

LEVEL OF FINISHING

ARCHITECTURAL

ARCHITECTURAL LAYOUT

- Planning grid size of 1,800 mm.

OFFICE SPACES

- The office spaces have a width of 5,400 mm and the central corridor zone is 1,800 mm wide.
- The 8th and 9th floors have the same planning grid size, but the width is approximately 4,600 / 5,250 mm.

NET STORY HEIGHT (FLOOR - SYSTEM CEILING)

- The net height of the offices on the ground floor and on the upper floors is 2,700 mm.
- The net height of the atrium is 6,225 mm (underside made of wooden construction/baffles).

GROSS STORY HEIGHT (FLOOR - ARCHITECTURAL CEILING)

- The gross height of the offices on the ground floor and on the upper floors is 3,250 mm.
- The gross height of The Moon is 6,625 mm (underside made of perforated wooden roof elements).

FLOORS OFFICES

- Concrete floors, supporting on facades and reinforced strips supported by a row of columns.
- The floors are finished with a sand cement screed and are delivered ready to install.

FLOORS ENTRANCE AREA, THE MOON AND BUSINESS AREA

- The floors in the public areas are finished with a combination of Durabella Terazzo and carpet.

FLOORS IN CIRCULATION AREAS

- The floors in the lift halls are finished with two colours of Duracryl.
- The lift hall of Entrance 2 is finished with Verona Stone floor tiles.

CEILINGS OFFICES "TRADITIONAL"

- System ceiling with integrated climate facilities and LED lighting.
- Mineral panels with module size 1,800 x 600 mm, colour white.
- Grid ceiling (100 mm), colour white.
- The suspended ceilings have an acoustic value of $\alpha=0,85$.

CEILINGS OFFICES "INDUSTRIAL" (optional)

- Industrial ceiling with free-hanging climate facilities and LED lighting.
- The architectural ceilings are finished with acoustic spray, based on a standard structure with a thickness of 20-25 mm.

CEILING ENTRANCE AREA, THE MOON AND BUSINESS AREA

- The ceiling in The Moon is constructed from perforated acoustic roof elements made of wood, under which baffles have been fitted.
- In the entrance areas, a combination of ceiling islands and acoustic spray has been used, which is applied directly to the architectural ceiling.
- The meeting rooms in the business area are equipped with mineral ceiling panels, in accordance with the system ceilings in the office spaces.

STAIRS AND BALUSTRADES

- The stairwells consist of a steel construction with wooden steps and a steel handrail.

ARCHITECTURAL WALLS OF OFFICE SPACES

- The walls of the office spaces are made of concrete (facades) or sand-lime brick blocks, finished with white spray stucco and fitted with skirting boards.
- The sloping surfaces of the concrete that connect to the facade frames are finished flat in the colour of the walls.
- The walls are fitted with metal gutters with partitions. There is a double wall socket per 1,800 mm and an empty plug box for data facilities.

SYSTEM WALLS

- If desired, the tenant can install system walls or have them installed.

EXTERIOR BLINDS

- Universe does not contain fixed external sun protection.

INTERIOR BLINDS

- If desired, the tenant can install (or have installed) sun protection on the inside.

CLIMATE INSTALLATIONS

HEAT GENERATION

- Universe's heating system is connected to a new thermal storage system.

COLD REVIVAL

- Universe is also connected to a new thermal storage installation for cooling.

AIR TREATMENT / CLIMATE CONTROL OFFICES AND BUSINESS AREA

- There is an air handling unit per building section where the fresh air is filtered, heated and cooled.
- Heating, cooling and ventilation takes place by means of induction units which, in the case of a system ceiling, are integrated into the ceiling and, in the case of a desired industrial look, are executed free-hanging.

AIR TREATMENT / AIR CONDITIONING THE MOON AND ENTRANCE AREA

- The spaces of The Moon and both entrances are heated/cooled by means of underfloor heating/cooling.
- The Moon has a climate system that blows in filtered fresh cooled or heated air through displacement grilles in furniture and floor grilles near the outer wall.
- When the CO₂ content increases and/or the room temperature increases or decreases, jet nozzles automatically blow in freshly cooled or heated air. There is a separate air handling unit for this.

