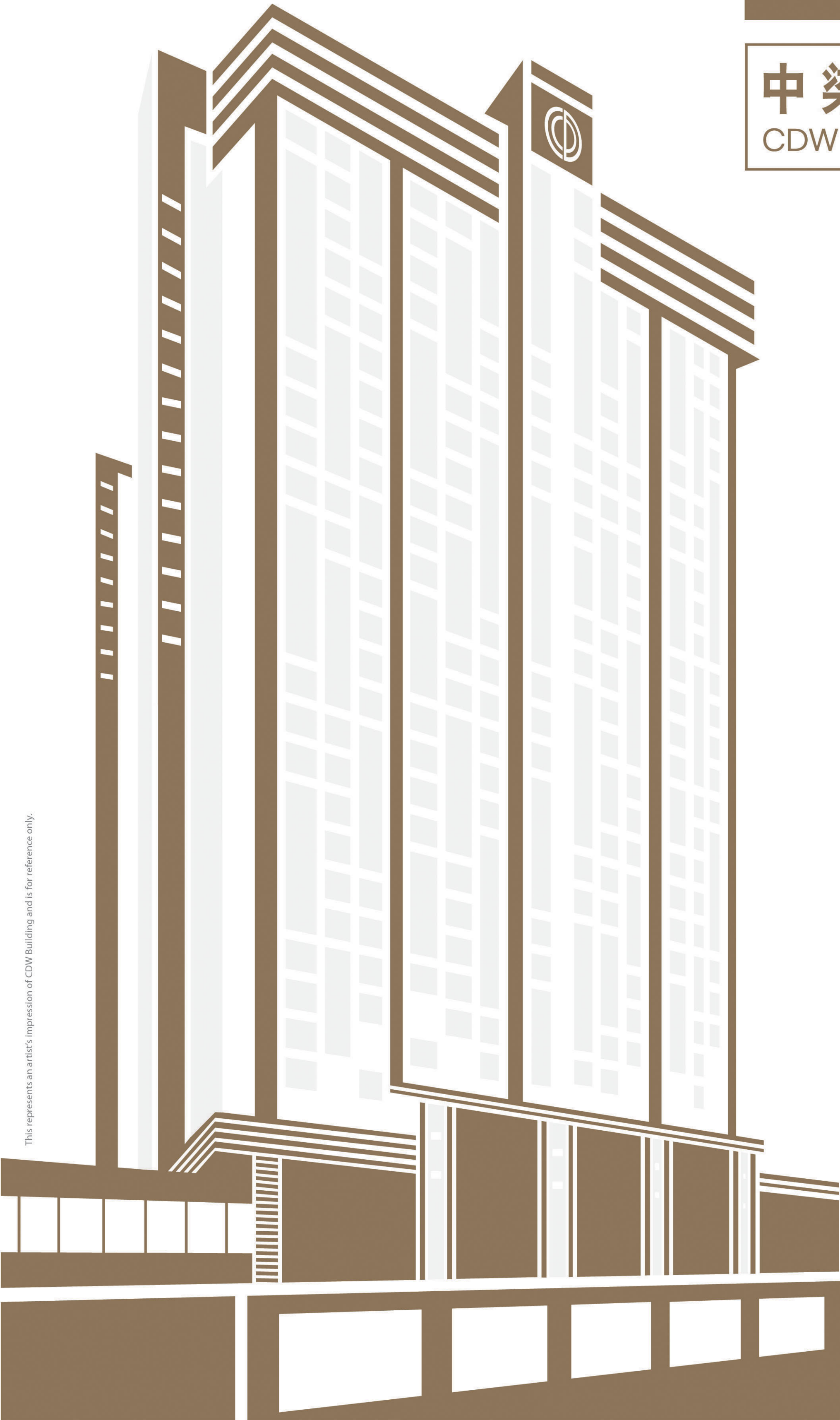


中染大廈

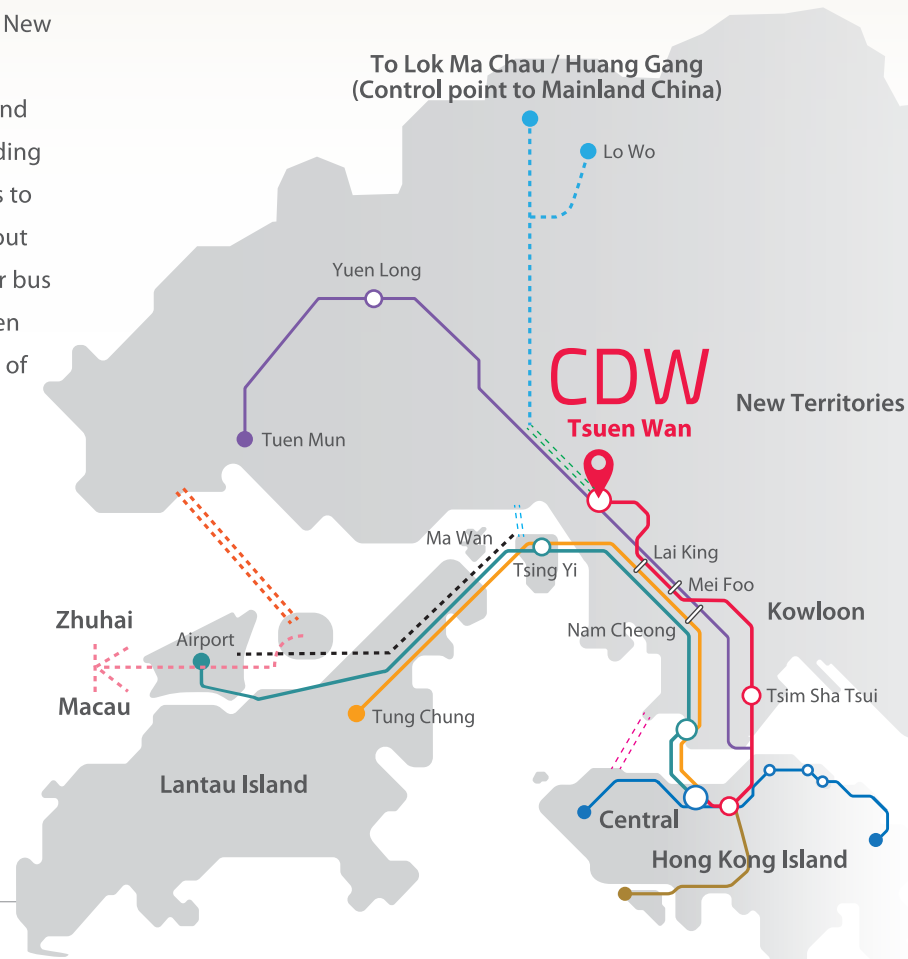
CDW BUILDING



This represents an artist's impression of CDW Building and is for reference only.

