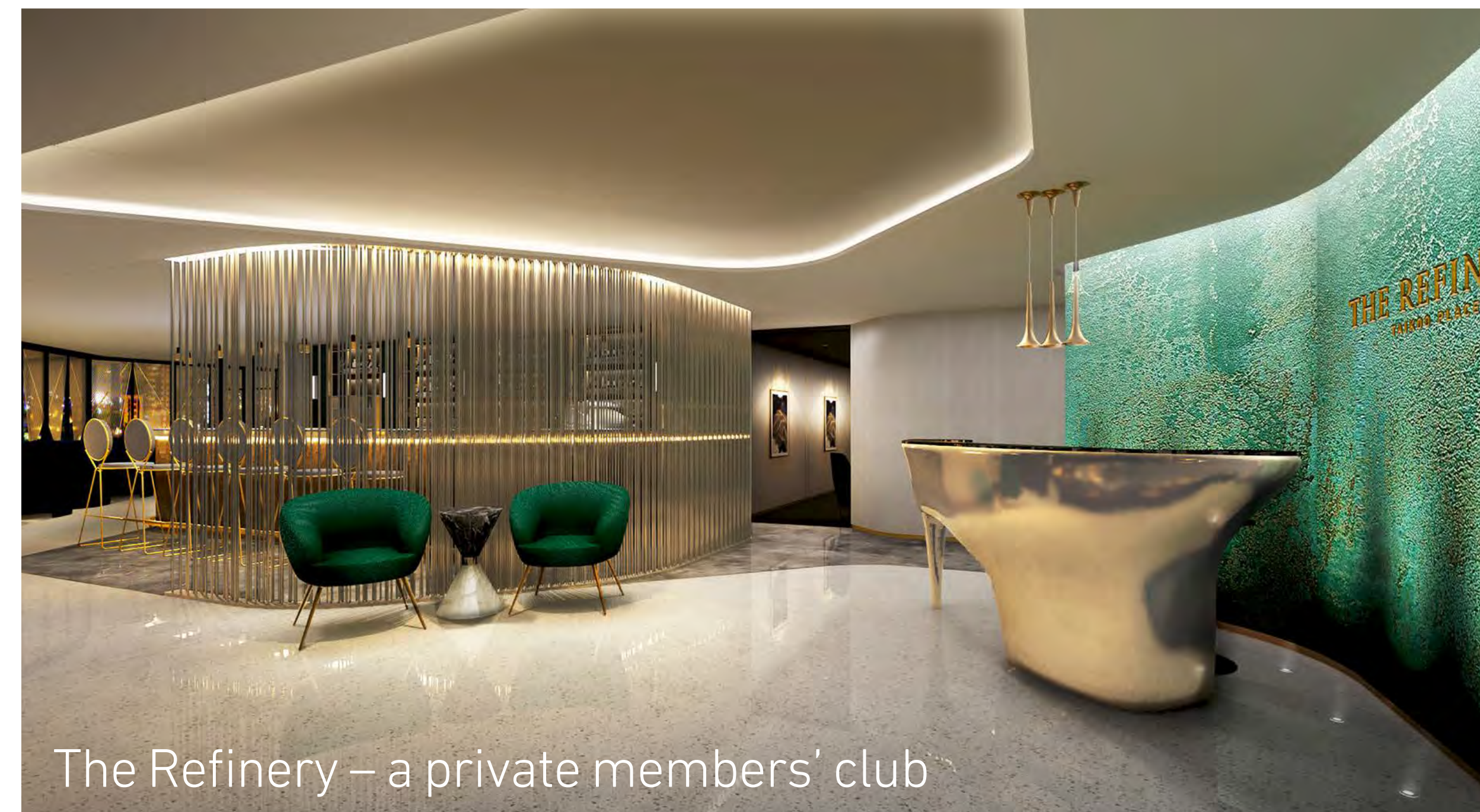
ArtisTree

ArtisTree – a multi-purpose arts & culture venue

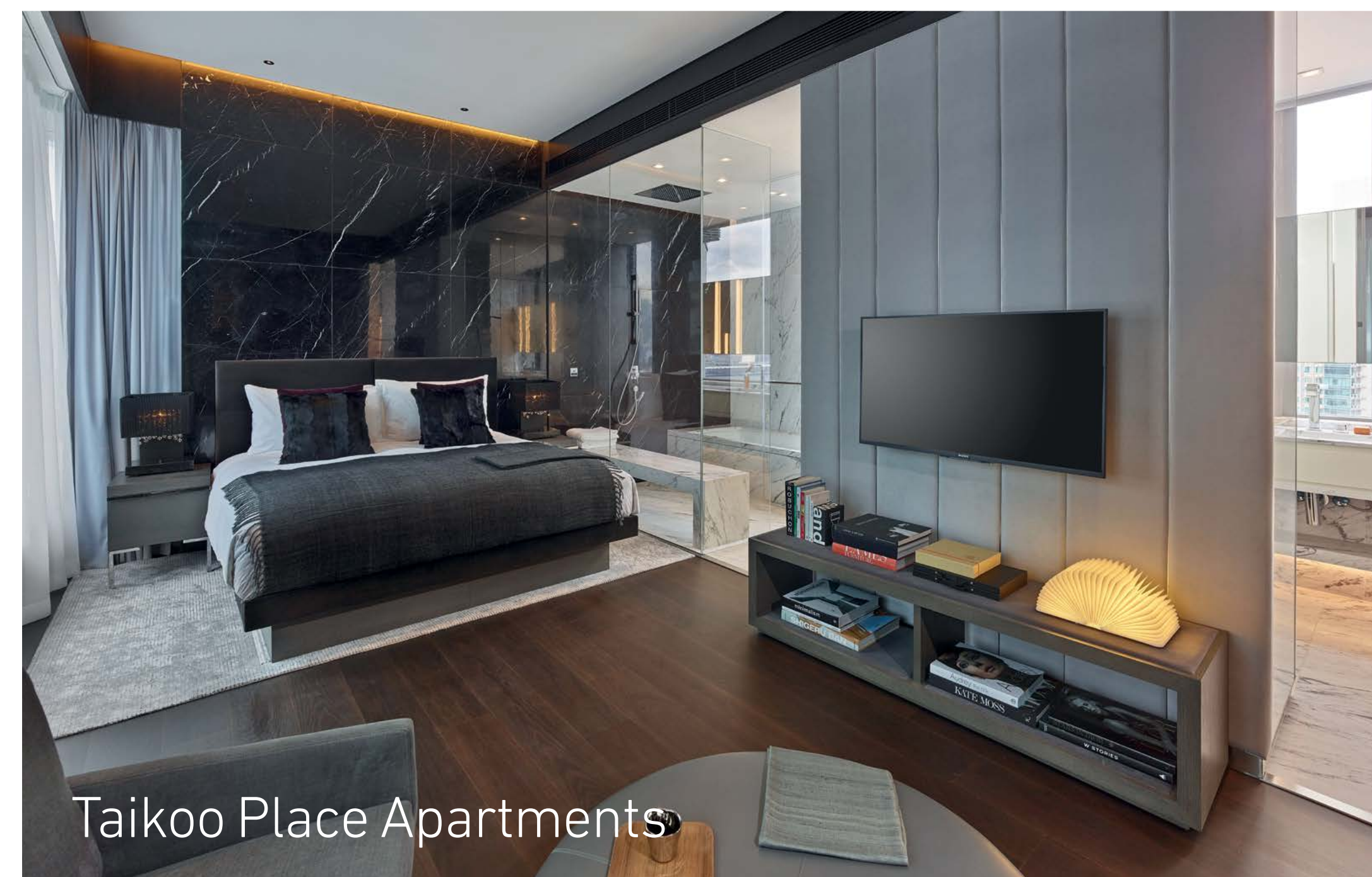


blueprint – flexible workspace & events venue

where **PRODUCTIVITY** flourishes



The Refinery – a private members' club



Taikoo Place Apartments



PURE Fitness gym & yoga studio



