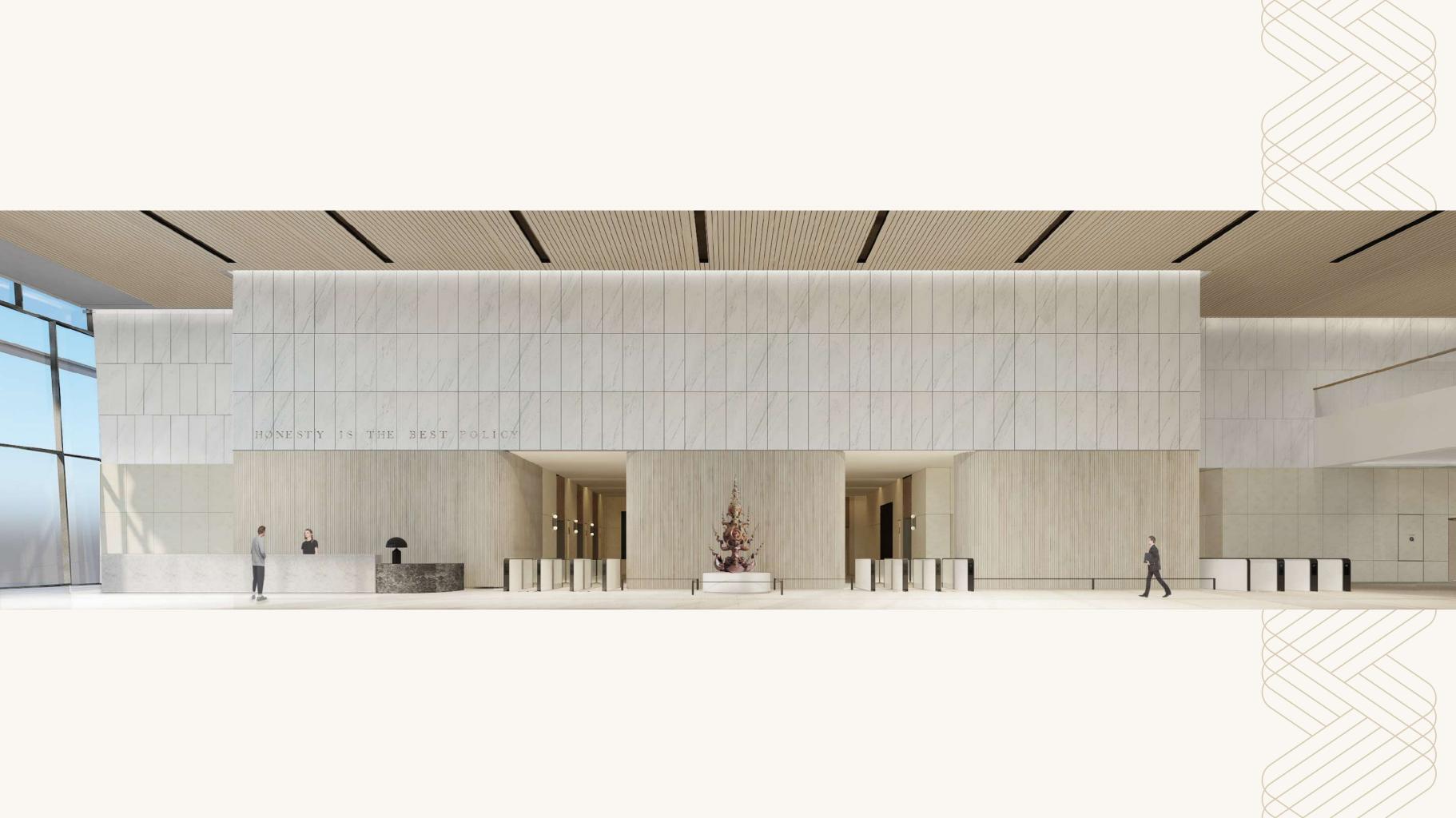


THE SPIRIT OF SYNERGY

for

Ultimate Workplace Experience

KingBridge Tower Rama III is designed with 'The Spirit of Synergy' concept as we believe synergy from working and spending time together can yield positive results which, in turn, will stimulate the growth of our businesses, organisation, and society overall. This concept is present in all design elements of KingBridge Tower to ensure that everyone and every business in this building will be able to join forces to create something greater than the sum of its parts.