Strategic Location

CDW Building (the "Building") is situated in the heart of Tsuen Wan, the most vibrant and strategically located district in the New Territories. A commercial hub, Tsuen Wan boasts excellent transport links, international hotels and newly developed grand residential estates. An air-conditioned walkway links the Building directly to Tsuen Wan MTR Station, offering easy and fast links to Central, Kowloon and the Airport. An array of bus routes fan out from just outside the Building, and it is close to a cross-border bus stop linking it to mainland China. The Building's strategic Tsuen Wan location is also expected to benefit from the completion of the Hong Kong – Zhuhai – Macau bridge.



Excellent Network

MTR 港鐵

- Island Line ● Tung Chung Line ● South Island Line
- Airport Express ● Tsuen Wan Line ● West Rail Line
- ▬ Route 3 to Route 9 ▬ Tai Lam Tunnel ▬ Route 8
- ▬ Ting Kau Bridge ▬ Hong Kong - Zhuhai - Macau Main Bridge
- ▬ Western Harbour Tunnel ▬ Tuen Mun - Chek Lap Kok Link (Anticipated completion in 2018)

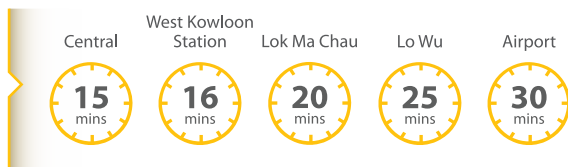
Remarks:

The above map is not to scale and is for reference only.

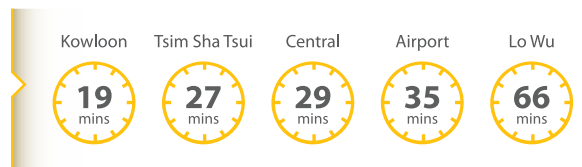
Estimated Travel Time From Tsuen Wan



BY CAR



BY MTR



Remarks:

The travel time is an estimate and is for reference only. The actual travel time may be different subject to the traffic conditions.



Flexible Layout

CDW Building's office tower has eighteen spacious floors, offering a total of approximately 66,400 square metres of flexible office space that is suitable for a wide range of dynamic businesses. Each floor can be divided into several smaller offices, with size range from 170 square metres to 3,735 square metres. Needless to say the higher floors enjoy spectacular views of either the urban cityscape or the hills of the New Territories.

1/F Entrance to Tsuen Wan MTR Station (Photo taken on 9 March 2018)








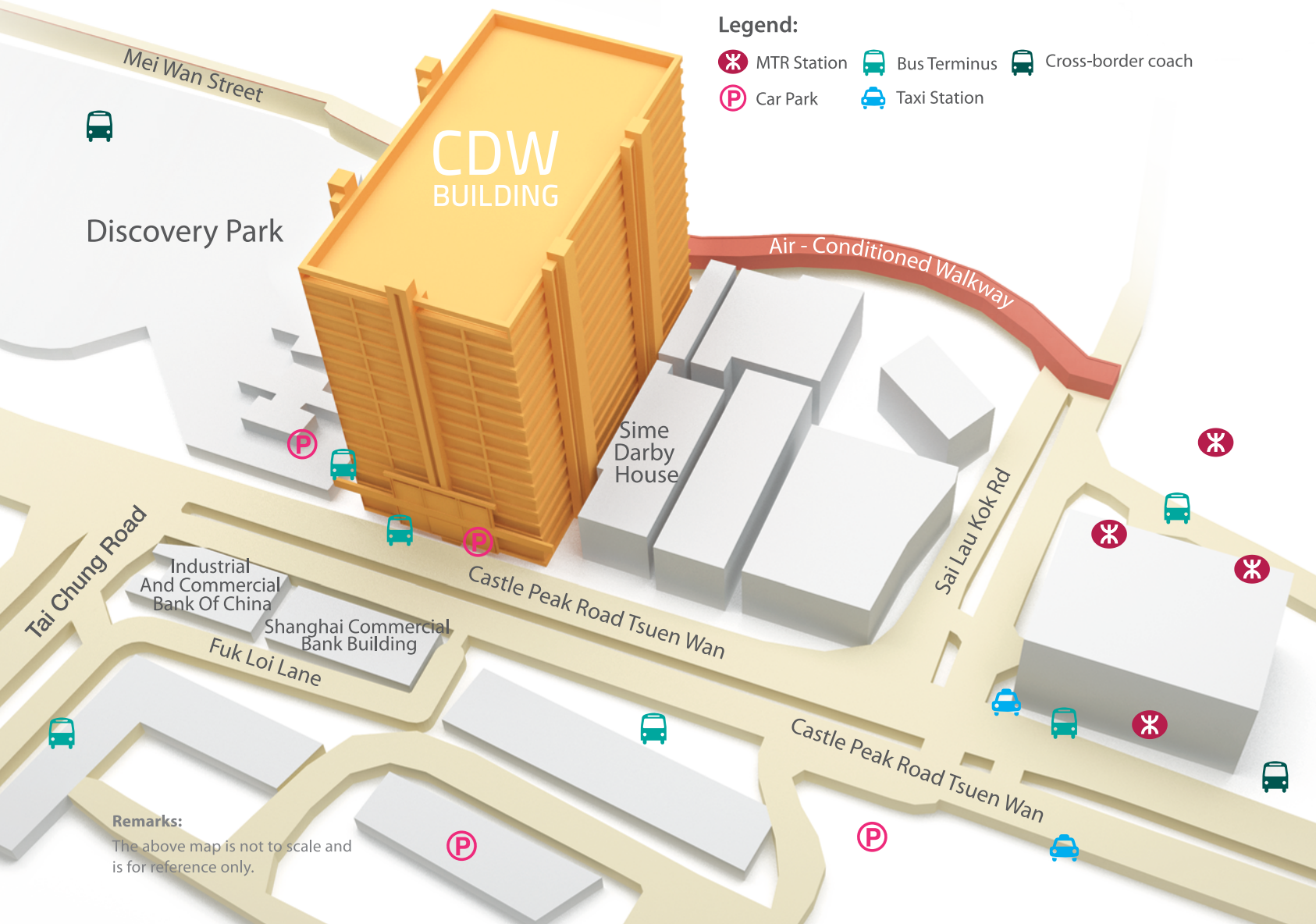
1/F Main Office Lobby (Photo taken on 9 March 2018)

