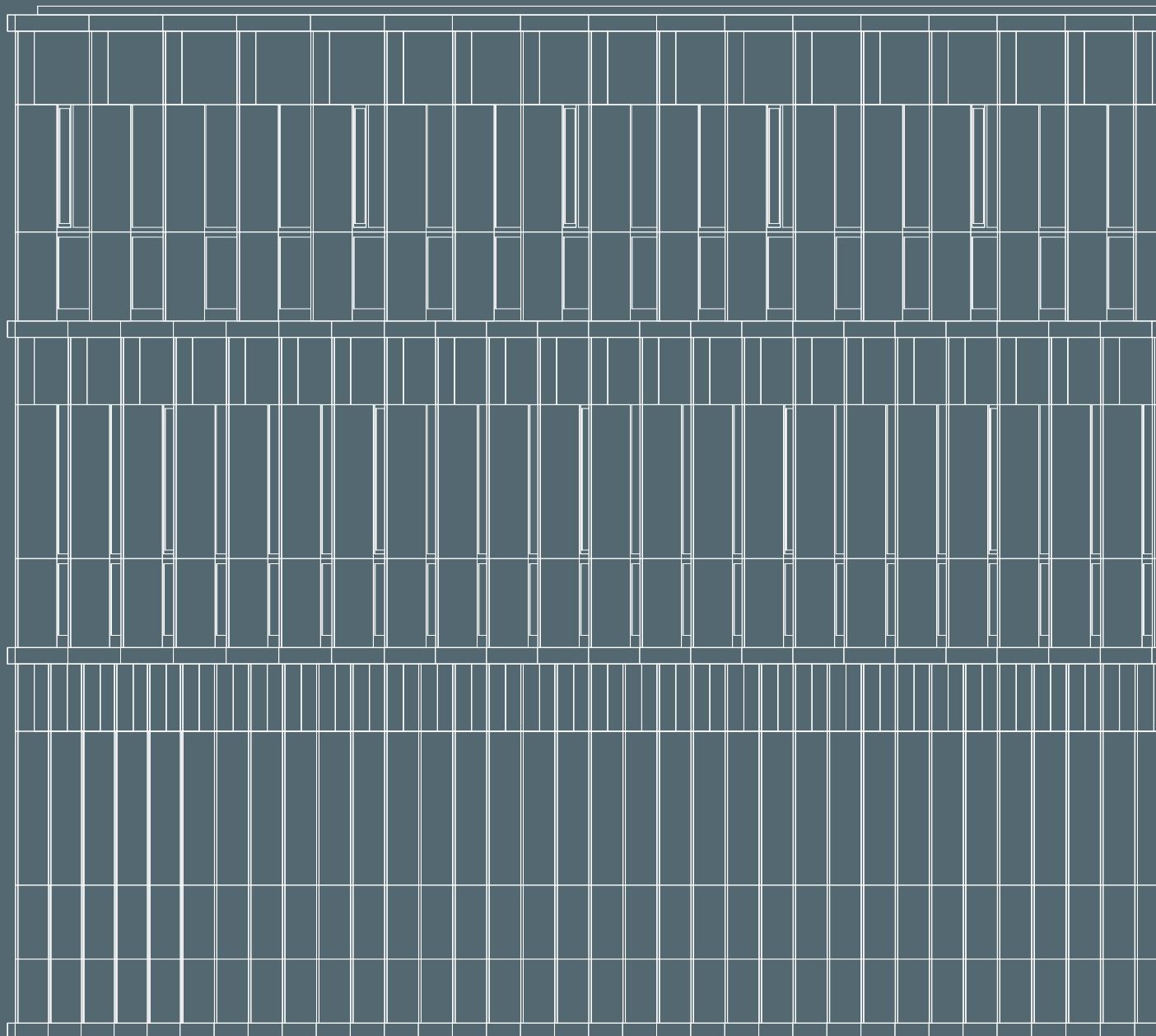




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Technical Data Sheet



General

This technical data sheet covers the construction of a modular innovation center with work space that fits your needs. The complex consists of two building structures, named «Building A» and «Building B», each with four independent superstructure levels, resting on two shared basement levels.

A logistics platform with 12 loading bays between the two building structures provides direct access to the ground floor areas for trucks up to 40 tons.