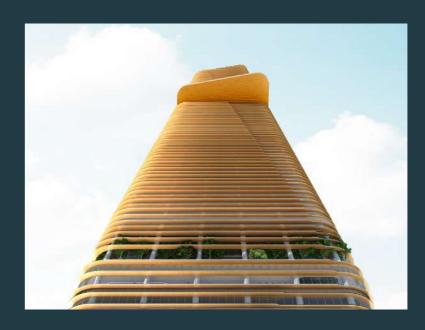




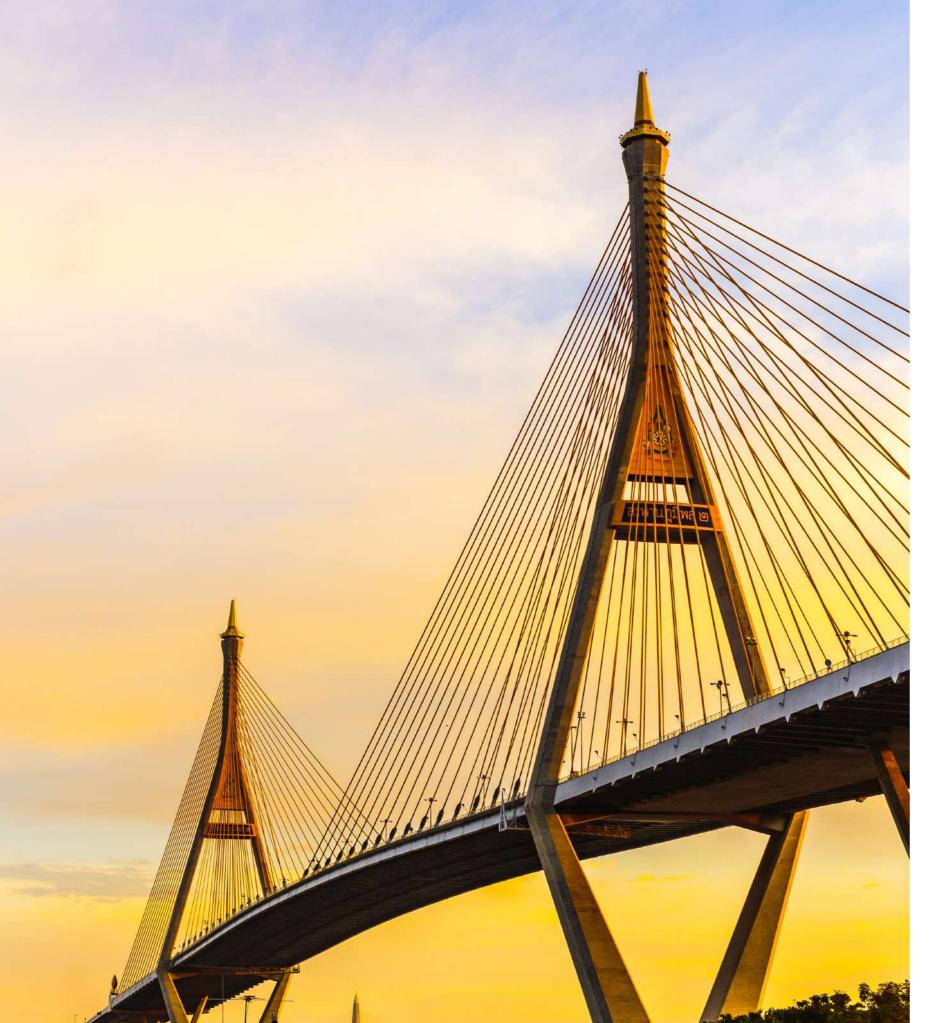
The Ultimate Workplace Experience

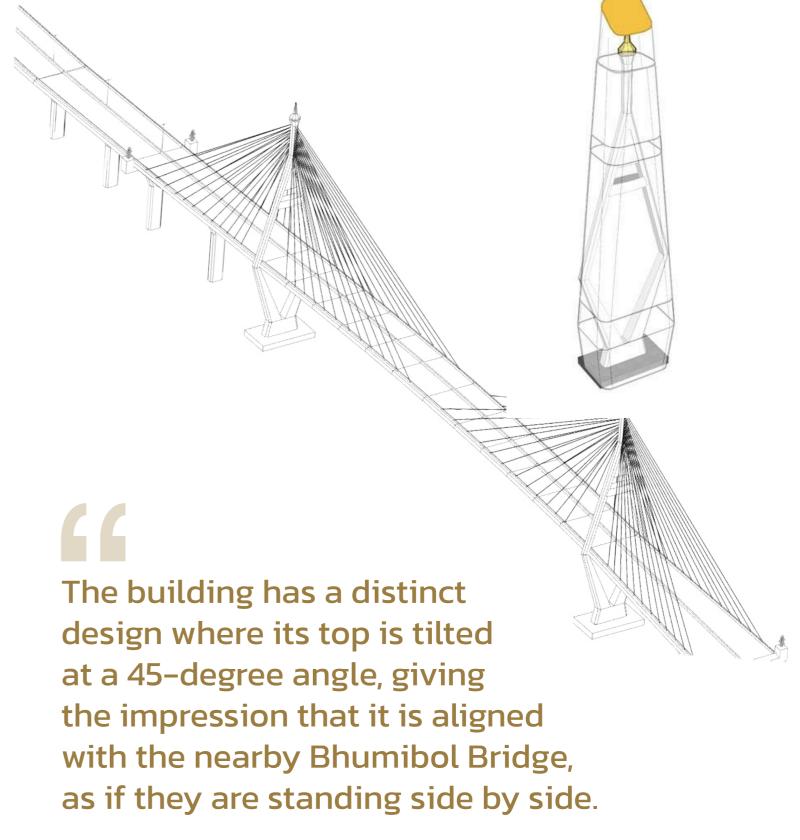


SPIRIT OF ICONIC DESIGN



Risen along Chao Praya river, emerged among Thailand tallest office buildings, and inspired by the elegance of Bhumibol Bridge, the iconic architectural design provides the pleasure of work with breathtaking views.





Maythin Chantra-ou-rai
Executive Director, Architecture 49 Co.,Ltd.