Professional Management

Excellent parking facilities accommodate up to 185 private vehicles, making it easy for visitors to quickly find a place for their car. An additional 43 spaces are set aside exclusively for goods vehicles, allowing for convenient pick-ups and deliveries without the need to block traffic. A professional management team oversees the Building, quickly handling any issues and ensuring everything runs smoothly while looking after the needs of customers and tenants.

Legend:

-  MTR Station
-  Bus Terminus
-  Cross-border coach
-  Car Park
-  Taxi Station

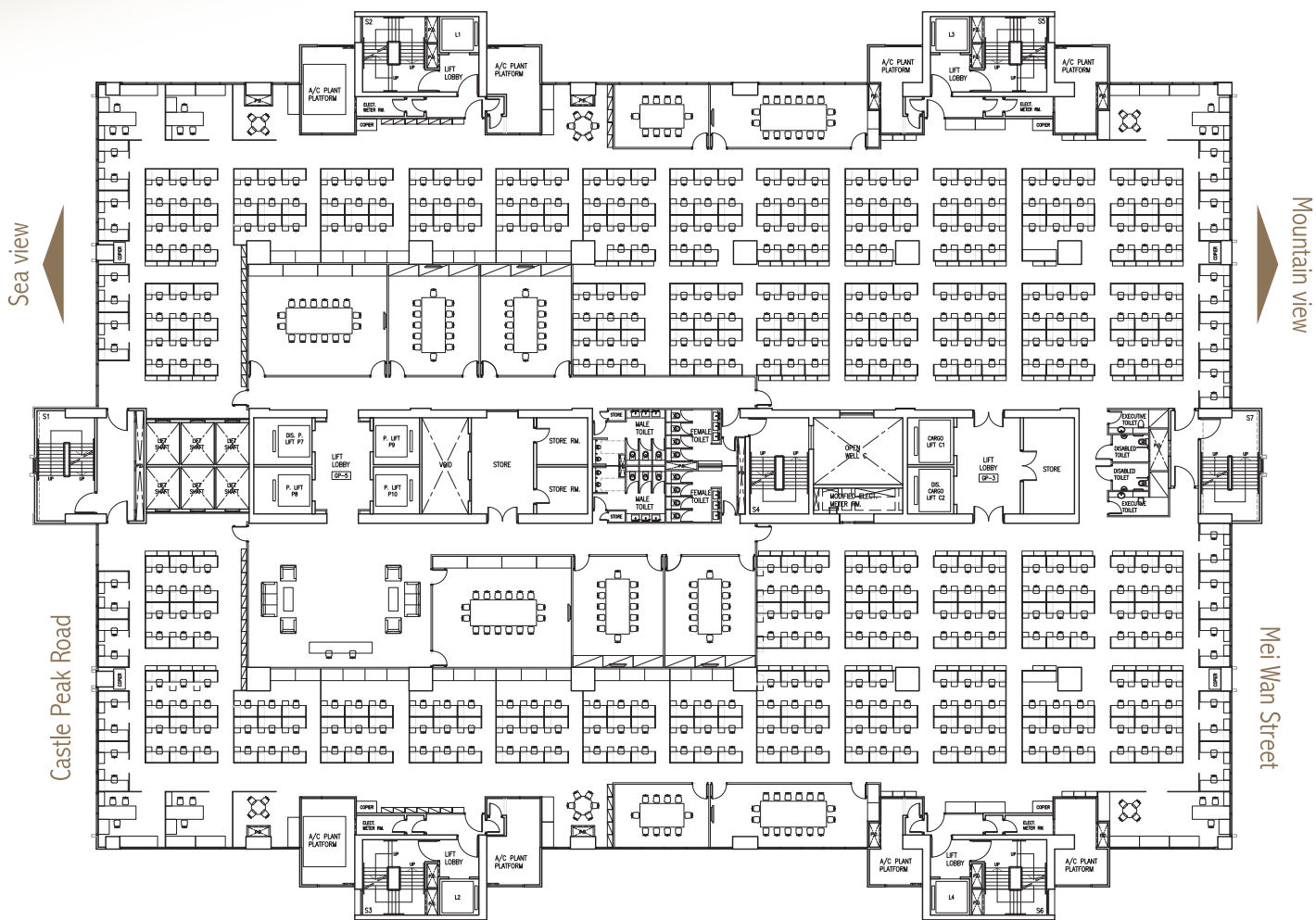


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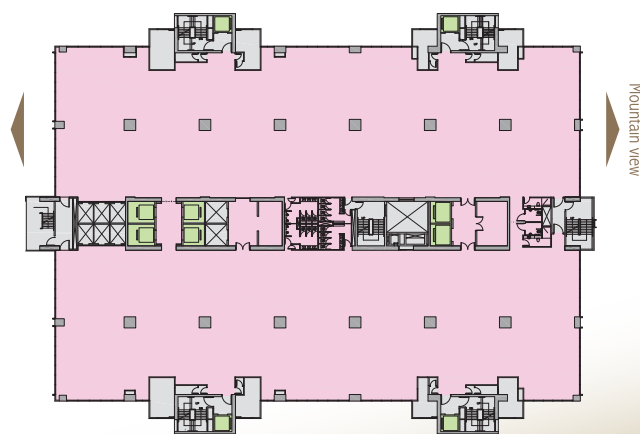