Mount Parker Trail – nearby recreational opportunities

LOCATION MAP, PLANS & SPECIFICATIONS

where **CONVENIENCE** is at hand

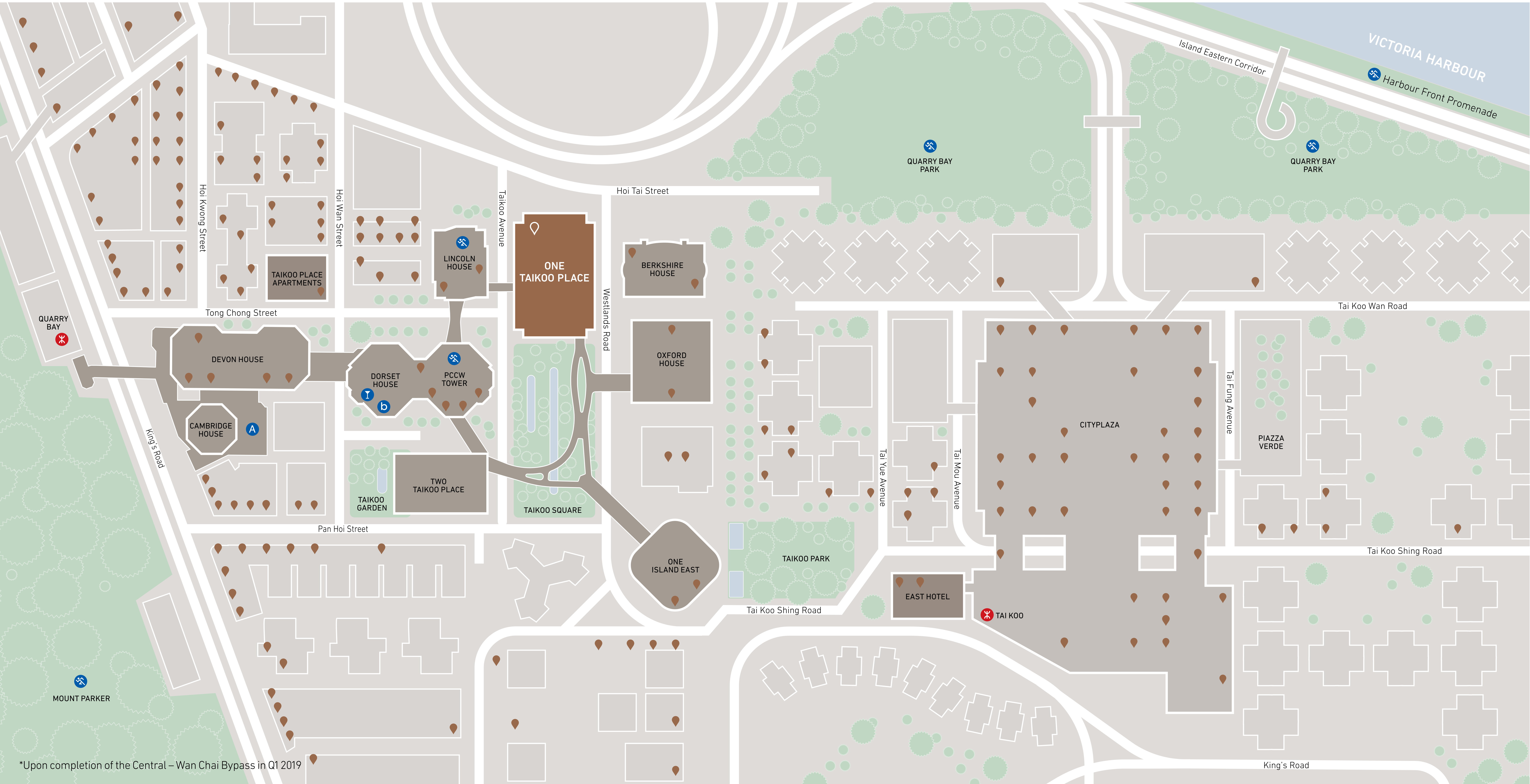
8mins*
TO CENTRAL

40mins
TO AIRPORT

3 taxi stands
WITHIN TAIKOO PLACE

1.4K parking
SPACES WITHIN TAIKOO PLACE

-  Restaurants
-  Sports/Leisure