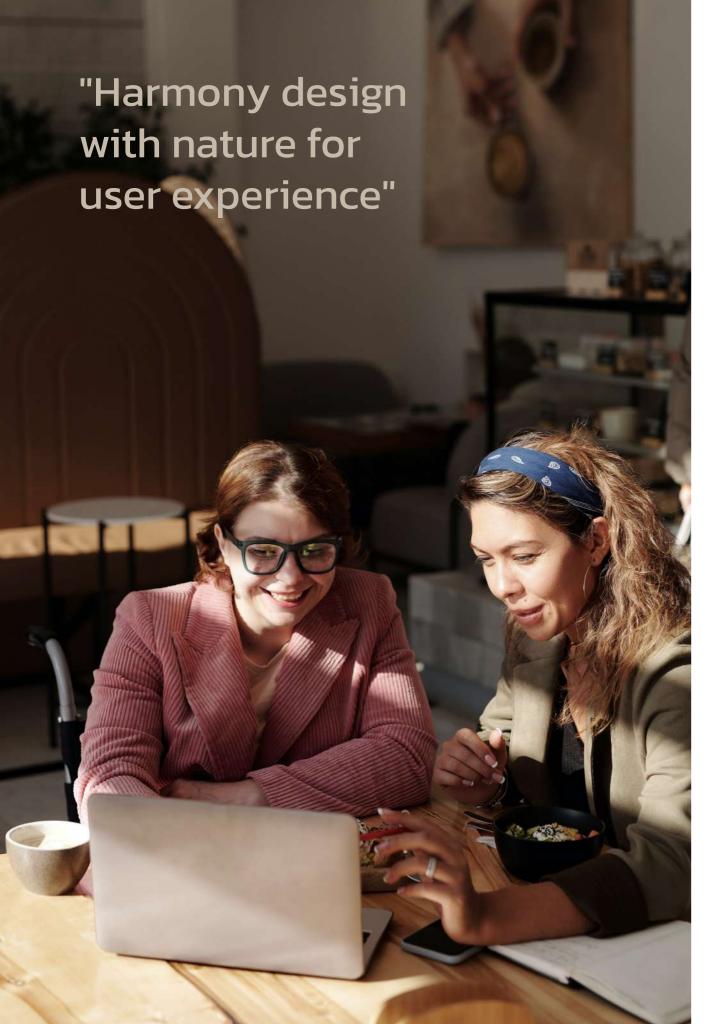




M MOTT MACDONALD

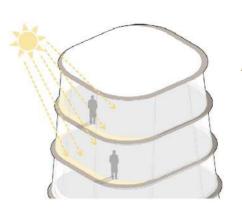
"Collaboration of Experts"

The King Bridge Tower initiative has joined forces with Mott Macdonald, a renowned global engineering consulting firm that has previously worked on noteworthy projects such as the Bhumibol Bridge Structural Engineering Design, London Heathrow Airport, and etc. Mott Macdonald is now part of the King Bridge Tower project, providing expertise in areas wind tunnel testing. With the structural design expertise of a world-class company, the King Bridge Tower project is set to become a symbol of exceptional elegance along the Chao









"Sun shading can lower energy usage by approximately

101,000 kWh/year, which is equivalent to reducing greenhouse gas emissions by

54,300 kg co2e/year."

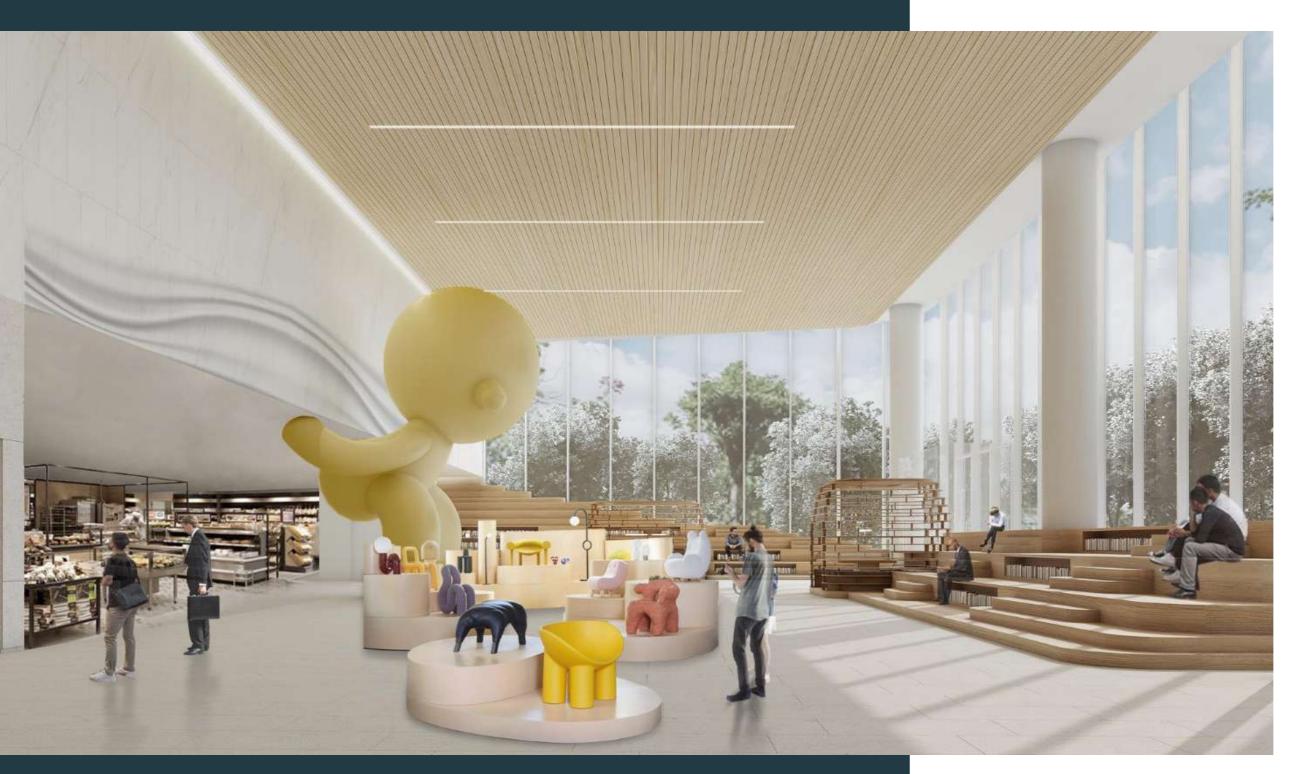
Having access to natural light while working can have a small but positive impact on your well-being and productivity. A window with a fin design can adjust to the natural degree of sunlight, providing shading for people sitting near the glass so that they won't feel uncomfortable from direct heat.