Single User Space (High Density) Mid Zone

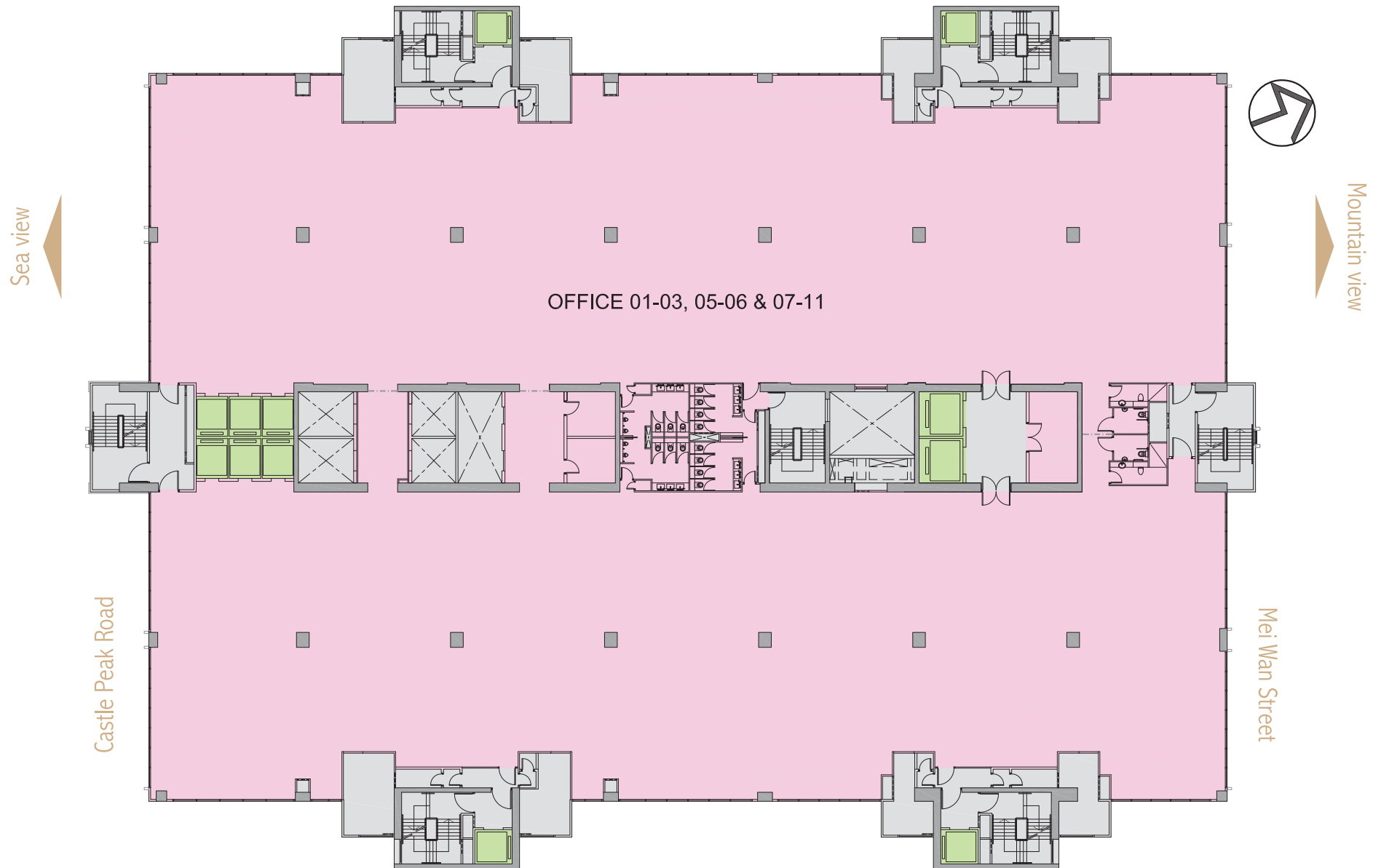


Total Seating Capacity (For reference only)

Conference Room/Meeting Room	10
CEO/Director Room	6
Manager Office	36
Workstation	416
Total Head Count	458



