



ONE HORIZON CENTER

Project Size	<ul style="list-style-type: none">• 880,000 sf<ul style="list-style-type: none">▪ Office: 820,000 sf▪ Retail: 60,000 sf
Number of Floors	<ul style="list-style-type: none">• 25 floors
Typical Floor Size	<ul style="list-style-type: none">• 34,000 sf
Leasing Depth	<ul style="list-style-type: none">• Optimum leasing depth - 43 ft
Sustainability	<ul style="list-style-type: none">• LEED® GOLD
Efficiency	<ul style="list-style-type: none">• 70%
Parking	<ul style="list-style-type: none">• 1 : 850 sf
Elevators	<p>International standard vertical transportation systems that allow</p> <ul style="list-style-type: none">• 6 dedicated elevators for floor G – 12• 6 dedicated elevators for floor 12 – 24• 3 Dedicated Parking elevators, 1 Service elevator and 1 retail elevator
Earthquake Resistant Structure	<ul style="list-style-type: none">• Designed for Seismic Zone-V
Air Conditioning	<ul style="list-style-type: none">• Central Air Handling Unit on each floor
Power Backup	<ul style="list-style-type: none">• 100% power back-up
Ceiling Height	<ul style="list-style-type: none">• 3.925 meters (floor to floor)
Common Amenities	<ul style="list-style-type: none">• Main lobby height of 56 ft• Entrance atrium height of 69 ft• 60,000 sf of ample amenity retail space• Rooftop Helipad• Central Plaza area offering various retail options and greenery• Coffee shops, Bank, ATMs, Convenience stores (planned)
Building Management System	<ul style="list-style-type: none">• Building Management Systems infrastructure for the building with integration with Lifts, DG, AC, Fire-fighting systems will be provided
Architect	<ul style="list-style-type: none">• Robert A. M. Stern Architects

FACT SHEET



ONE HORIZON CENTER

Iconic Presence

- Premium Office Location
- Panoramic views of Gurgaon

Efficient, Well Conceived Floor Plates

- Centralized core
- Efficient, column free floor plates, with more usable area per rentable sf
- Optimum leasing depth: Allows employees even in the centre of the building to enjoy natural light and have a view to the outside
- Greater versatility in floor plan layouts
- Floor plates designed to be flexible to allow tenants efficient open as well as closed floor plans

9 Feet Finished Ceiling Heights

- Higher floor to ceiling heights enhances the feeling of space, increases natural light available.
- Aesthetically/visually superior interiors

International Quality Façade

- Double pane glass for energy efficiency, noise and heat insulation
- Excellent light transmission for more natural light
- High clarity - visual appeal

Retail Amenities / Common Amenities

- Central plaza offers open, green, serene shaded spaces and water features designed by international landscape architect (The Office of James Burnett)
- Planned retail amenities will include
 - Choice of food – fine and casual dining
 - Fitness center and sundry stores
 - Print shops, banks, ATMs

Pre-fitted For Wireless Coverage

- Entire building pre-laid with cables to enable ability to plug in and provide high strength in-building wireless coverage for all service providers

Pre-Treated Air

- Air intake into HVAC systems is pre-treated and filtered

KEY PROJECT FEATURES



ONE HORIZON CENTER

Fire Fighting Systems

- Addressable fire detection systems interfaced to tenant's fire alarm systems
- 2-hour fire-rated doors

Well Planned Security

- Separate screened entry and exit for staff
- Visitors screening – manual vehicle and people checks
- Electronic proximity card key access to tenant elevators at both lobby levels
- Duress alarms in parking areas, elevators and on walkways

Efficient intelligent elevators

- Separate elevator banks; segregation of high rise and low rise office service and retail passenger traffic
- Elevator system programmed to reduce wait time on any floor
- Low noise and high-end finishes improve experience

Intelligent Building Management System

- Co-ordinate the control of building engineering systems to maximize their efficiency
- Controls shall be designed to allow the mechanical system flexibility according to actual tenant occupancy
- Controls shall enable occupants to make localized adjustments to the air-conditioning systems

Back of House Facilities

- Drivers room and rest area
- Security screening area in building
- Dry and wet garbage sorting and storage
- Loading docks