SPIRIT OF CONVERSATION



Our work environment comes in many forms to energize positive conversation, from well-equipped co-working space to premium meeting facilities. All designed to channel dynamic of professional community to become lasting business synergy.

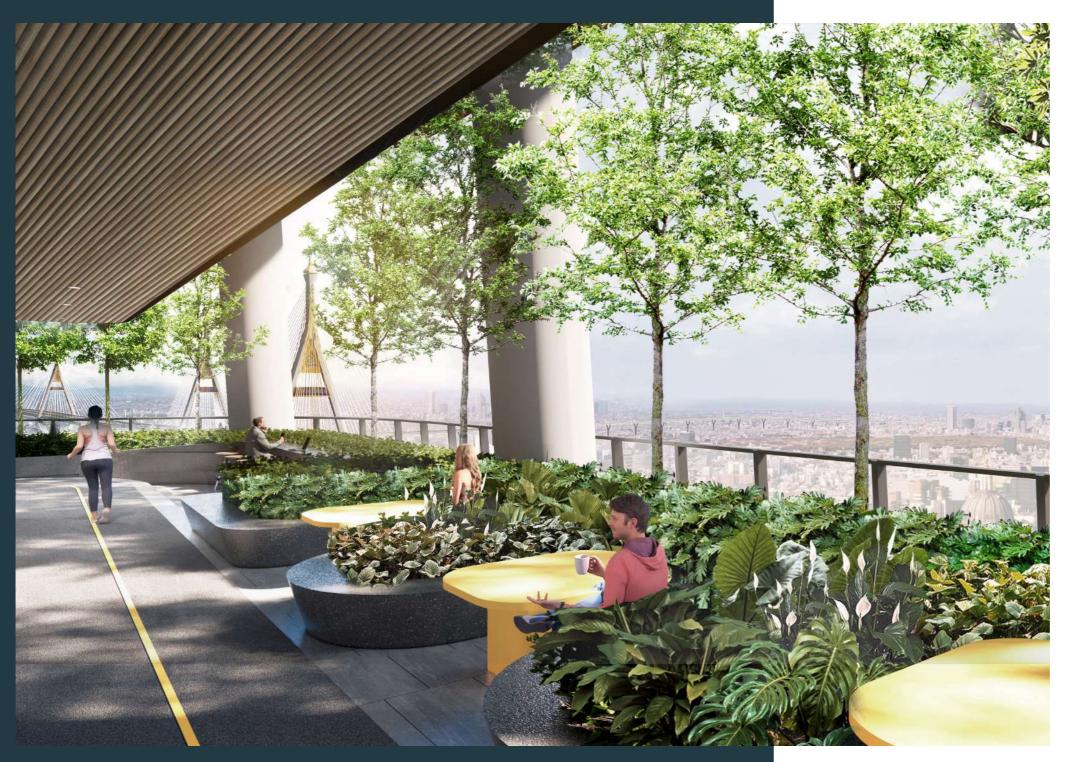


RE-TELL

"New way of Retail Space"

a different kind of store that not only focuses on shopping but also encourages people to move around and enjoy other activities like sitting down for coffee, snacking, learning new things, and even showcasing art. We believe that this kind of environment can inspire people and spark conversations, which can lead to more productivity in our daily lives vvvvfrom the hustle and bustle of Bangkok and the opportunity to breathe in the crisp, refreshing air that this pristine oasis is renowned for.





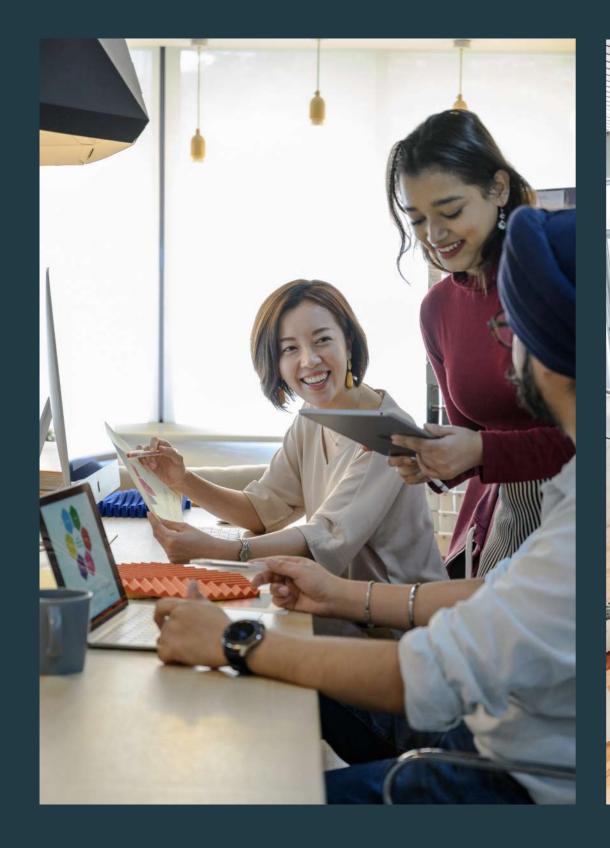
Walk & Talk

"Movement and Pleasure"



Sky Garden that offers a stunning 360-degree panoramic view of the river and city. The garden feature a jogging track and areas designated for both relaxation and meetings, creating a perfect blend of functionality and leisure. Moreover, the space foster a sense of togetherness and encourage informal conversations among visitors.