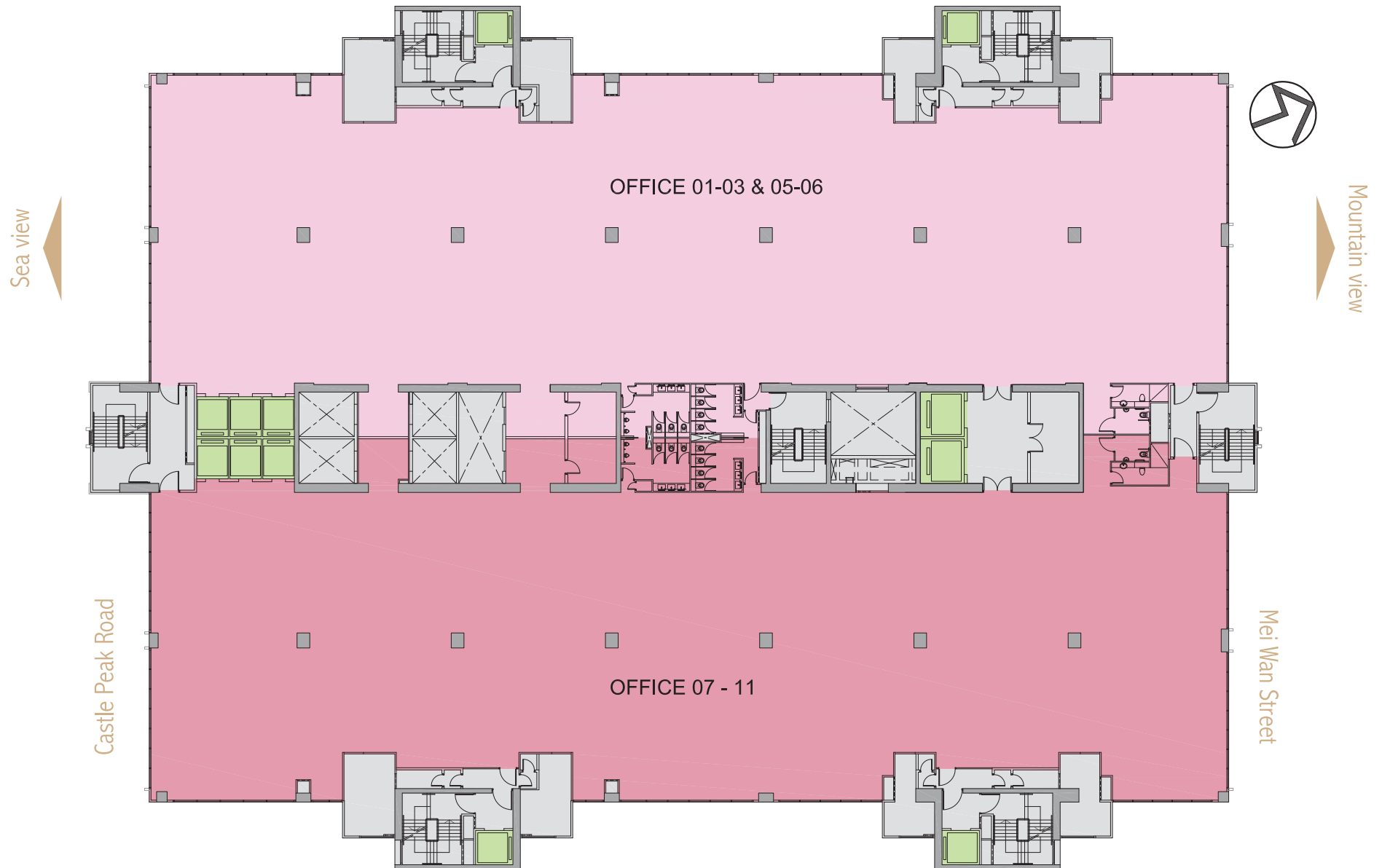
Office Layout Plan (Whole Floor) - High Zone



DISCLAIMER :

- THIS PLAN IS FOR IDENTIFICATION PURPOSE ONLY.
- DO NOT MEASURE ON DRAWINGS, ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY ON SITE MEASUREMENT.
- ALL INFORMATION, DESIGN & DETAILS SHOWN ARE SUBJECT TO DESIGN CHANGES & GOVERNMENT APPROVALS & CONSTRUCTION CONSTRAINTS. NO PRIOR NOTIFICATIONS WILL BE GIVEN.

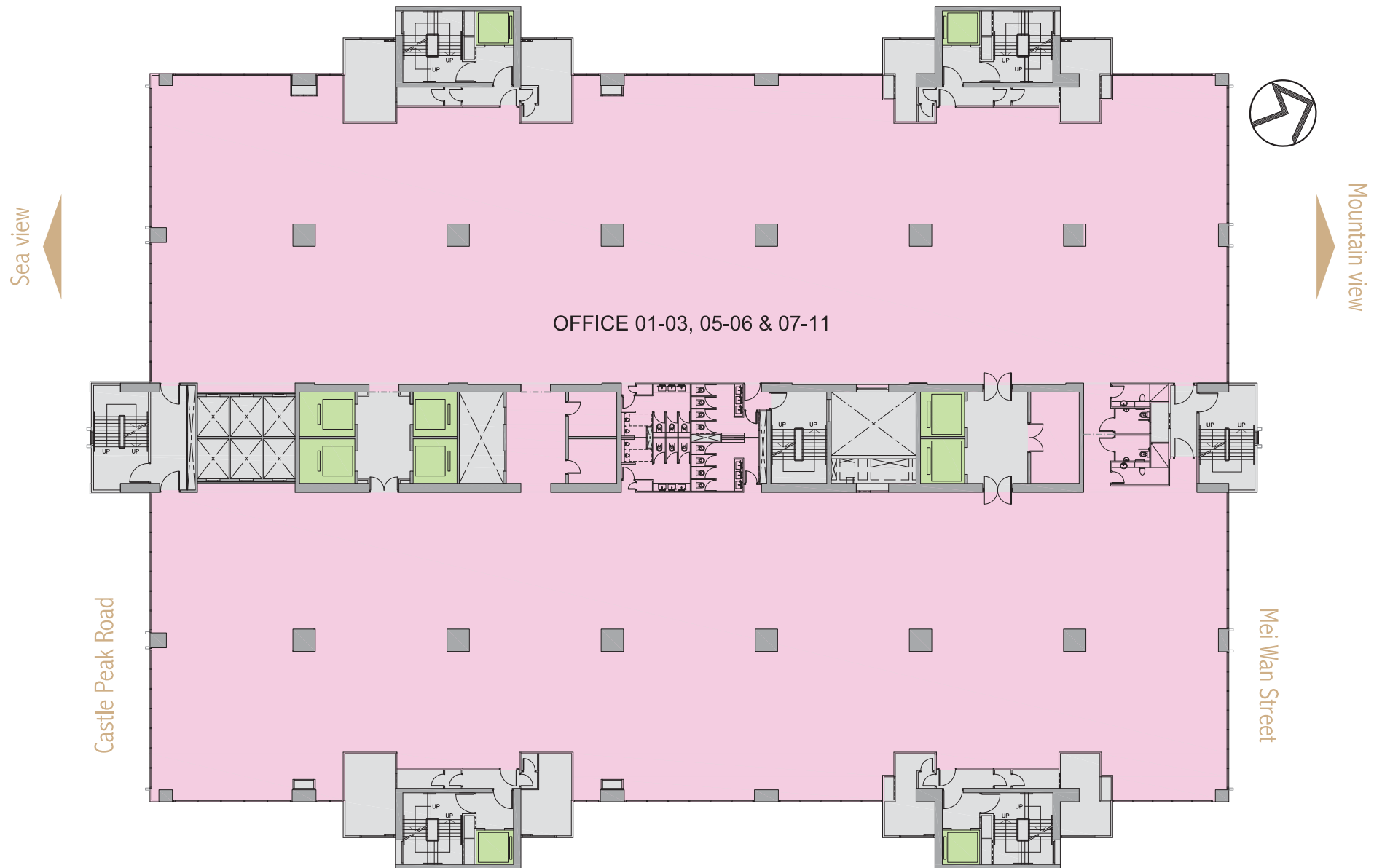
Office Layout Plan (Half Floor) - High Zone