-  blueprint
-  ArtisTree
-  The Refinery



*Upon completion of the Central – Wan Chai Bypass in Q1 2019

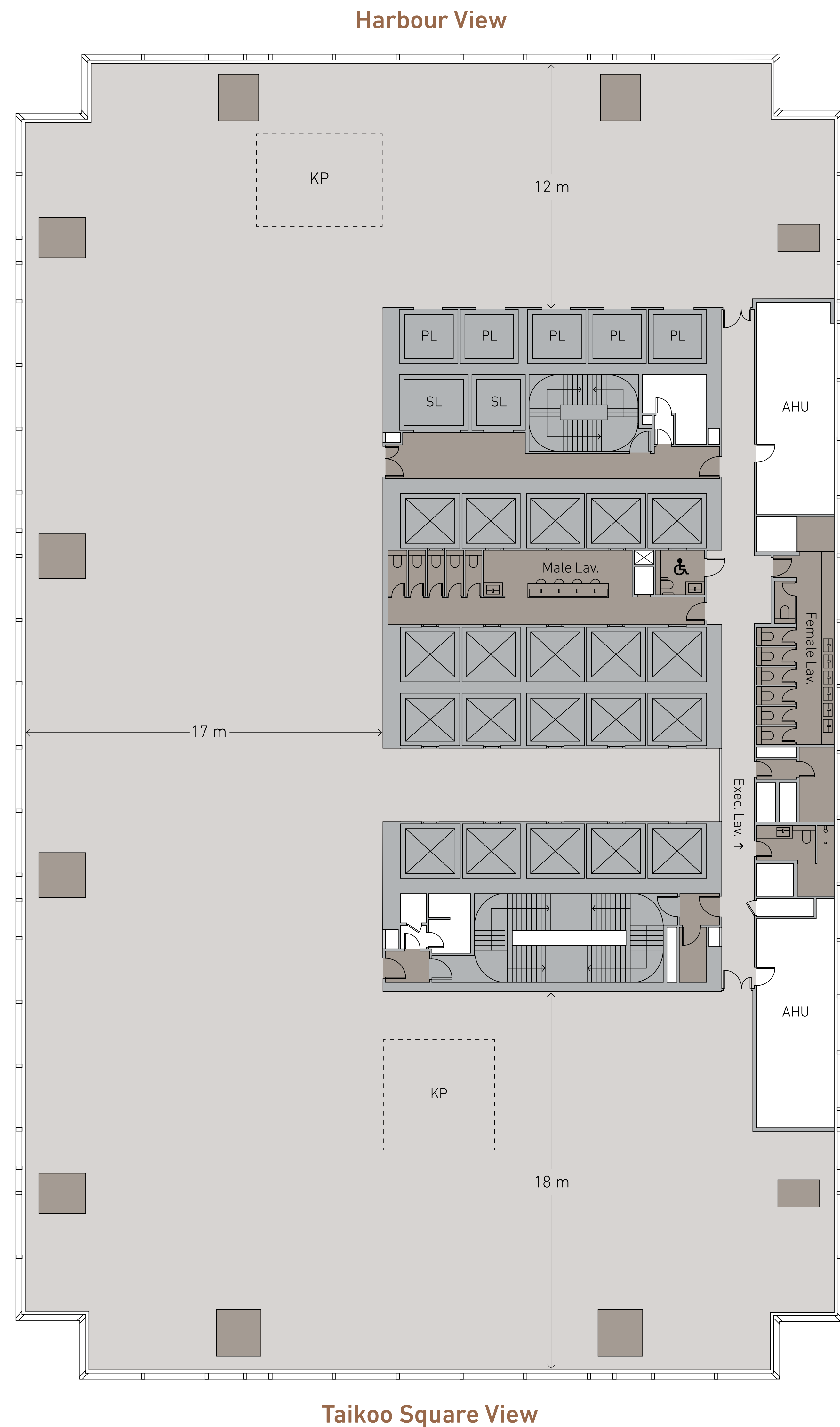
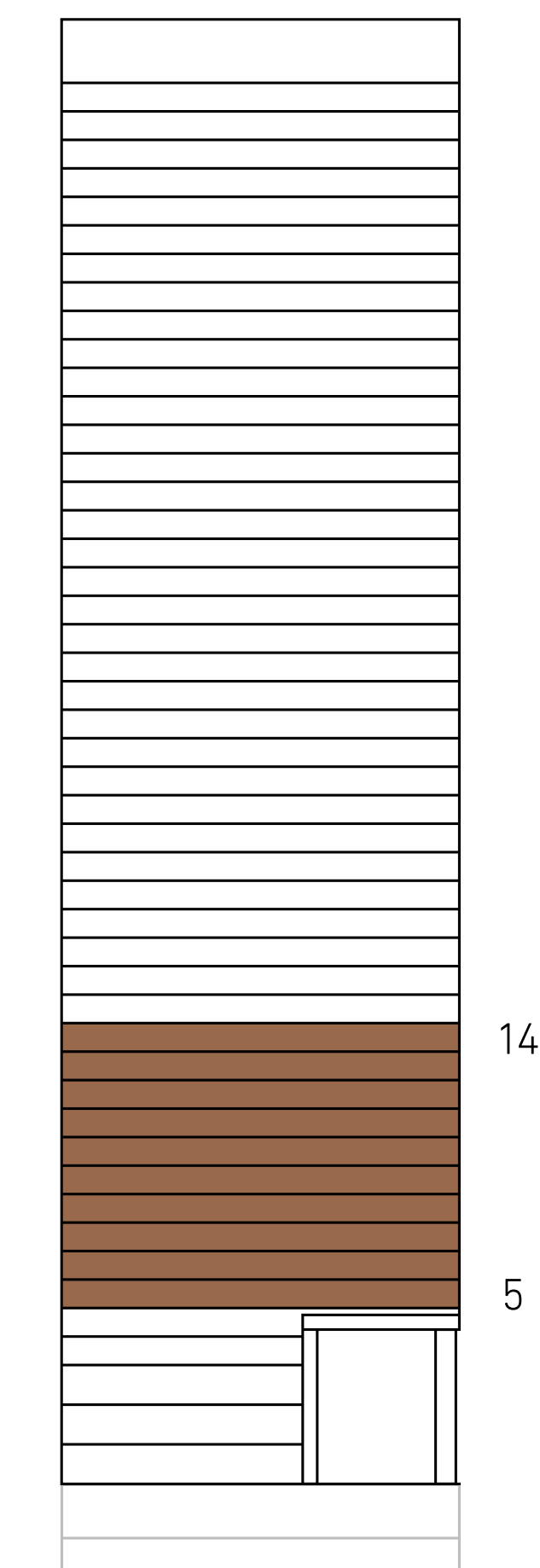
Typical Low Zone

Floor 8

Gross Floor Area: 23,953 sq. ft.
Lettable Area: 20,270 sq. ft.
Net Lettable Area: 18,279 sq. ft.