The building includes:

- 4 upper floors for work space.
- 2 underground floors for 450 parking spaces, storage and process technical rooms.

The premises are delivered as follows:

- Rough floor slab ready for screed or a raised floor from the ground floor up to the 3rd floor.
- Bare ceilings on each floor.
- Core walls unpainted.
- Common walkways, stairwells and shared technical facilities delivered in finished form.

Floor Loads

| | |
|--------------------|-----------------------|
| Basement -2 | 1 t/m ² |
| Basement -1 | 2 t/m ² |
| Ground floor | 2 t/m ² |
| 1st and 2nd floors | 1 t/m ² |
| 3rd floor | 500 kg/m ² |

Floor Heights

| | |
|--------------------|--|
| Basement -2 | 3.30 m |
| Basement -1 | 4.40 m |
| Ground floor | 5.80 m |
| 1st and 2nd floors | (Building A) 4.40 m (Building B) 3.30 m |
| 3rd floor | 3.00 m |

The structure allows double height on the ground floor, and on the 2nd floor up to 80% of the total floor area.

The ground floor allows a height of up to 10.50m and up to 7.50m on the 2nd floor.

Electrical Installations

- Basic electrical infrastructure (main switchboard) ready for connection of individual meters in the basement.
- Average electrical power available by m² net leasable area for lighting and equipment in rental areas is 33 W/m².
- Building is supplied with 2 MW of power.
- Capacity to supply up to 6 MW.
- Possibility that the tenancy be supplied by tenant's own transformers.
- Possibility to install dedicated generators.
- Building is equipped with solar panels for a total of 350 kWc power.

Heat Production

- Heating is provided mainly by geothermal probes.
- Each building receives a gas introduction.

Heat Distribution

- Heat distribution to the edge of every heated rental zone for the ground floor up to 3rd floor for basic needs.
- Heating inlet and a heating outlet are planned for each floor near every vertical column in order to connect to the future tenant installations.

Ventilation of Premises

- Mechanical ventilation of all rental areas up to the edge of the rental areas.
- Basis ventilation offers an average of 1,5 renewals/hour of fresh air.
- Air humidifying, de-humidifying and process ventilation are part of the tenant fit-out.
- Pre-equipment of the vertical ducts which allows up to 10 renewals/hour of fresh air (allowing 600 renewals/hour for a ISO 5/grade A certification)
- Dedicated rooms in basement -1 for process ventilation units.
- Dedicated area on the roof for heat pumps.

Cooling Facilities

Distribution for cooling, all terminal equipment, regulation, and the corresponding through the tenant fit-out.

Sanitation Pipework

- Cold water pipe is provided near each hub on each floor. Setting up water meters and the final installation within the rental areas is the responsibility of tenants.
- Wastewater pipe is provided to each hub on each floor.
- Wastewater connections are provided in the slabs from the ground floor up to the 3rd floor with a density of 1.4 points/ 40 m².
- Standard water treatment is provided.

Fire Extinguishing

- Sprinkler system on each floor except on the 3rd floor (vertical distribution up to the edge of the tenant areas on 3rd floor).
- Possibility to install foam fire extinguishing system.

Passenger Elevators/Goods Elevators

Each main distribution hub is equipped with passenger elevators and goods elevators.

Passenger elevators:

Capacity 1.3 tons/12 persons

Goods elevators:

Capacity 4 tons

Velocity 1m/s

Cabin dimensions 2.10 x 3.30 m
(loading capacity up to 4 euro pallets)

Door dimensions 1.80 x 2.40 m
(1.80 x 2.80 m for loading bay elevators)

Dock Levellers

- Dock levellers with adjustable electro-hydraulic ramps and telescopic lip.
- Dimensions: 2.00 x 2.50 m

Oversize Access to the Premises on Upper Floors

The façade allows for spot access at 7 points around each building on the 1st and 2nd floors.

Access dimensions:

- Building A: 4.00 x 3.00 m
- Building B: 4.00 x 2.80 m

Liquids and Gas for Processing Needs

There is a dedicated exterior area for tenants who require the provision of liquids and gases. This area is connected to each building by an underground technical lane.

Authorization process

Fit-out of the premises requires a building permit and is the responsibility of the tenant.

Laboratory/bio-medical installations are subject to announcement to the authorities.