COMFORT OFFICE SPACE

- The office spaces score a climate class B (based on installation design).

LEVEL OF FINISHING

TEMPERATURE OF OFFICE SPACE, THE MOON AND BUSINESS AREA

| FUNCTION | TEMPERATURE OUTSIDE(°C) | TEMPERATURE INSIDE(°C) |
|----------------------------|-------------------------|------------------------|
| Office | 25 (150 GTO) | 21 |
| Business area | 25 (150 GTO) | 21 |
| The Moon and entrance area | 25 (150 GTO) | 21 |

The maximum permitted number of weighted temperature exceedance hours is 150 (Dutch RGD standard) - reference year is 1964.

TECHNICAL CLASSIFICATION/REGULATION

- Regulation at 7,200 mm.
- A ceiling induction unit is installed per 1,800 mm.

MAXIMUM SOUND PRESSURE LEVEL FOR INSTALLATIONS

| FUNCTION | SOUND PRESSURE LEVEL DB(A) |
|---|----------------------------|
| Office (1-2 persons) and meeting rooms | 35 |
| Group office, entrance, The Moon, pantries | 40 |
| Sanitary areas, stairwells, circulation areas | 45 |
| Technical areas | 80 |

DESIGN CONDITIONS FOR VENTILATION

| FUNCTION | OCCUPANCY (PERSON PER SQ. M.) | CLASS |
|--------------|-------------------------------|-------|
| Office | 0,1 | B |
| Meeting room | 0,33 | B |
| The Moon | 0,62 | B |

Conditions for the design of the ventilation installations, occupancy stated per sq. m. occupied area.

INTERNAL HEAT PRODUCTION

HEAT PRODUCTION PER SQ. M. OF OFFICES

| FUNCTION | TOTAL | |
|-----------|-------------|---|
| Persons | 12 W/sq. m. | 10 sq. m./pers. MET=1,2, CLO= 0,7-0,9 (approximately 12 W/sq. m.) |
| Lighting | 8 W/sq. m. | 8 W/sq. m. |
| Equipment | 15 W/sq. m. | 20 W/sq. m. |
| Total | 35 W/sq. m. | approximately 40 W/sq. m. |

Device load based on 1 PC configuration p.p. of 150 W.

HEAT PRODUCTION PER SQ. M. OF MEETING ROOMS

| FUNCTION | TOTAL | |
|-----------|-------------|--|
| Persons | 12 W/sq. m. | 3 sq. m./pers. MET=1,2, CLO= 0,7-0,9 (approximately 36 W/sq. m.) |
| Lighting | 8 W/sq. m. | 8 W/sq. m. |
| Equipment | 15 W/sq. m. | 10 W/sq. m. |
| Total | 35 W/sq. m. | approximately 54 W/sq. m. |

HEAT PRODUCTION PER SQ. M. THE MOON

| FUNCTION | TOTAL | |
|-----------|-------------|---|
| Persons | 12 W/sq. m. | 400 pers. MET=1,2, CLO= 0,7-0,9 (approximately 77 W/sq. m.) |
| Lighting | 8 W/sq. m. | 8 W/sq. m. |
| Equipment | 15 W/sq. m. | 5 W/sq. m. |
| Total | 35 W/sq. m. | approximately 90 W/sq. m. |

TOILET GROUPS AND CUPBOARDS

- The extraction per toilet is 50 m³/h.

ELECTRICAL SYSTEMS

LIGHT CIRCUITS

OFFICE SPACES

- The switching takes place by means of a DALI-2 system, whereby in the open-plan office a row is switched on through a control panel. Optionally it is possible to change the lighting zones to 3.6 meters using software in the building management system.

TRAFFIC AND TOILET AREAS

- The circulation areas and toilets are central, and can be connected per wing. A DALI control panel is available on each floor for this purpose.