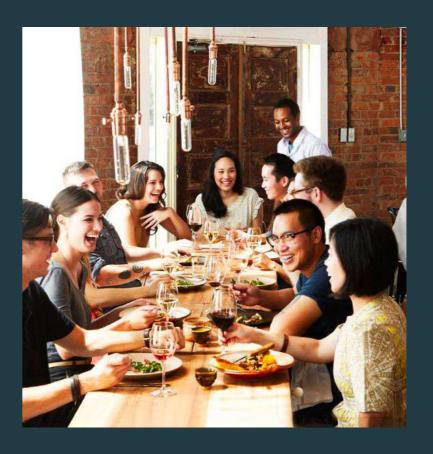
Communal Areas Inspiration



It's important to move around and have different options for work, not just sit in one spot for a long time. Having common areas that encourage movement, such as spaces for small group meetings and amphitheaters scattered throughout the building, can make work more enjoyable.



SPIRIT OF WELL-BEING



Cultivate good health at work with a touchless system, the open-air garden, lush indoor running tracks, premium fitness and eco food court, serving clean and healthy food.

Synergy of Air and Technology The visionary concept behind "Bangkok's Lungs," Bang Krachao, has inspired us to create a design that embodies the perfect balance of nature, clean air, and cutting-edge technology. Our commitment to preserving the pristine beauty of Bang Krachao has led us to utilize state-of-the-art technology and a team of experts who have devised innovative solutions to purify the air and evoke the sensation of being surrounded by lush greenery. We are proud to be located in close proximity to Bang Krachao, offering a respite







Fitwel 3-Star Rating

Fitwel 3-star Multi-Tenant Base Building Design certified project in Thailand & Asia.

FITWEL Integrate the best strategies that science has to offer to optimize health within a building or community. Improve the health of your employees, visitors, or residents as well as the surrounding community

We tend to select healthy food and farms that prioritize our well-being by using fresh, non-toxic methods. We also appreciate the availability of farmer's markets where we can buy such healthy foods.



SPIRIT OF SUSTAINABILITY



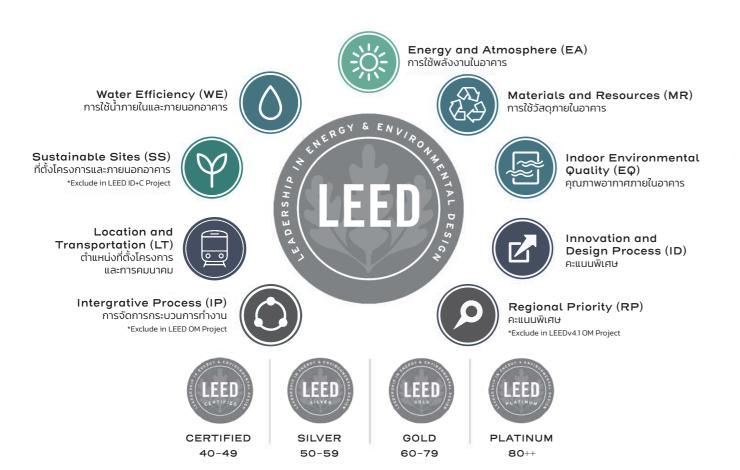
Make a positive impact to tomorrow Bangkok as the 1st Commercial project with 3-star Fitwel married with LEED gold-designed standard and the 1st CECI Project for more sustainable construction.

Building

LEED GOLD



LEED is used globally as the premier green building rating system to recognize exceptional work in environmentally-friendly design. Gold status indicates that a structure has achieved high ratings in categories like transportation, sustainability, water efficiency, energy conservation, and more.





CECI PILOT PROJECT





ร่วมเป็นส่วนหนึ่งในการรวมพลังงับเคลื่อน CECI: Action for Sustainable Future



The KingBridge Tower Rama 3 has been chosen as the first "CECI Pilot Project" in Thailand.

Saha Group intends to cooperate in driving the construction industry through the concept of the circular economy to be applied to all aspects of the project.



Action for Sustainable Future

KINGBRIDGE TOWER CIRCULAR MODEL



As Thailand's first CECI Pilot Project, KingBridge Tower ensures to apply and incorporate the concept of Circular economy business models as follows:

- 1. Green Building Design
- 2. Advance Design Software
- 3. Renewable Construction Material
- 4. Energy Efficient Services
- 5. Excess Material Recycling
 And other circular economy models to be
 further developed and applied to the project
 accordingly in the future.

CECI Partners



The "KingBridge Punsuk" project was created to spread kindness and happiness by giving boxes of food and essentials item to people in the community. Partnerships with Saha Group, Dr. Thiam Chokwatana Foundation, and Thai Obayashi Co., Ltd. were formed due to their shared values and commitment to carrying out sustainable activities.

The project's ultimate aim is to inspire individuals to lead fulfilling lives and generate positivity and fortitude for the community and society as a whole.