KEY PROJECT FEATURES



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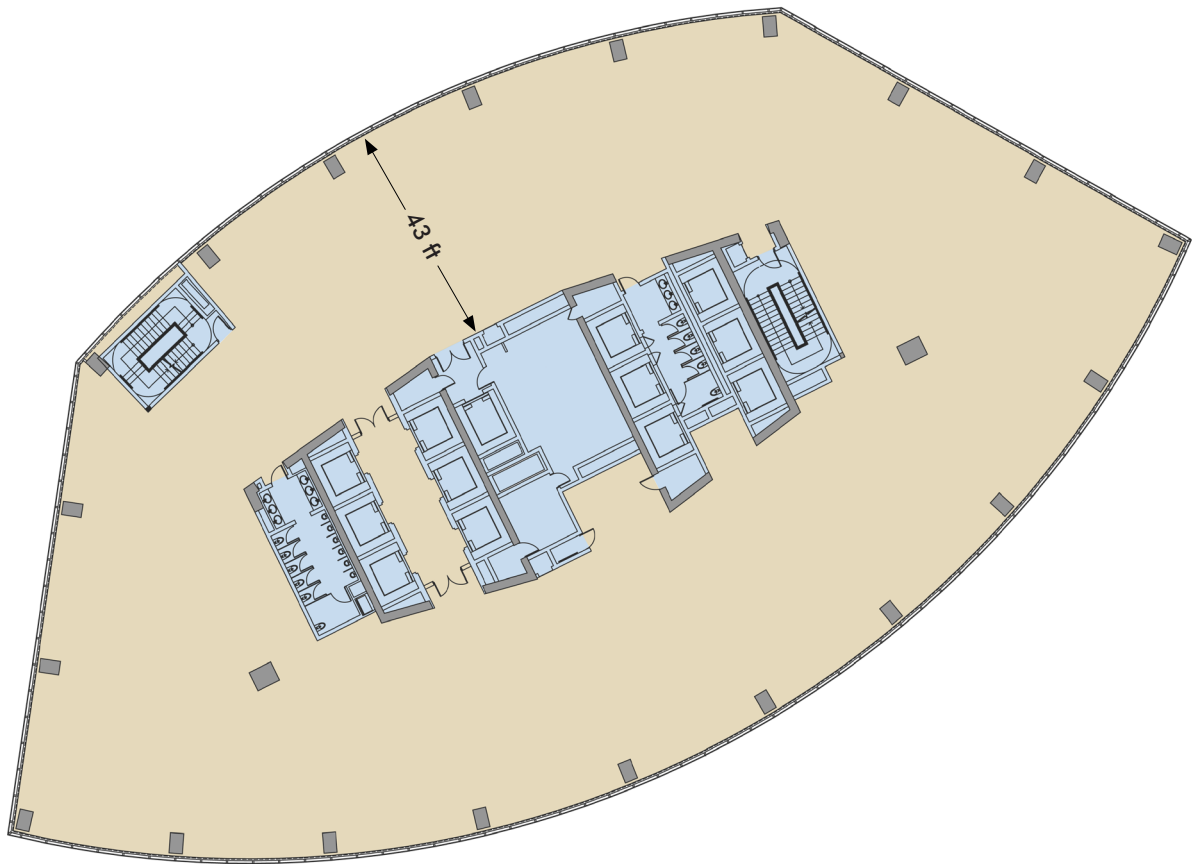


TYPICAL PLAZA LEVEL FLOORPLATE

- Floor 3 – 4; large floor plates of approximately 53,000 sf
 - Two cores for easy access
 - Ideally suited for tenants wanting horizontal continuity
- 5 – foot mullion to mullion spacing offering ideal workstation / cabin fit – out flexibility
 - 43 foot leasing depth; ideal for corporate settings