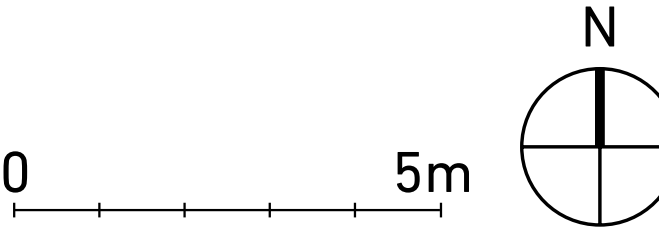
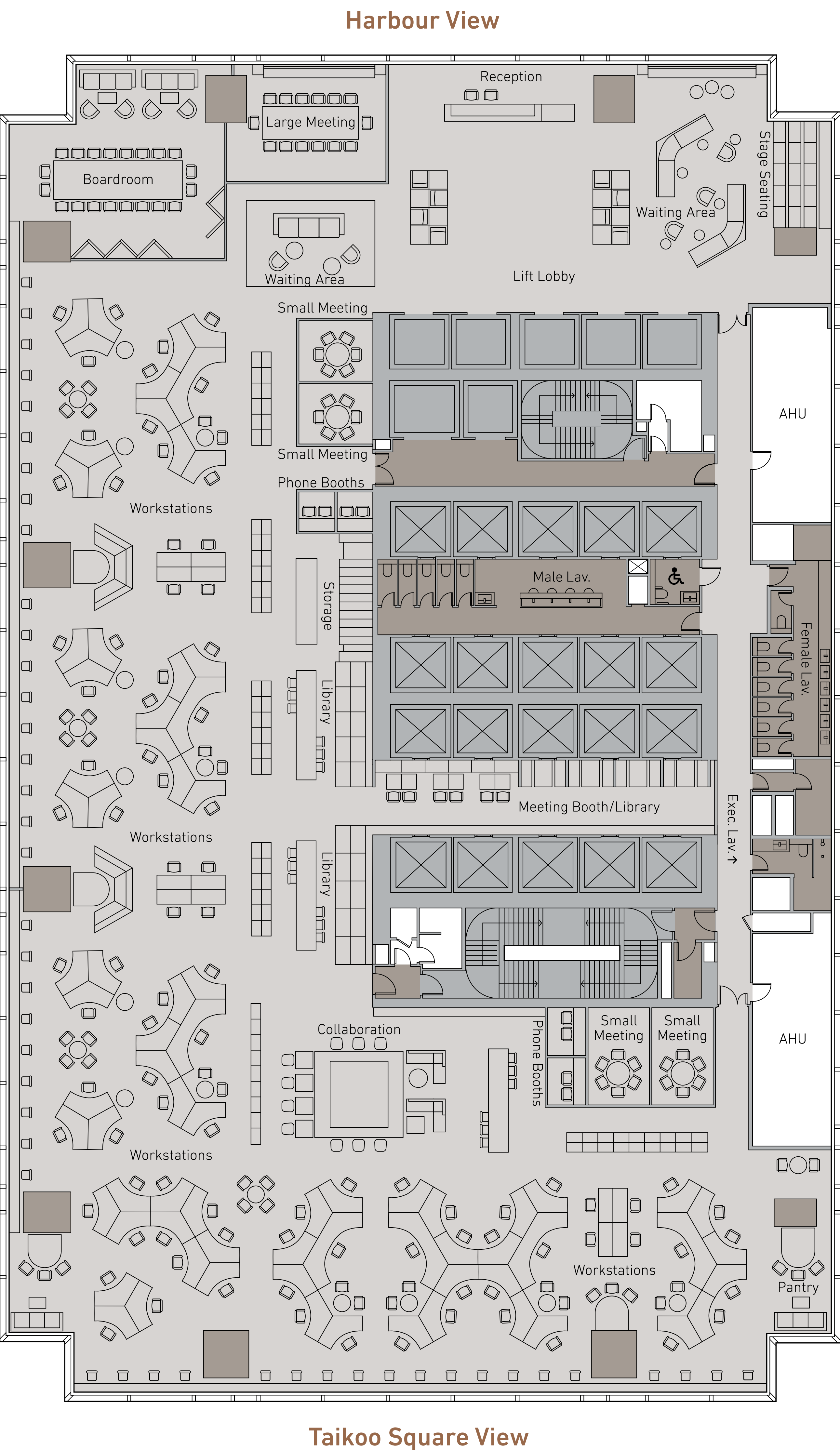
Raised Floor to False Ceiling Height: 3.0 m
Raised Floor Void: 150 mm clear

KP = Knockout Panel
PL = Passenger Lifts
SL = Service Lifts
AHU = Air Handling Unit



Media/Creative Test Fit

Workstation	Fixed	160
	Mobile	20
Total Occupants		180
Boardroom (20 person)		1
Large Meeting (14 person)		1
Small Meeting (6 person)		4
Phone Booth (2 person)		4
Collaboration Area	Various	
Reception		1
Waiting Area		2
Library		3
Pantry/Breakout		2
Storage Area		1
Sq. ft./Person		102