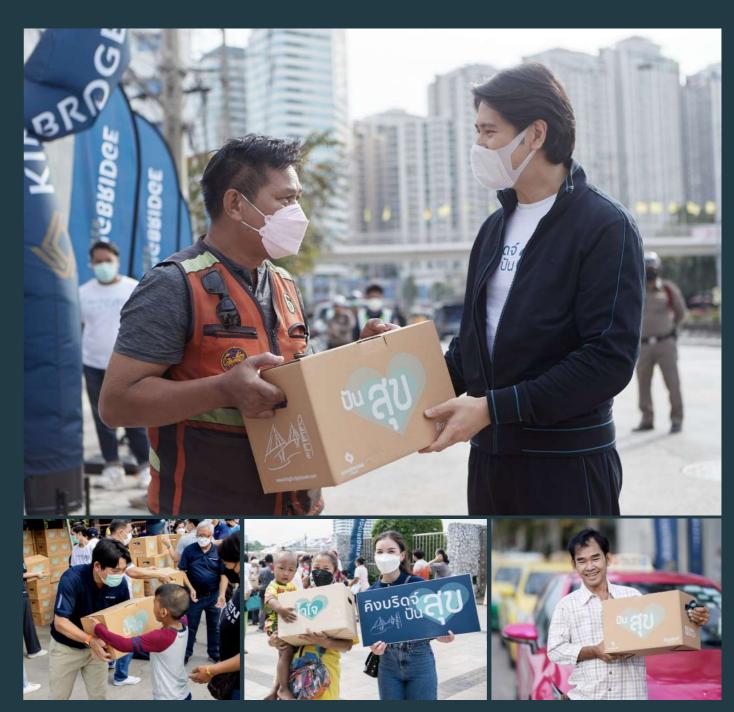






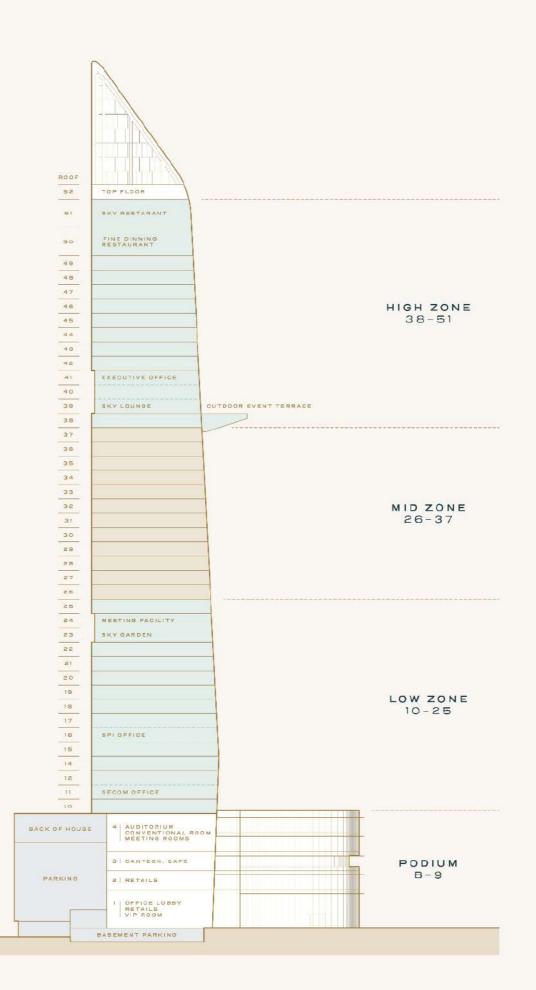


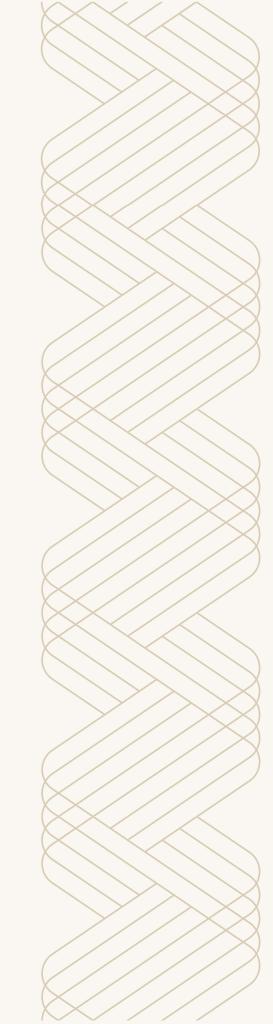
Building a great society starts with small steps from people in the community.