ONE HORIZON CENTER

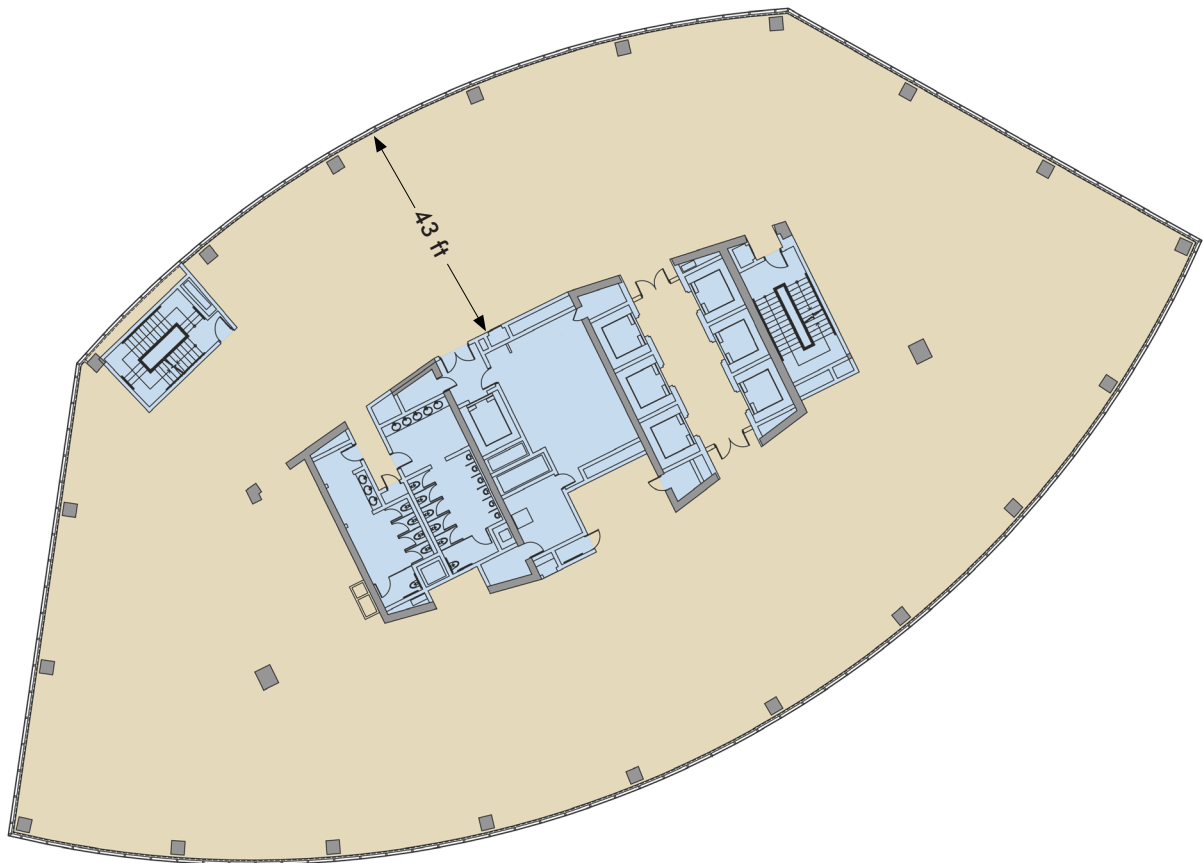


TYPICAL LOW RISE FLOOR PLATE

- Floor 5 to 12
- 6 dedicated elevators
- Floor plate size: approximately 32,000 sf
- Column-free floor plate offers maximum layout flexibility
- 5 – foot mullion to mullion spacing offering ideal workstation / cabin fit out flexibility
- 13 meters leasing depth; ideal for corporate settings