POWER PLANT

- There is a double wall socket (230V) per 1,800 mm in the wall channels. There is also a general-purpose wall socket at least every 20 meters.

LIGHT INSTALLATION

- The lighting installation complies with the European guidelines for indoor lighting NEN-EN 12464-1 and consists of light fittings equipped with LED light sources. Where daylight is present, daylight control is applied. The light fittings for daylight control are dimmable.

LEVEL OF FINISHING

BASIC PRINCIPLES FOR ILLUMINANCE

| ROOM | EGEM (LUX) | UGR (<) | UO |
|------------------------|------------|---------|-----------------------------|
| Office environment | 500 | 19 | 0,60 Dimmable |
| Closed office | 500 | 19 | 0,60 Dimmable |
| Meeting rooms | 0-700 | 19 | 0,60 Dimmable and in scenes |
| Business Centre | 0-700 | 19 | 0,60 Dimmable and in scenes |
| Copy and printer space | 300 | 19 | 0,40 |
| Coffee corner | 300 | 22 | 0,40 |
| Circulation area | 200 | 25 | 0,40 |
| Front space toilets | 200 | 25 | 0,40 |
| Toilet | 150 | 25 | 0,40 |
| Miva toilet | 200 | 25 | 0,40 |
| Entrance | 200 | 22 | 0,40 |
| Work cupboard/Storage | 150 | 25 | 0,40 |
| Archive space | 200 | 25 | 0,40 |
| Engineering rooms | 200 | 25 | 0,40 |
| MER/SER | 500 | 25 | 0,40 |
| Entrance The Moon | 250 | 22 | 0,40 |
| Front desk | 300 | 22 | 0,60 |
| The Moon | 250 | 25 | 0,40 |
| Kitchen | 500 | 22 | 0,60 |
| Changing rooms | 300 | 22 | 0,60 |
| (Emergency) stairwell | 150 | 25 | 0,40 |
| Parking garage | 75 | 25 | 0,40 |

COLOUR RENDERING RA ≥ 80

Colour temperature 4000 K for the offices, meeting rooms and Business Centre, unless otherwise indicated in the light fitting list.

For heights at which the stated illuminance applies, the following levels must be assumed:

| | |
|-----------------------|---------------|
| Office environment | 750 mm +floor |
| Sanitary room, pantry | 750 mm +floor |
| Traffic areas | 200 mm +floor |

BUILDING SUSTAINABILITY

EPA-U ENERGY LABEL

- Minimum A-label (to be drawn up after complete renovation).

BREAAM-LABEL

- Excellent

SANITATION

TOILET GROUPS

- The toilet groups have a high-quality finish with wall and floor tiles in accordance with the interior design by architect Heyligers.

SAFETY

FIRE-FIGHTING AND DETECTION OFFICE AREAS

- There are fire hose reels and dry extinguishing pipes in the stairwell.
- Fire alarm and evacuation system present that complies with applicable laws and regulations.

FIRE COMPARTMENTATION

- Compartmentalisation per building part and shafts in accordance with permit drawing.

BARRIER SYSTEM

- The parking garage is equipped with a speed gate with intercom function.

MAXIMUM OCCUPANCY OF THE FLOORS

| BUILDING A | | BUILDING B | |
|--|-----|--|-----|
| Ground floor | 495 | Ground floor | 377 |
| 1 st to 7 th floor | 134 | 1 st to 7 th floor | 184 |
| 8 th and 9 th floors | 99 | 8 th and 9 th floors | 129 |

TRANSPORT INSTALLATIONS

ELEVATORS

| | | |
|--------------------------------------|-------------|--------------------------------|
| Entrance 1, Building part A | 3 elevators | capacity 1,000 kg per elevator |
| Entrance 2, between Building A and B | 2 elevators | capacity 1,000 kg per elevator |
| Entrance 3, Building part B | 3 elevators | capacity 1,025 kg per elevator |

FACADE MAINTENANCE INSTALLATIONS

- There are window washing installations on the roofs of the various building parts.

DISCLAIMER

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