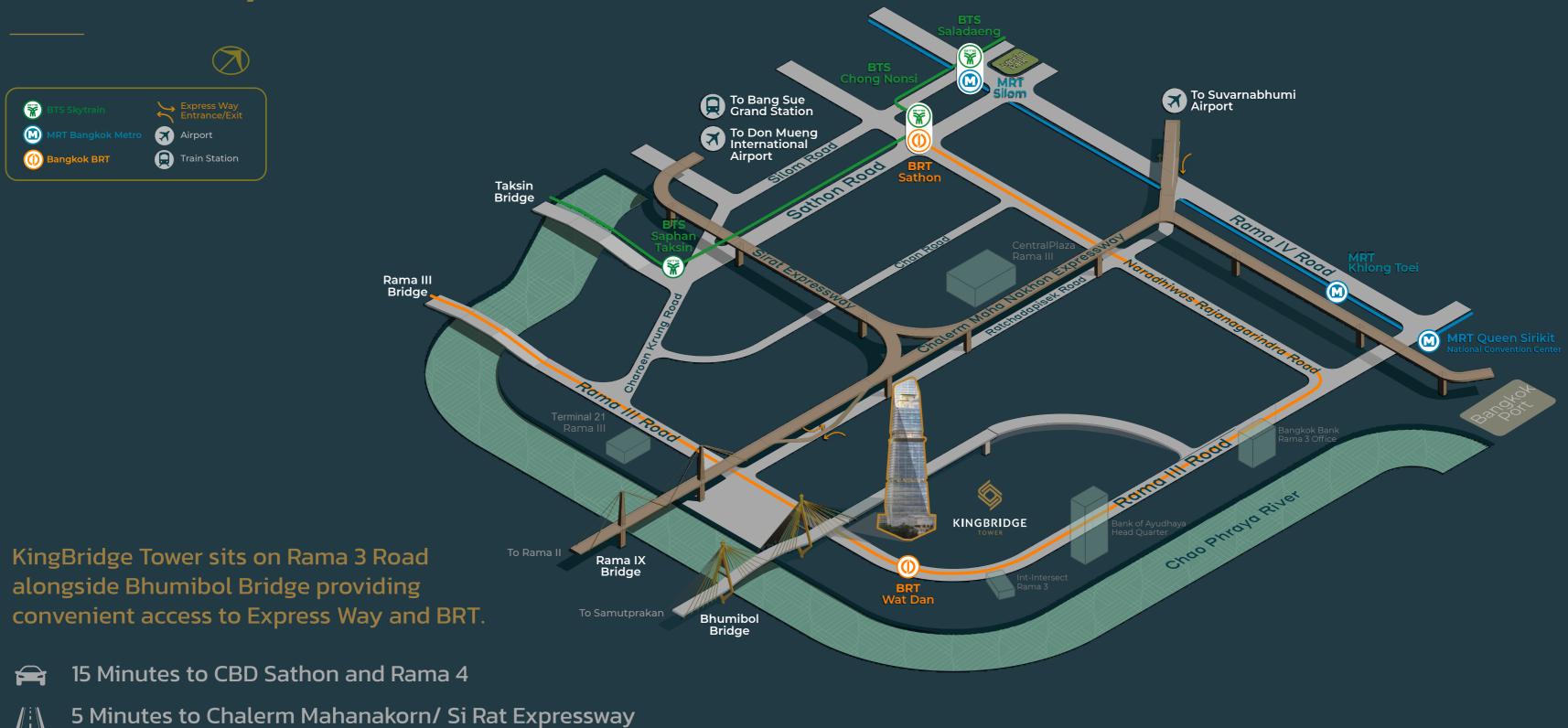
Building Section

Draft





Link to Anywhere



5 Minute walk to BRT : Wat Dan



OUTLINE OF THE BUILDING

Owner KingBridge Tower Co.,Ltd.

Architect Architects 49 Limited

Main Contractors Thai Obayashi Co.,Ltd.

Project Management Stonehenge Inter Plc.

Construction Q1 2021

Land Area 6-1-49.4 Rai (10,197 sq.m.)

Net Lease Area Approx. 44,721.26 sq.m.

Number of Floors 52 Floors, 1 Basement and Roof

Lifts

Passenger Lifts

-Low Zone / 6 units with a capacity of 1,600 kg-Mid Zone / 5 units with a capacity of 1,600 kg-High Zone / 4 units with a capacity of 1,600 kg

Podium / Car Park Lifts

-3 units with capacity of 1,350 Kg

Service Lifts

-2 units with capacity of 1,600 Kg/1,050 Kg

Service Fireman Lifts

567 lots EV Charger Include

-2 units with capacity of 1,600 Kg/2,000 Kg

Vehicle Parking Lots

Completion Q4 2024

OUTLINE OF OFFICE SPACE

Office Floors Low Zone: Floor 10 - 25

Mid Zone: Floor 26 - 37 High Zone: Floor 41 - 48

Rentable Area Low Zone Approx. 1,611 sq.m.

Mid Zone Approx. 1,278 sq.m. High Zone Approx. 957 sq.m.

Ceiling Height3 mFloor to Floor4.2 mStandard Illuminance500 lx

Air Conditioning

Building Security System

Central Chilled Water with Variable Air Volume System (VAV)

24 hours IP Camera

24 Security Guard

Turnstile Access Control and Visitor Management Destination Control Lifts



Smart Building

MEP



Power System

Standby generator for 8 hours for emergency load and emergency battery light for escape route and BOH



Air Conditioning

Supply air system utilized VRV and Chiller system for flexibility office hours use buffet overtime air conditioner without furture notice



Access Control System

Visitor Management Touchless technology register and temperature scan by using ID card or passport QR code scan can lead visitor to lift destination control



SMART BAS

Tenants have the ability to monitor real-time electricity usage ,temperature in their area and can control the HVAC system to ensure that the air inside the building is comfortable, and maintain appropriate levels of humidity and CO2.



Indoor Air Quality Management

Prevent COVID-19 Airbone with Filter MERV 14 minimum and UVGI (Ultraviolet Germicidal Irradiation)



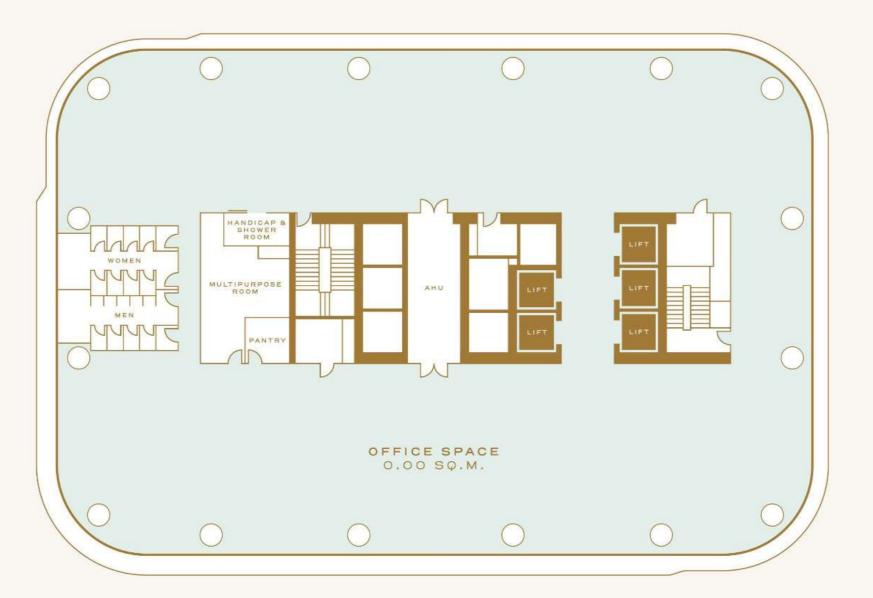
Integrated Network

ICT Infrastructure and Broadband Internet 5G Fiber Optic Backbone Share resources