ONE HORIZON CENTER

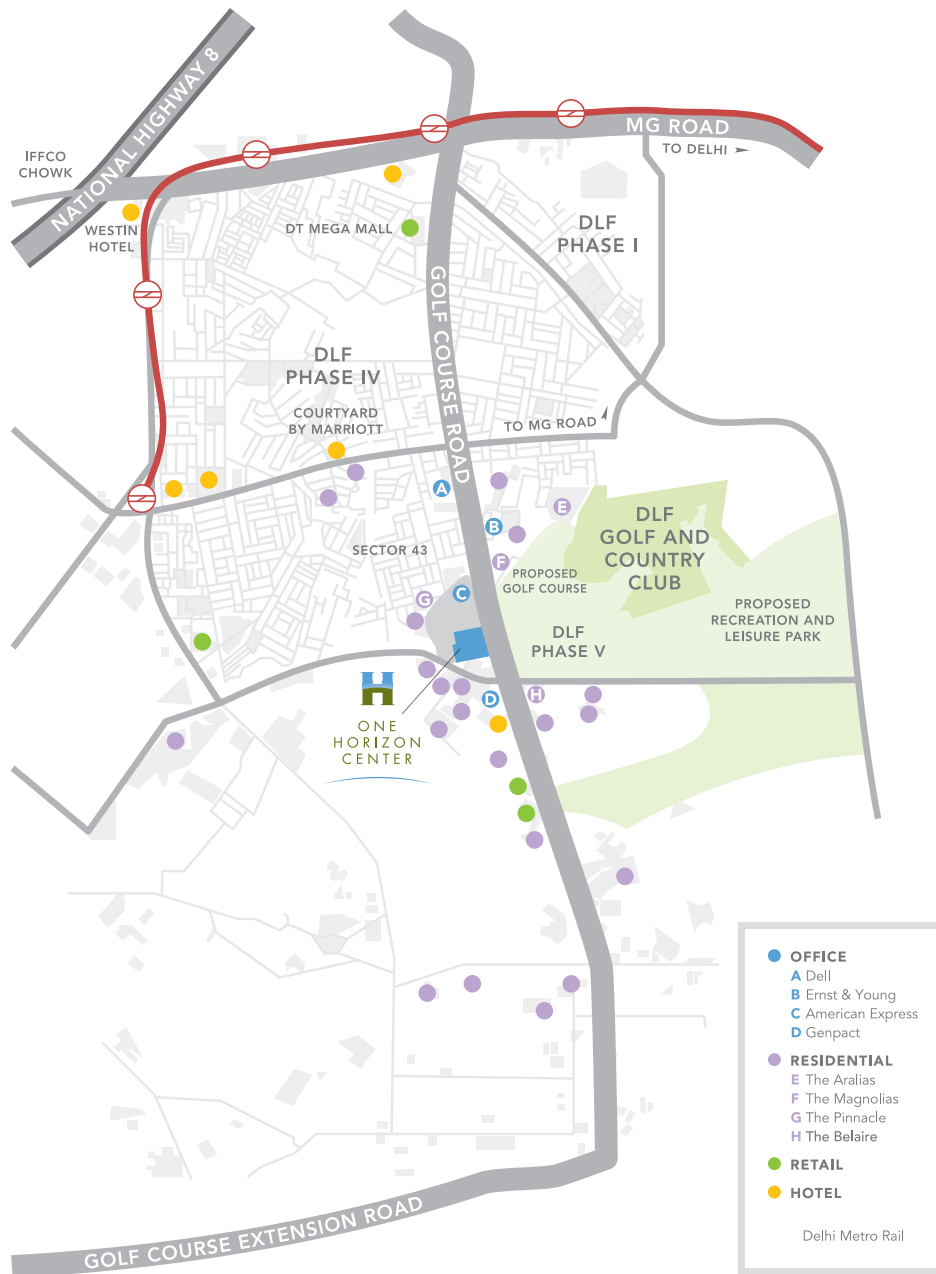


TYPICAL HIGH RISE FLOOR PLATE

- Floor 13 - 24
- 6 dedicated elevators
- Floor plate size: approximately 32,000 sf
- Column-free structure offers maximum layout flexibility
- 5 – foot mullion to mullion spacing offering ideal workstation / cabin fit – out flexibility
- 43 foot leasing depth; ideal for corporate settings