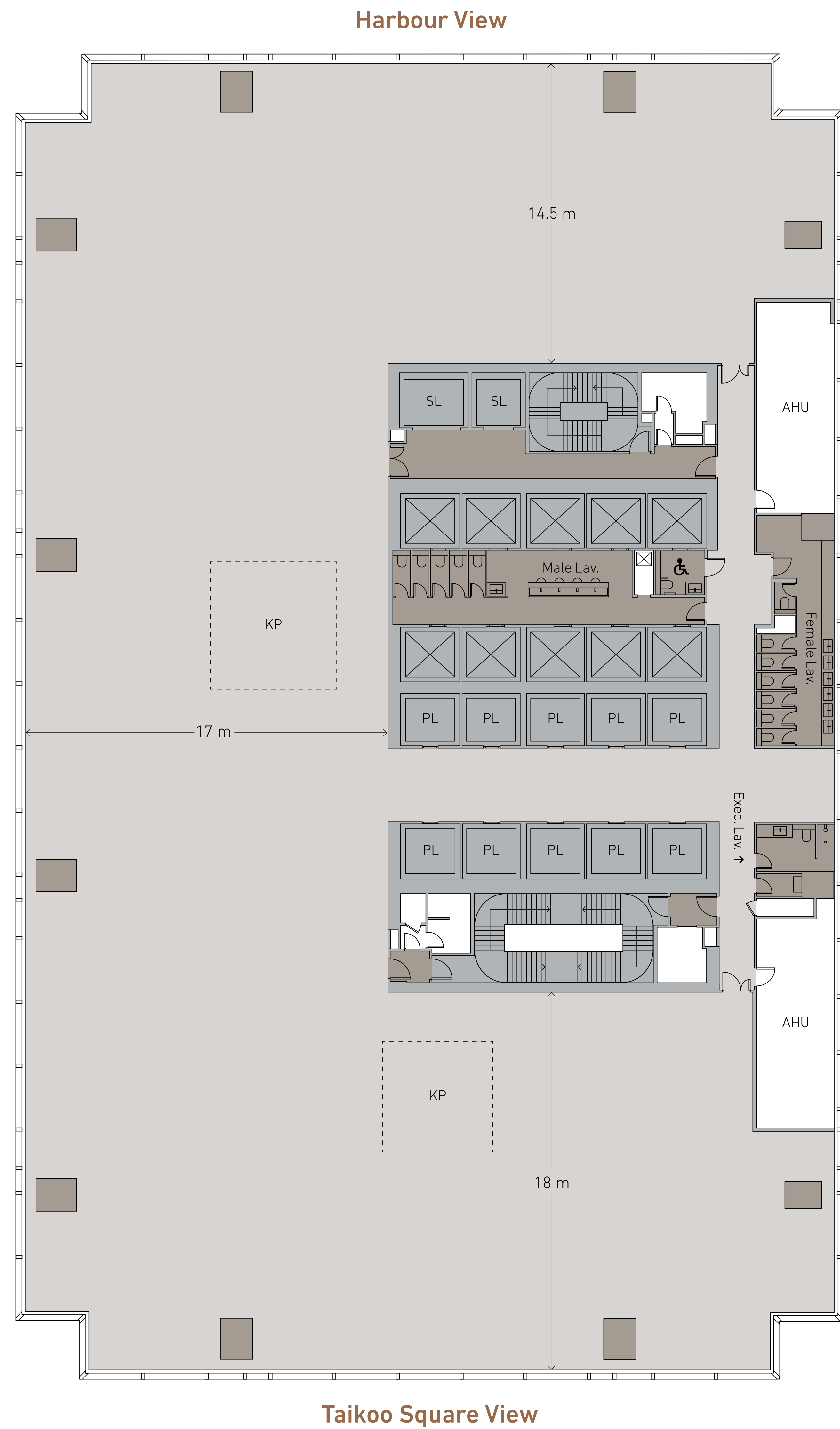
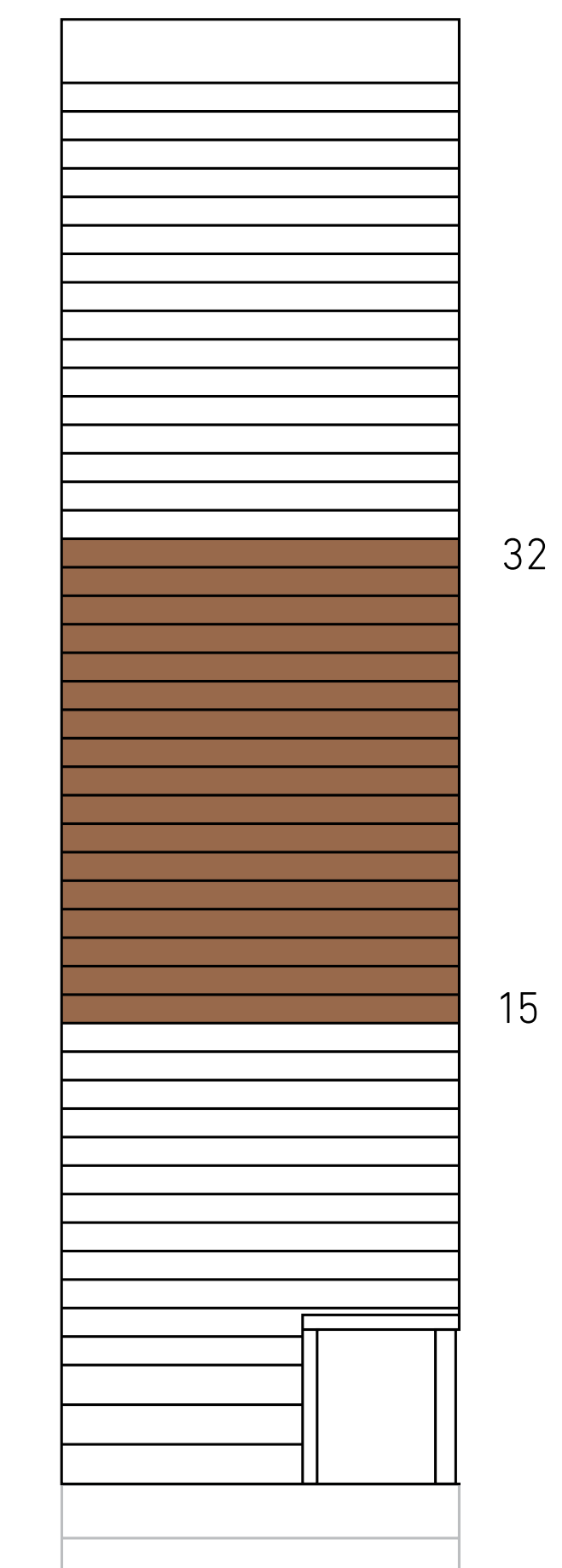
Typical Mid Zone

Floor 28

Gross Floor Area: 24,025 sq. ft.
Lettable Area: 20,906 sq. ft.
Net Lettable Area: 19,136 sq. ft.