Low Zone

12th Floor

Draft





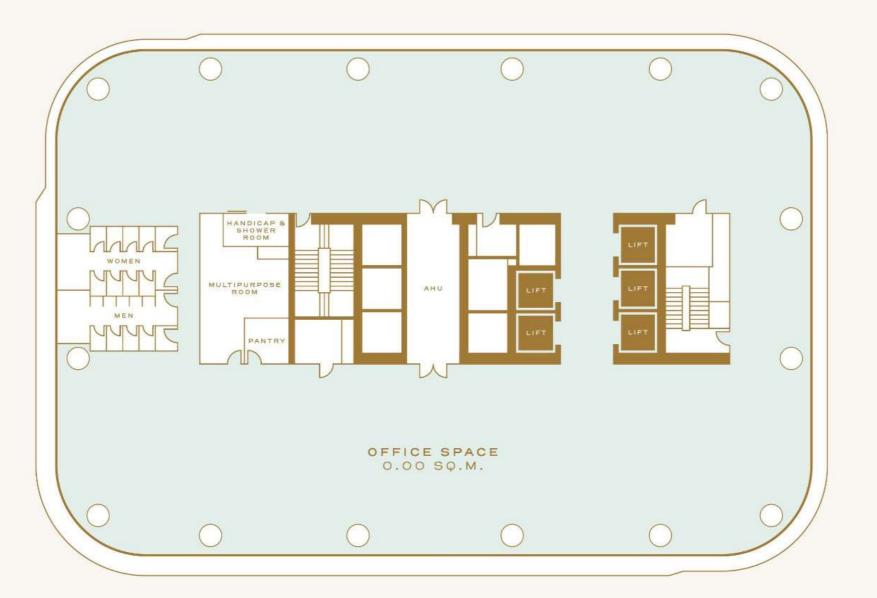
Total Space 1,611 sq.m

Ceiling height: 3.00 m

Mid Zone

29th Floor

Draft



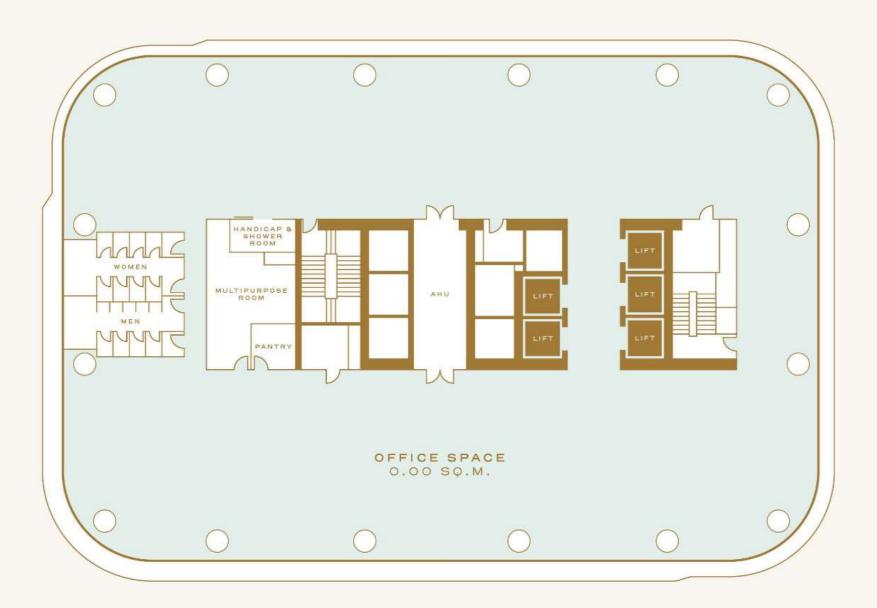


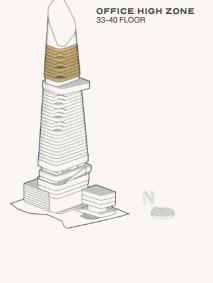
Ceiling height: 3.00 m

High Zone

42th Floor

Draft





Total Space 957 sq.m

Ceiling height: 3.00 m

Leasing Conditions

Lease term	3 Years
Deposit	3 months deposit plus 1 month in advance
Electrict Cost	7 Baht/ kilowatt hour
Water Cost	20 Baht/ cubic meter
Telephone Line	A non-refundable installation charge of 8,000 Baht per line,
	Excl. VAT For special line, a non-refundable
	installation charge of 50,000 Baht /line and subsequent
	lines shall be charges at 30,000 Baht per line,
	Excl. VAT
Overtime Air-con	Monday – Friday:
	6.00 p.m. – 10.00 p.m. 2 Baht/Sq.m per hour,
	the minimum charge at 1,500 Baht per hour
	10.00 p.m 8.00 a.m. 3.Baht/Sq.m per hour,
	the minimum charge at 1,800 Baht per hour
	Saturdays, Sundays and public holidays:
	8.00 p.m. – 10.00 p.m. 2 Baht/Sq.m per hour,
	the minimum charge at 1,500 Baht per hour
	10.00 p.m. – 8.00 a.m. 3 Baht/Sq.m per hour,
	the minimum charge at 1,800 Baht per hour
Stamp and duty /	The Tenant is responsible for the payment of Stamp
Land and Building Tax	Duty fees and VAT, and others taxes which law required.
	The landlord is responsible of Land and Building Tax fees.

Synergy for Success

Team Behind it all

































Kitchen Consult - triarc • It Consult - Pyramid solution • AV Consult - Asia Tech



Project Timeline

September 2021

Start pilling work

December 2021

Start construction

2024

Scheduled Completion