ONE HORIZON CENTER

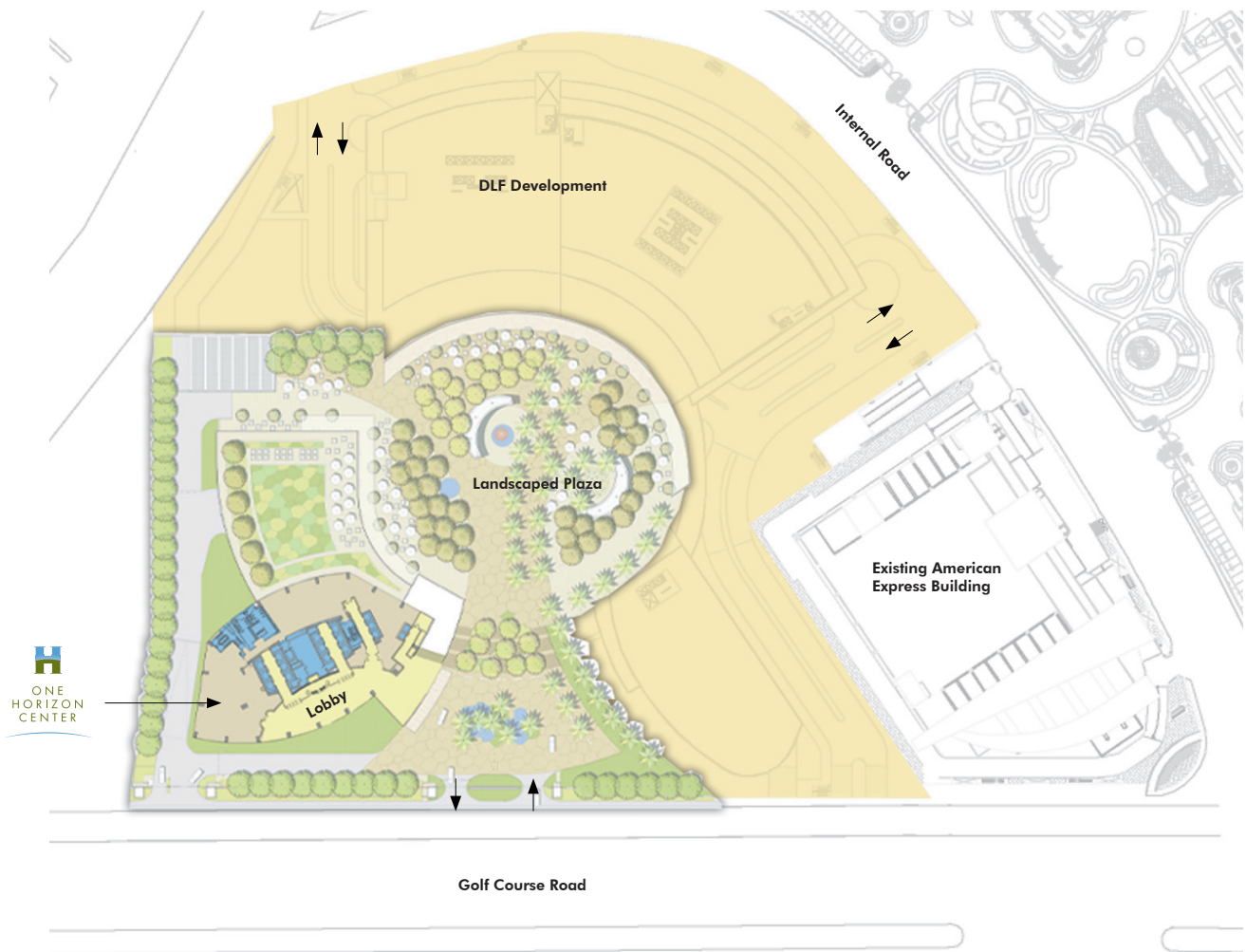


AREA MAP

- Located on Golf Course Road, opposite the DLF Golf & Country Club
- Walking distance from various residential high and medium end options
- Corner site: Connectivity from Golf Course Road and sector road



ONE HORIZON CENTER



MASTER PLAN

- Over 2 million square feet of mixed use development:
 - Office, Retail, High-Street Retail, Multiplex, Fine Dining
 - 4 level basement
 - Traffic free plaza level