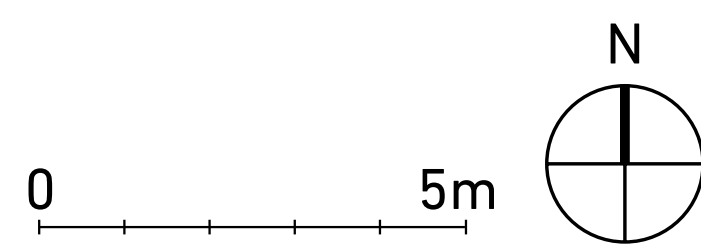
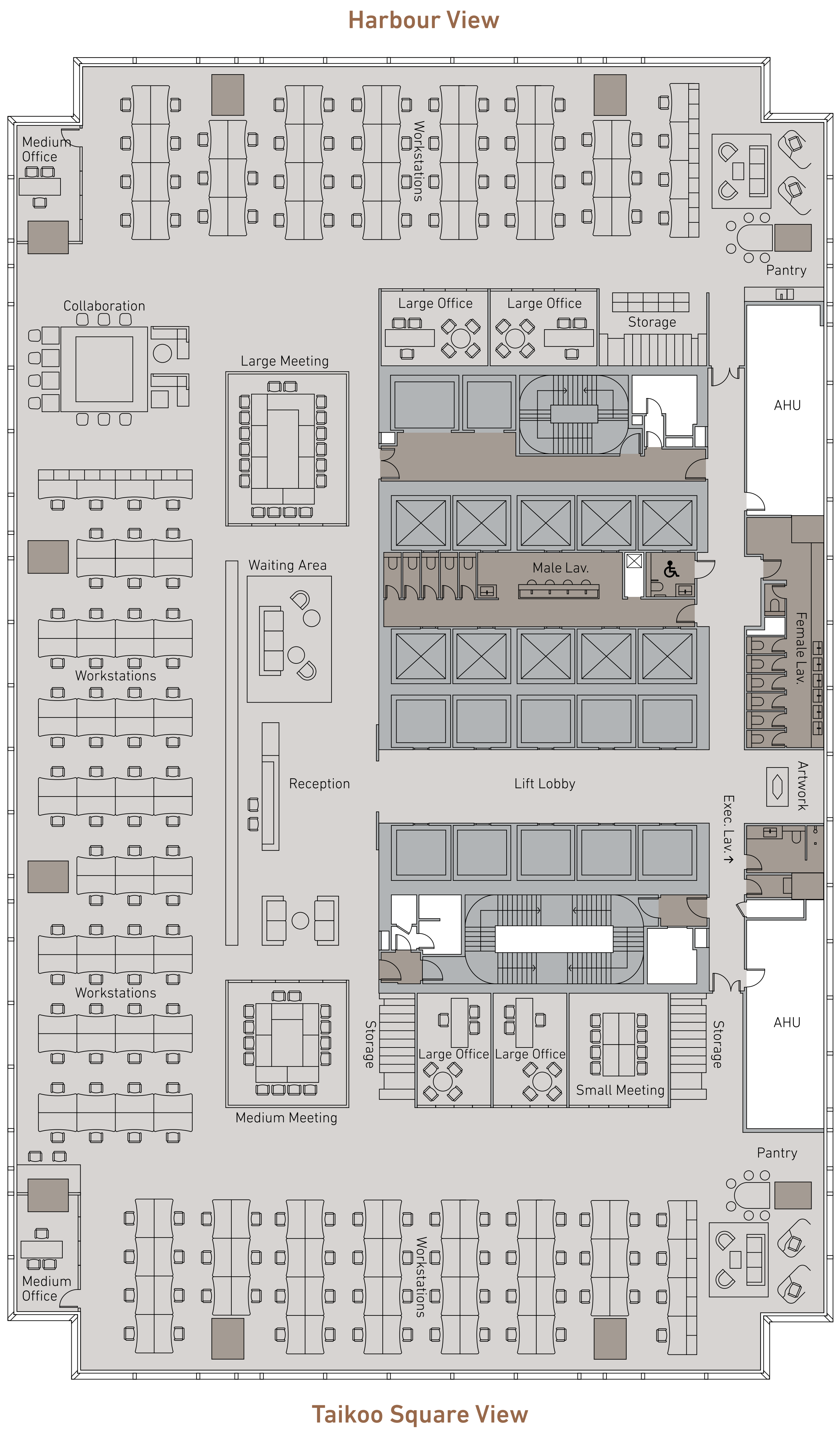
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Trading Test Fit

Workstation	178
Large Office	4
(215 sq. ft./1 person)	
Medium Office	2
(129 sq. ft./1 person)	
Total Occupants	184
Large Meeting (18 person)	1
Medium Meeting (14 person)	1
Small Meeting (8 person)	1
Collaboration Area	Various
Reception	1
Waiting Area	1
Pantry/Breakout	2
Storage Area	3
Sq. ft./Person	104