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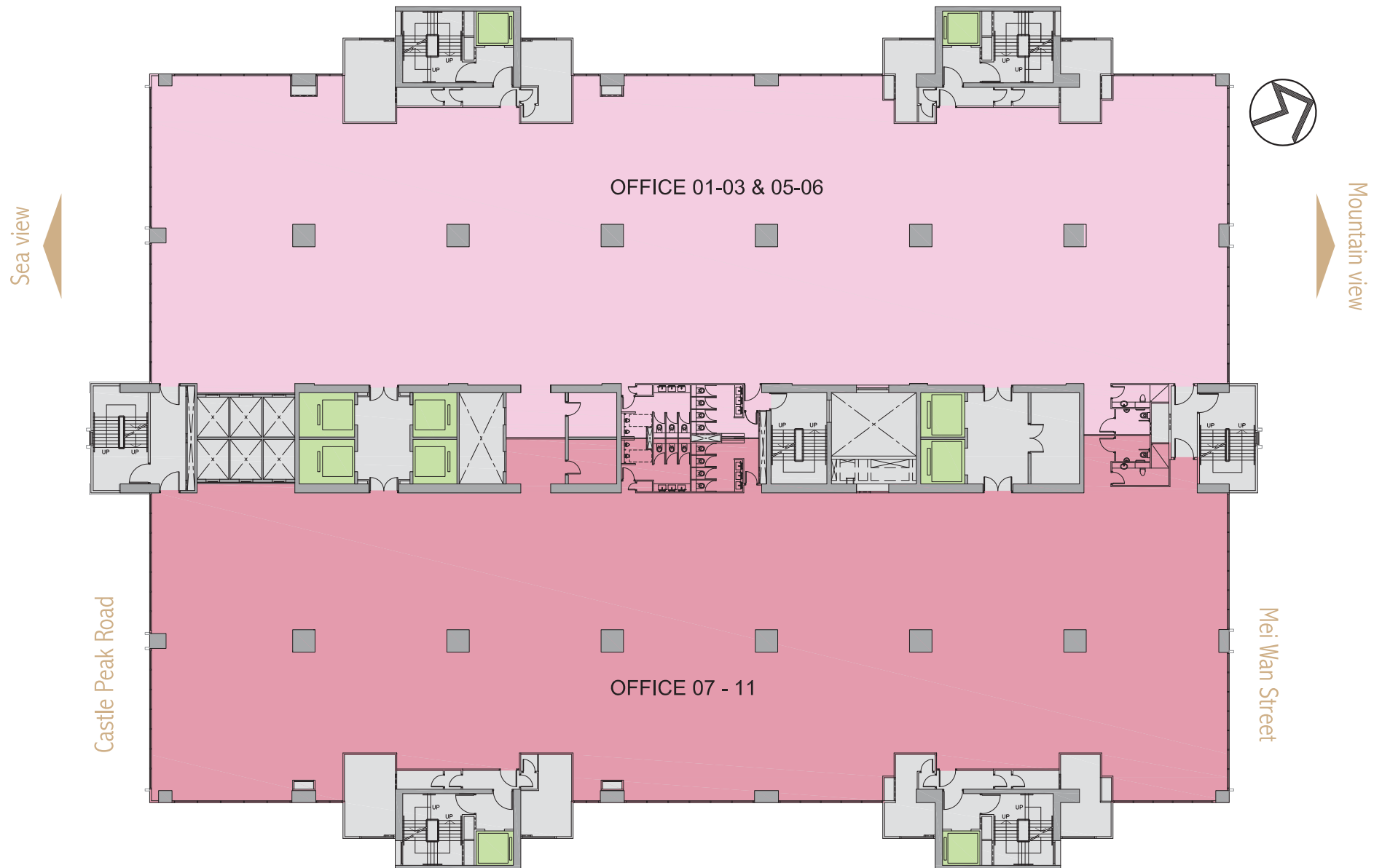
Office Layout Plan (Whole Floor) - Mid Zone