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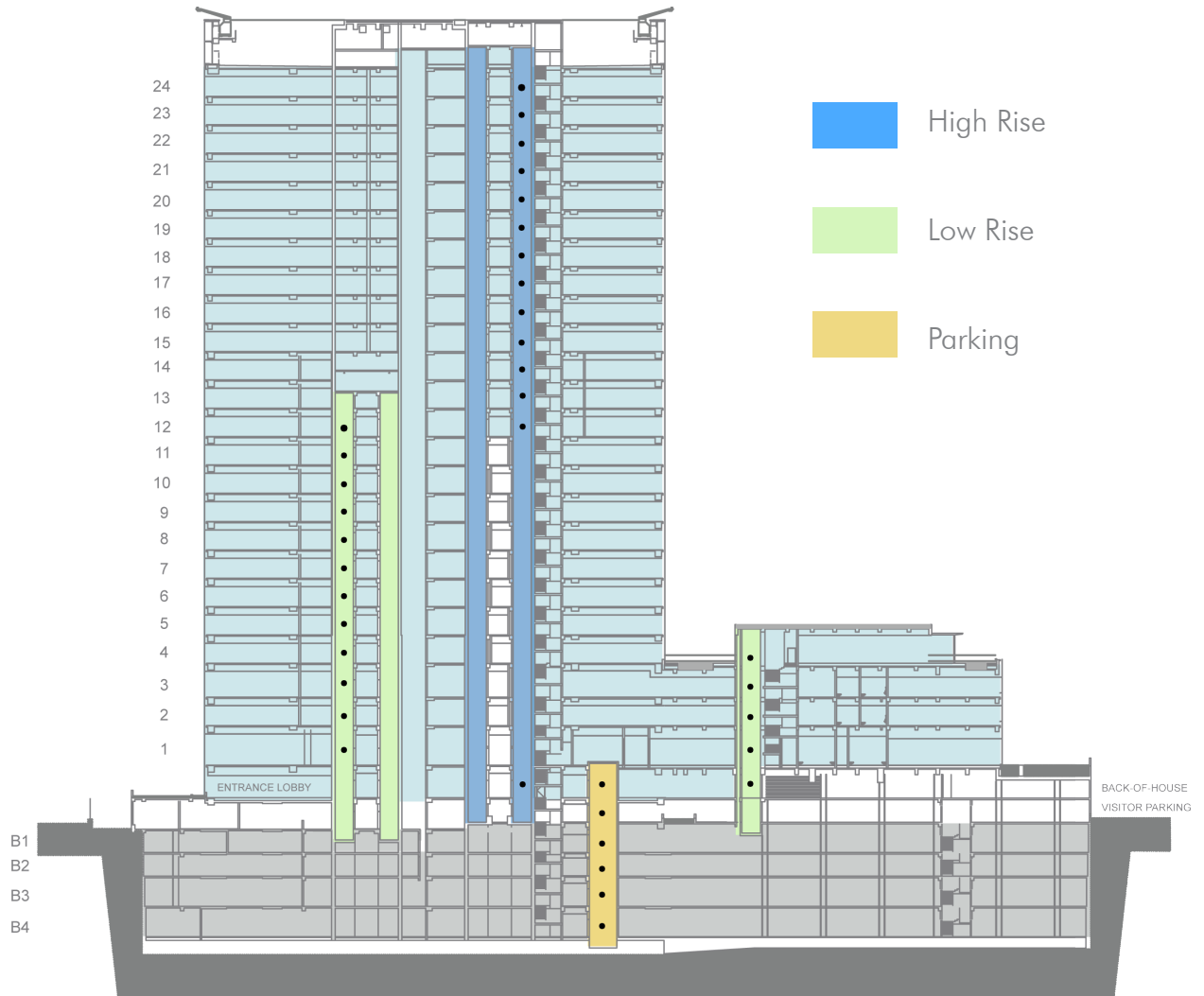


SITE PLAN

- Access from Golf Course Road
- Over 2 acres of central landscaped plaza
- Multiple facility access and entry points
- Separation of pedestrian and vehicular traffic for safety and smooth flow
- Multiple lane drive aisles and drop off areas
- Over 140 meter site frontage



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SECTION

- 25 floors
- 6 dedicated high-rise elevators
- 6 dedicated low-rise elevators
- 3 dedicated parking elevators

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• 1 retail elevator
• 4 level basement with 1,700 car parking bays



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VIEW FROM GOLF COURSE ROAD

- 109 meter high, 25 floors office tower
- Increased natural light penetration
- Custom façade design to provide natural daylight throughout tenant spaces
- Solar heat gain through façade and windows shall be limited

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VIEW FROM GOLF COURSE ROAD



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PLAZA BUILDING

- Rentable Area - 106,000 sf • Floor Size - 53,000 sf • Number of Floors - 2
- Unique branding / signage opportunity
- Ability to work as an independent building due to the availability of:
 - Independent Drop off, Lobby and Elevators
 - Large Floor Plates

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ONE HORIZON CENTER



LOBBY

- 56 ft high lobby
- Superior/International quality finishes
- Separate High-rise and Low-rise elevator banks
- Multiple retail options
- International security standards



ONE
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GRAND ENTRANCE ATRIUM

- 69 foot high entrance atrium
- Superior/International quality finishes
- Grand staircase leading to Plaza

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WILLIAMS TOWER - Houston TX
1,476,973 square feet



EDF TOWER - Paris, France
616,772 square feet



TORRE ALMIRANTE - Rio de Janeiro, Brazil
448,900 square feet



383 MADISON AVE - New York, NY
1,197,175 square feet

DEVELOPER OF ONE HORIZON CENTER

- Founded in 1957 by Gerald D. Hines
- Operational in 17 countries and over 106 cities around the world
 - 1,126 properties representing over 459 million square feet
 - Assets Under Management: 36 billion USD
- Over 100 million square feet of LEED® development

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- More than 2,000 active tenant relations