

## **Fit-out and Handover Condition**

### **Description of Fit out Works**

#### **1 Walls**

Gypsum board partition walls

Knauf system W112 with 75 mm metal profile construction and bilateral double-layer edging, plasterboard incl. Total thickness of the wall - 125 mm.

- a) All GB walls and edgings in work areas and lobby are painted with acrylic paint- latex in accordance with BSS - color white;
- b) Walls in sanitary facilities:
  - i. Behind sanitary equipment - tiling with tiling up to a height of 140-150 cm and latex to ceiling;
  - ii. Other walls - latex to ceiling;
- c) Walls in kitchenette rooms - PVC backsplash - remaining painted latex finish;
- d) Walls in the server room - latex.

Glass partition walls

1.2 Glass partition walls are mounted on raised floor and fixed to suspended ceiling; They are with cold fusion chamberless aluminum profile ETEM E-1000, painted RAL 9006, grey; single hard tempered white glass 10mm; Glass doors- size 90 x 210 cm, single hard tempered white glass 10mm, standard Dorma handles and floor key mechanism; sound absorbing profiles- only where adequate;

#### **2 Flooring**

- a) Floors are fitted with double floor Uniflair 40NAA with a load capacity of 400 kg and 200 kg point load.
- b) Floor finishes:
  - i. Premises and floor lobby area - carpet, needle punched, antistatic <2kV;
  - ii. Sanitary facilities - tiling;
  - iii. Kitchenette facilities - double floor with PVC or laminate covering;
  - iv. Server room - antistatic double floor with PVC or laminate covering;
  - v. Terraces – hydro-insulated water barrier with decking.

#### **3 Floor boxes**

EN standard each equipped with two inserters RJ45, two wall-plugs 2x150W/220V of reserved field and one wall-plug 100W/220V of non-reserved field - this equipment is for every workplace. The number and type of the floor boxes shall be determined by Lessor according to the location of the furniture pursuant to the schemes provided by the Lessee.



#### **4 Lighting**

Each work office area has an illumination of 500lux and own control.

Each work corridor and WC area has an illumination of 250lux, sensor controlled.

#### **5 Fire suppressing and signaling**

Each room/area has its own controlling sensors (above suspended ceiling and on suspended ceilings as well as below raised floor).

#### **6 Sprinkler**

Location of sprinkler heads to accommodate each area per code.

#### **7 HVAC**

Individual or group climatic control of the premises. Two or more areas and/or open plan spaces may share a common temperature control dependant layout.

#### **8 Equipment**

- a) Workrooms are equipped with light switches, controls for air conditioning, floor boxes and wall-plugs;
- b) Sanitary facilities are equipped with sinks (4 - 2 female and 2 male bathrooms) two urinals and a toilet in the male's bathroom and two separate cabins for the females' bathroom; hot water boiler, Mirrors, soap dishes, toilet brush and toilet paper holder;
- c) Kitchenette is equipped with a cupboard, countertop, sink and tap, hot water boiler and 2 wall-plugs 220V.

#### **9 Doors**

- a) Interior doors - wooden doors with MDF with size 90/200 casing (security locks)
- b) Doors in sanitary facilities - wooden doors with MAP coating with size 90/200 and 80/200 with WC-lock.

All construction works, excluding the low voltage cabling and communications from the backbone to each floor box, will be executed by the Lessor. The IT structural cabling will be executed by contractors approved by the Lessor.