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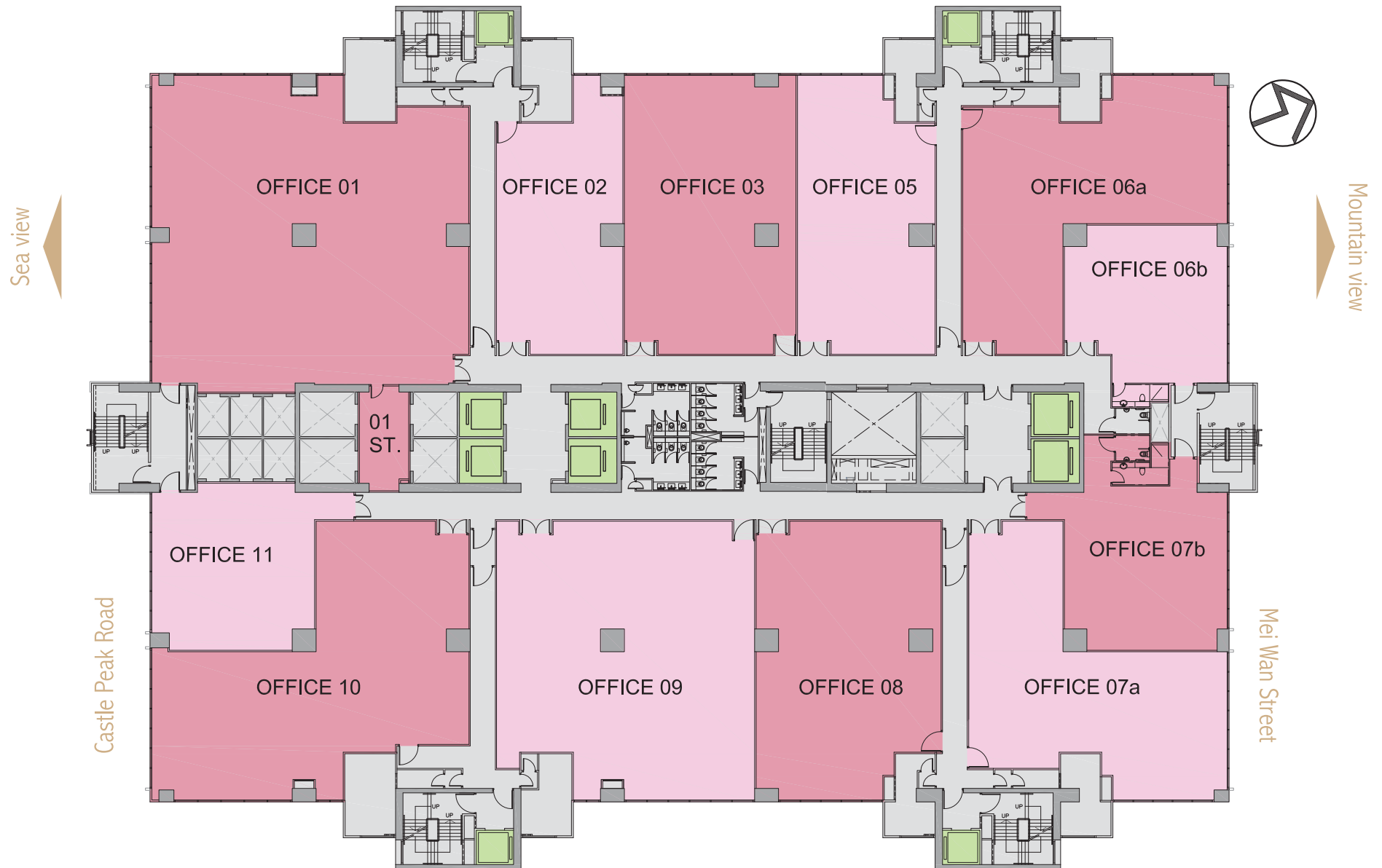
Office Layout Plan (Half Floor) - Mid Zone



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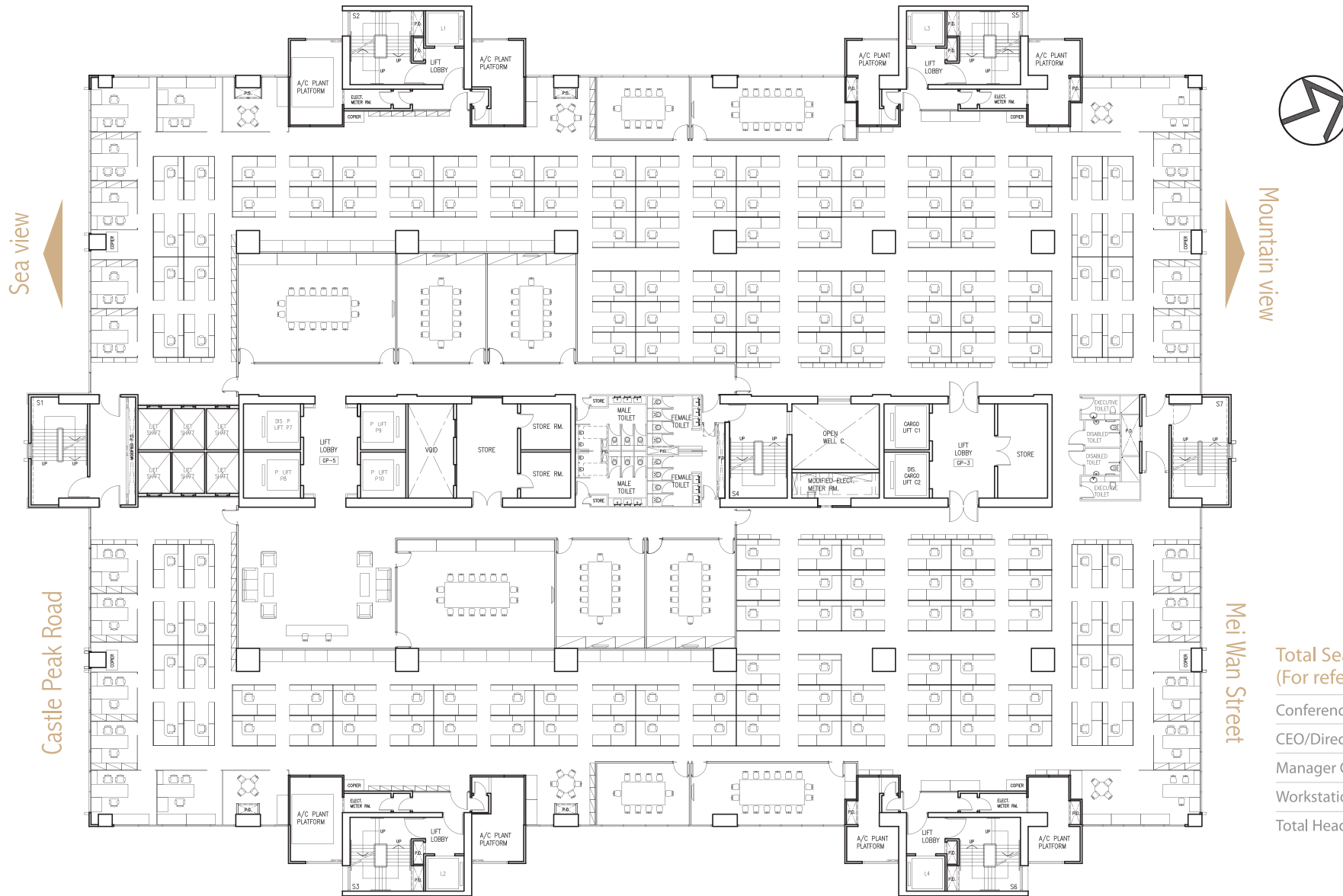
Office Layout Plan (Sub-divided) - Low Zone



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Single User Space (Low Density) - Mid Zone