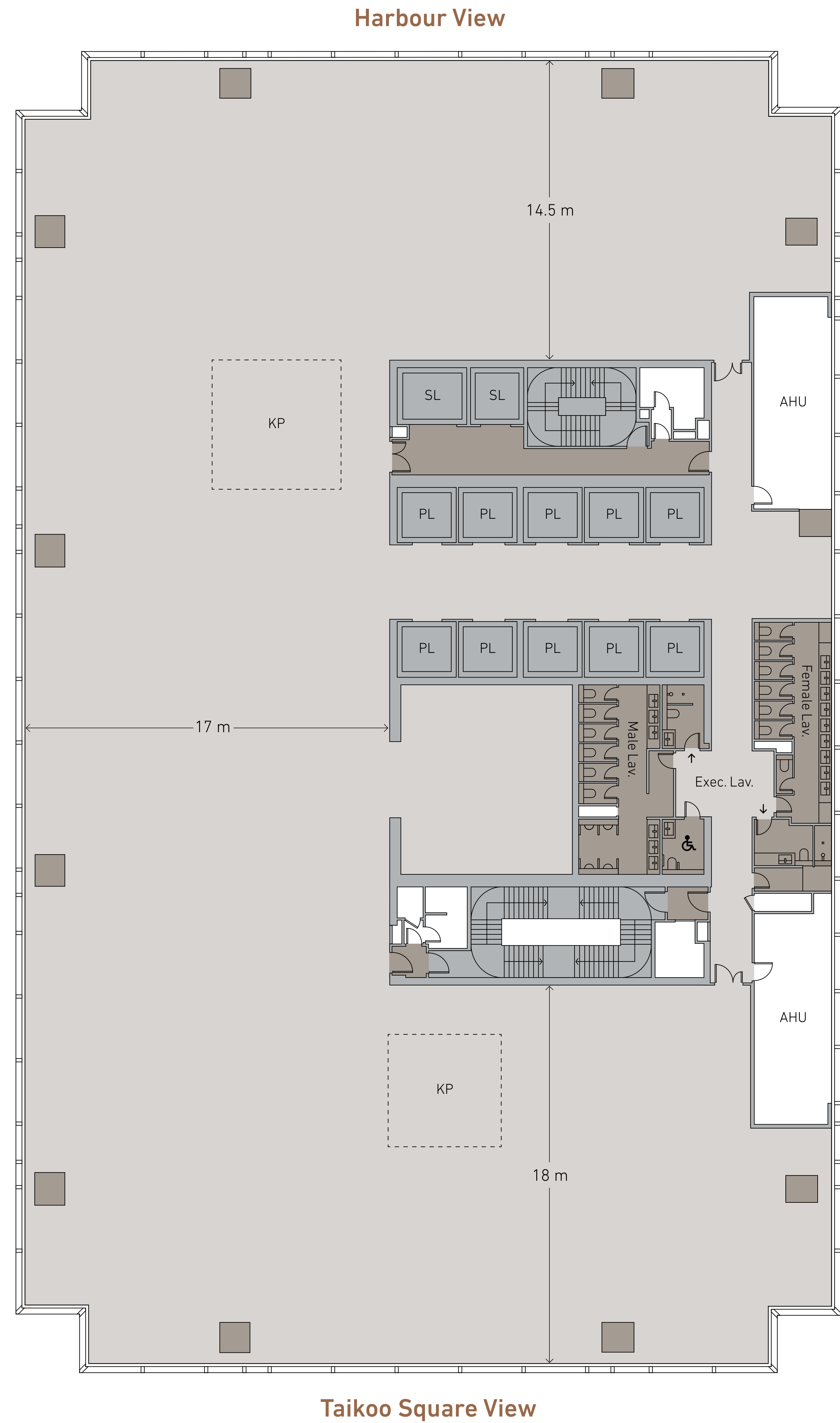
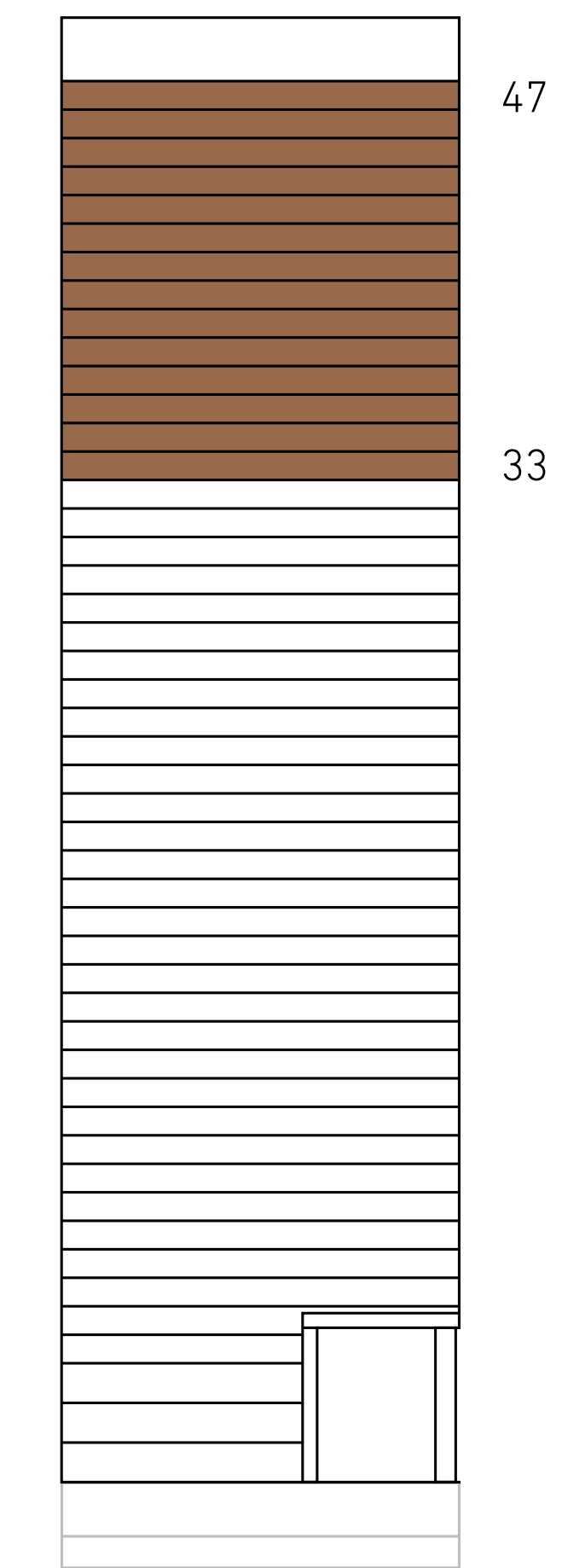
Typical High Zone

Floor 45

Gross Floor Area: 24,040 sq. ft.
Lettable Area: 21,849 sq. ft.
Net Lettable Area: 20,230 sq. ft.

