

GLOSSARY OF PROPERTY GRADING TERMS AND CLASSIFICATIONS

P GRADE

Definition: Landmark quality, modern space which is a pace-setter in establishing rentals and provides good views/environment; prestige lobby finish; on-site undercover parking; quality access to/from attractive street setting; premium presentation and maintenance.

Specifications and technical criteria: (80-90% of these criteria should be satisfied across each category)

Technology & Communication: Full central control UPS with flexible points; vertical (high rise) and horizontal communication spaces sized for future generations; dedicated (or potential) individual patch rooms; a high capacity and flexible telephone network system; a high spec and certified fibre optical backbone - fully 'intelligent' building; a CCTV system incorporating Digital camera/recording, sensors (heat/motion), event driven (chip technology); Access Control premised on hi-tech human security interface (retina, prints etc.)

Services: Security comprising high grade guards, armed, patrol dogs, multiple positions; maintenance services of the highest calibre

Amenities, Finishes & Quality: Base finishes of the highest spec and appearance; fast, luxurious, and hi-tech elevators; wide stairwells with luxurious flooring & finishes permitting natural light; state of the art lobby & reception service; general floor plate permitting high degree of space planning flexibility; efficient natural light penetration; state of the art HVAC permitting a high degree of control & environmental flexibility; landscaping & greening incorporating pristine/ rare & beautiful plants/ wildlife/ water features in a functional & integrated design; many support amenities/services either available on site or as part of a functional complex; fully fitted kitchen/catering facilities for individual tenant use.

Parking: High ratio (+5/100m²) basement parking

Age/Upgrading: Generally less than 10 years old , well maintained and upgraded at intervals of around five years.

Public Environment: Street/foyer interface with visible security, pristine environment; additional public management initiative with visible benefits; direct involvement in Improvement District/private services, with active implementation; best visibility/exposure in area; vehicular access premised on clear, fast at all times, multiple ingress and egress points

A GRADE SPACE

Definition: High quality modern finishes; air conditioning; adequate on site parking; market rental near the top of the range in the area in which the building is located; a good quality lobby finish; quality access to/from an attractive street environment; good safety/security; and high quality presentation and maintenance.

Specifications and technical criteria: (80-90% of these criteria should be satisfied across each category)

Technology & Communication: Provision for individual UPS TI; vertical (high rise) and horizontal communication spaces with spare capacity above the average requirement; Patch rooms available on every floor; telephone network compatible with high spec system; cabling & network infrastructure premised on Cat5e std plus, plug & play /internet ready; CCTV permitting large coverage with multiple recording; Online Access Control system with proximity readers, unique tags, and +6 access levels

Services: Security comprising graded guards at entry points, with patrols and a guard monitoring system; quality maintenance services

Amenities, Finishes & Quality: High material spec, functional design base finishes; fast elevators; high spec stairwells; lobby & reception of quality finishes/appearance & service; general floor plate permitting design flexibility; good balance between light and environmental control; Central Environmental Control premised on typical building management system with quality split system incorporated; attractive and functional landscaping & greening or attractive building exteriors; limited on site amenities but close at hand and/ in safe walking/driving proximity; kitchen/catering facilities available individually or on shared basis

Parking: Parking - Adequate parking on site- mostly shaded or covered.

Age/Upgrading: Generally 10-30 years old and major renovation or upgrade after 15 years.

Public Environment: Safe, attractive and clean street/foyer interface; surrounding public environment comprising good infrastructure; Improvement District/Private services involvement or plans; good exposure and visibility; vehicular access only occasionally hindered, locality has good access to freeways.

B GRADE SPACE

Definition: A reasonable standard of finishes maintained to good standards and/or refurbished and renovated from time to time; air conditioning or good ventilation; adequate parking available. The rentals are generally around the middle of the range for the area in which the building is located.

Specifications and technical criteria: (80-90% of these criteria should be satisfied across each category)

Technology & Communication: Clean power with back-up generators only to critical areas; adequate communication spaces for current demand; patch rooms adequately sized with some capacity; basic 3X3 grid & sufficient cabling for telephone network flexibility; cabling & network infrastructure based on lower technology/Certified cat 5, 2 RJ45's/point; basic CCTV with a few coverage points and standard to low/or no recording capacity; Access Control on 3-6 levels

Services: Qualified security company appointed, low-mid grade guards at entry points, armed response; efficient maintenance services

Amenities, Finishes & Quality: Base finishes of functional/pleasant design & compliant specifications; comfortable elevators in working order; stairwells permitting comfortable & safe passage; pleasant & functional central lobby/reception; general floor plate allowing some flexibility; some/adequate natural lighting; Central Environmental Control based on electro pneumatic system with limited flexibility; well functioning a/c units and natural ventilation permitted; basic landscaping & greening;

Parking: Adequate parking available on & off-site - mostly open or shade cloth

Age/Upgrading: Any age- adequately upgraded/refurbished to modern standards

Public Environment: Poor street/foyer interface and surrounding public environment; relatively poor exposure & access; general delays and hindrances for vehicular access and/or one access point.

C GRADE SPACE

Definition: Functional space with lower quality finishes, services and technology. Commands rentals at the lower end of the range for area. No significant renovations have been affected.

Specifications and technical criteria: (80-90% of these criteria should be satisfied across each category)

Technology & Communication: Back-up generator service may be poor; communication spaces may be adequate but inflexible for future demand; telephone network system offering low flexibility/capacity; cabling & network infrastructure of low flexibility; basic CCTV permitting low coverage and no recording capacity; Access Control generally an offline system and only on entry points

Services: Security comprising unqualified/unregistered security personnel

Amenities, Finishes & Quality: General finishes are dated/unattractive/worn & of poorer spec; slow or old elevators; narrow/dark stairwells; poorer quality lobby and limited reception services; poor flexibility of general floor plate; low natural lighting; inflexible pneumatic/old tech environmental control; poor natural ventilation; limited and poorly maintained vegetation/greening; amenities not at hand

Parking: Inadequate but safe parking, generally offsite

Age/Upgrading: Generally older building, visibly ageing and/or no sign of upgrading

Public Environment: Public Environment - Poor street/foyer interface and surrounding public environment; relatively poor exposure & access; general delays and hindrances for vehicular access and/or one access point.