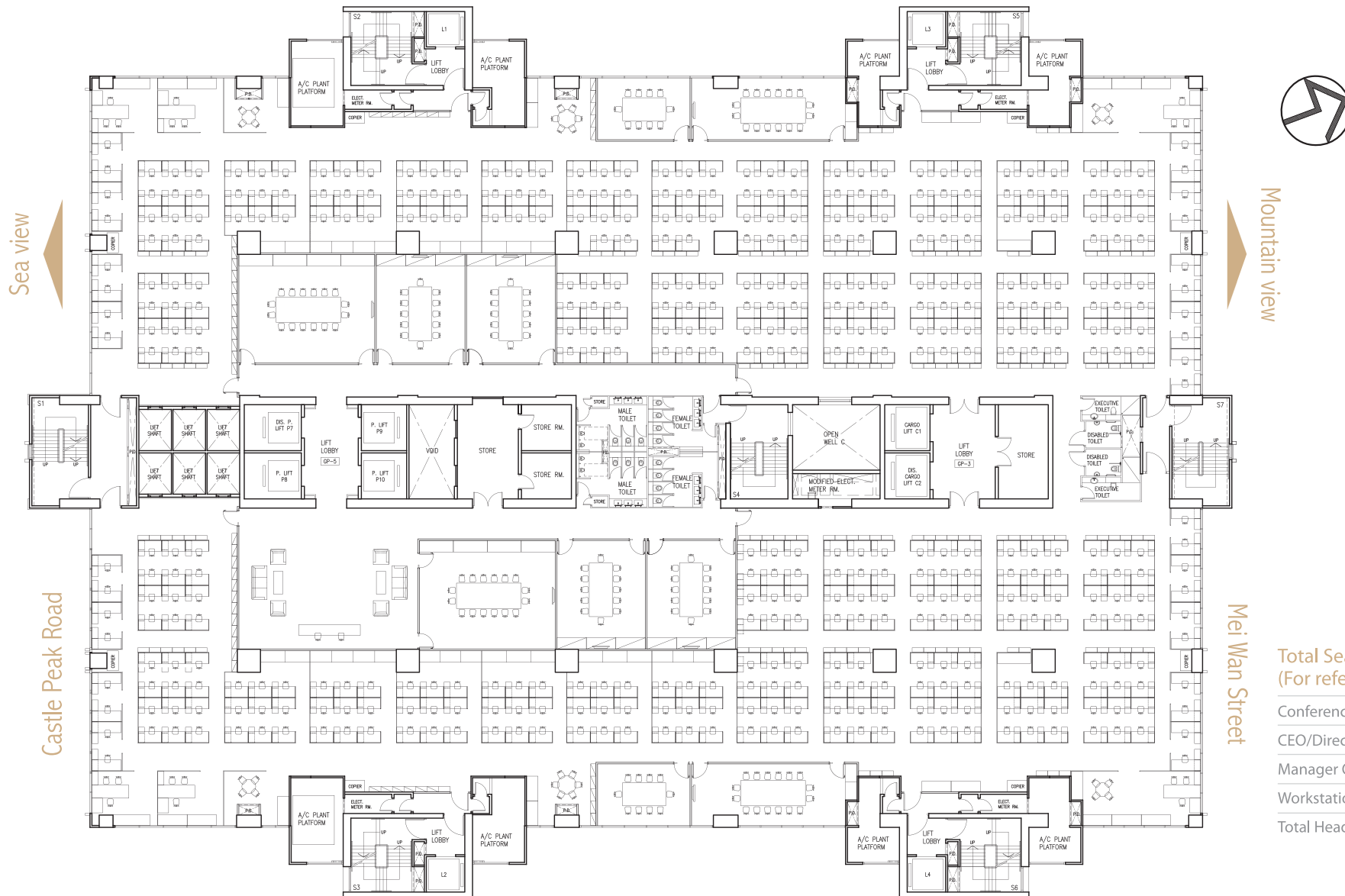
Total Seating Capacity (For reference only)

Conference Room/Meeting Room	10
CEO/Director Room	2
Manager Office	20
Workstation	151
Total Head Count	173

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Single User Space (High Density) - Mid Zone



Total Seating Capacity (For reference only)

Conference Room/Meeting Room	10
CEO/Director Room	6
Manager Office	36
Workstation	416
Total Head Count	458

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Building Information

The Building	CDW Building
Location	388 Castle Peak Road, Tsuen Wan, Hong Kong
The Landlord	CDW Building Limited (A member of HKR International Ltd.)
Building Management	HKR Limited (A member of HKR International Ltd.)
No. of Retail Storey	7 (Part of G/F, 1/F, 3/F to 8/F)*
No. of Office Storey	18 (10/F to 30/F)*
Typical Floor Area	Approx. 40,200 sfG
Size Range	Approx. 1,870 sfG to 40,200 sfG
Car Parking Storey	Part of G/F and 2/F
No. of Car Parking Space	185
No. of Goods Vehicle	43

*4/F, 13/F, 14/F and 24/F are omitted

Building Specification

External Walls	Spray paint / tiles / aluminium window wall system
External Wall to Core Wall Distance	Approx. 20.7m
Floor Height (Floor to Floor)	Approx. 3.35m
Lavatories	Air-conditioned with lockers in female toilet
Executive Toilet	Air-conditioned with shower facilities
Air-Conditioner	Central air conditioning system
Lift	18 passenger lifts and 4 cargo lifts
Electricity	2 x 400 AMP (3-phase) power supply per floor
Emergency Power Back Up#	2 x 32 AMP (3-phase) per floor
Telecommunications and Cabling System	<ul style="list-style-type: none"> - Fibre extendable to tenant's area subject to the services package with service provider - Communal TV system provided - Free choice of ISP and FTNS operators from 4 major service providers - Optical network availability with bandwidth upto 1000M subject to level of subscription - Mobile phone coverage - Wifi connectivity at office corridor
Floor Loading	3kPa / 5kPa
Landlord Provisions*	Floor : 100mm raised floor with floor boxes Lighting : Recessed luminaries with T5 fluorescent light tube Ceiling : High grade metallic suspended ceiling system with A/C pre-installed

*Subject to negotiation

#Available upon request and subject to terms and conditions



中染大廈
CDW BUILDING

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