Raised Floor to False Ceiling Height: 3.0 m
Raised Floor Void: 150 mm clear

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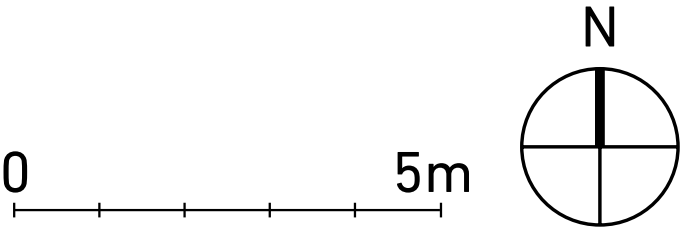
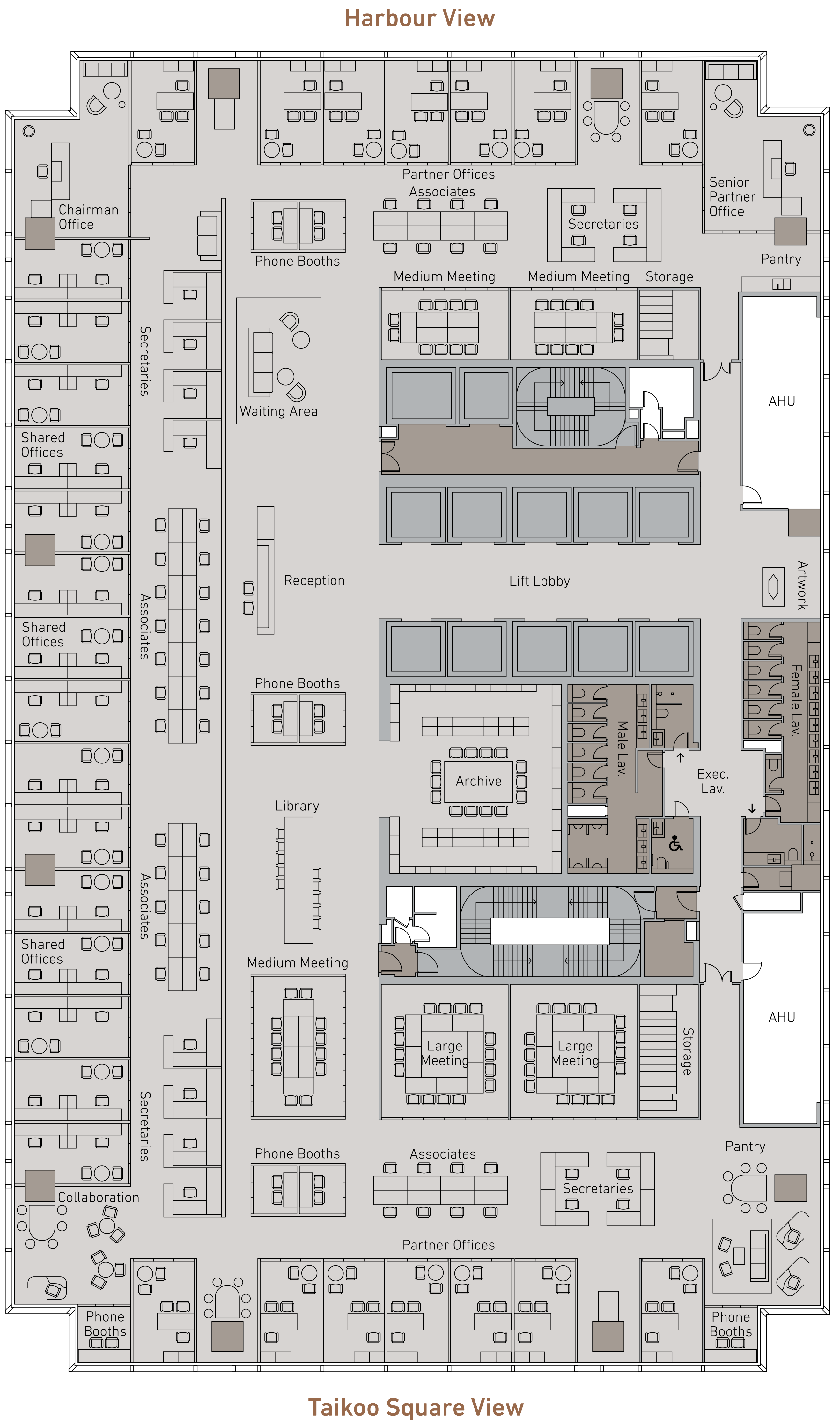
Legal Test Fit

Associate Workstation: 40
Chairman: 1
(430 sq. ft./1 person)
Senior Partner: 1
(430 sq. ft./1 person)
Partner Office: 14
(158 sq. ft./1 person)
Shared Office: 15
(215 sq. ft./2 person)
Secretary Workstation: 16
Total Occupants: 102

Large Meeting: 2
(16 person)
Medium Meeting: 3
(10 person)
Phone Booth: 8
(2 person)
Collaboration Area: Various

Reception 1
Waiting Area 1
Archive 1
Library 1
Pantry/Breakout 2
Storage Area 2

Sq. ft./Person 198



Sustainable Design Features

One Taikoo Place has been planned, designed and constructed with the aim of achieving the highest standards in sustainability. In recognition of these high environmental standards, One Taikoo Place is targeted to receive LEED Platinum, BEAM Plus Platinum and WELL Gold accreditations.



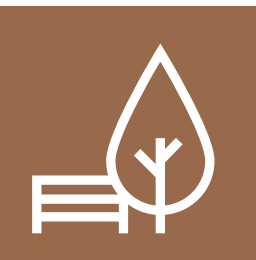
Connecting Places

Elevated walkways and pedestrian-friendly streetscapes enhance existing connections to surrounding buildings and transport hubs.



Natural Ventilation

Buildings within Taikoo Place have been situated to introduce natural ventilation and cooling breezes.



Liveability

Green spaces and outdoor seating have been carefully designed and positioned to reduce urban heat island effects.



Rooftop Solar Panels

One Taikoo Place's roof is 25% green, to reduce the demand for air-conditioning in the building. Solar panels have also been installed to generate renewable energy.



Water Conservation

Recycled rainwater is used to irrigate the gardens and green spaces at Taikoo Square and One Taikoo Place.



Green Technology

Air handling units with electrically commutated plug fans are adopted in One Taikoo Place to achieve greater energy savings.



Waste Recycling

75% of demolition debris has been recycled in compliance with LEED requirements.

Waste cooking oil generated by tenants is converted into bio-diesel to operate a trigeneration system, which will supply combined heating, cooling and power generation to One Taikoo Place; the first of its kind in a commercial building in Hong Kong.



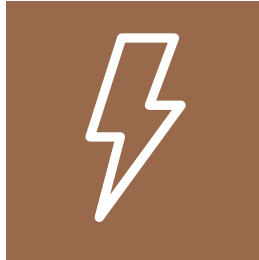
Lighting

High-efficiency lighting fixtures equipped with daylight and motion sensors help minimise energy use.



33%

Annual energy savings exceeding BEAM Plus ¹ baseline performance.



2.5%

Of total building energy to be provided by renewables.



75%

Demolition waste recycled.



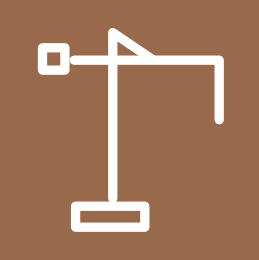
28%

Annual energy savings exceeding LEED ² baseline performance.



>40%

Freshwater savings exceeding BEAM Plus ¹ baseline performance.



60%

Construction waste recycled.

¹ Based on Building Energy Code ("BEC") 2012 Edition as baseline.
² Based on ASHRAE 90.1 2007 as baseline (LEED 2009 for Core and Shell Development).

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