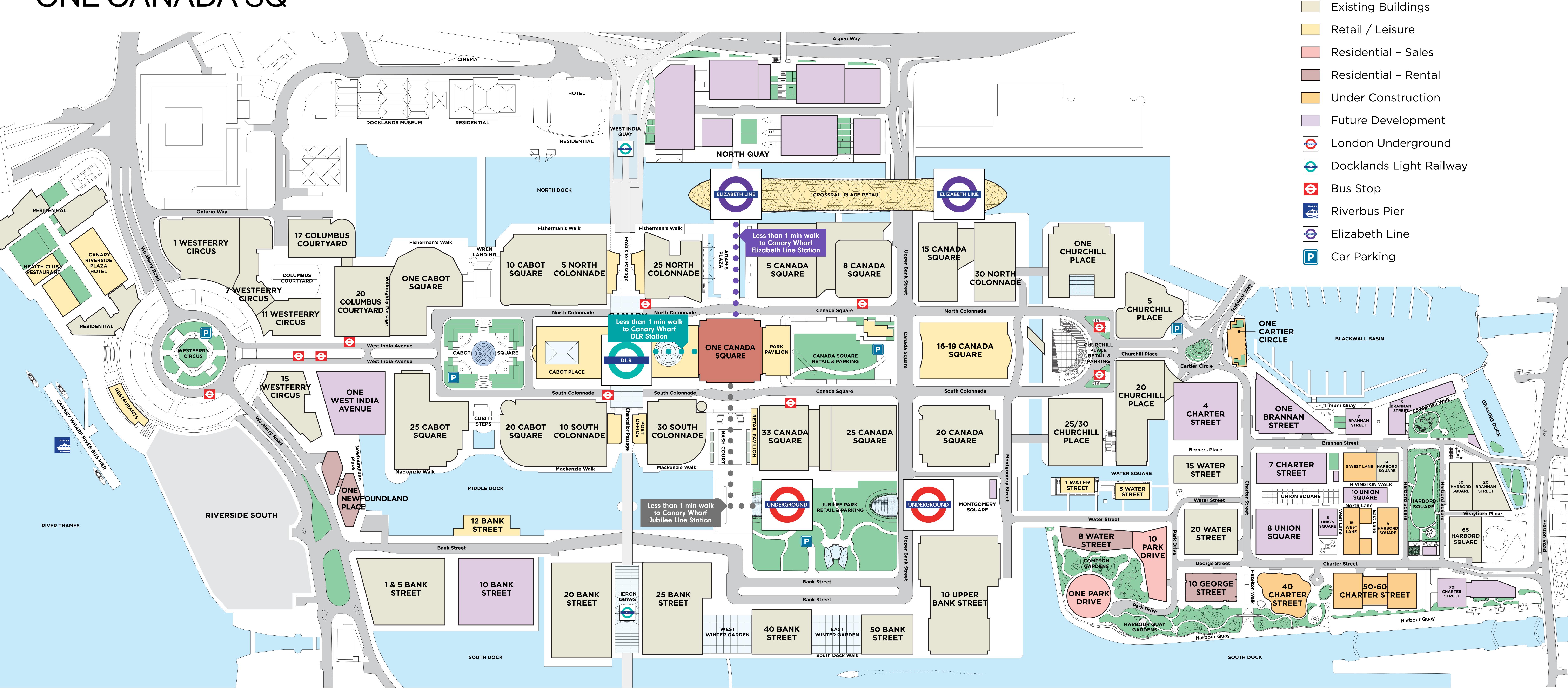
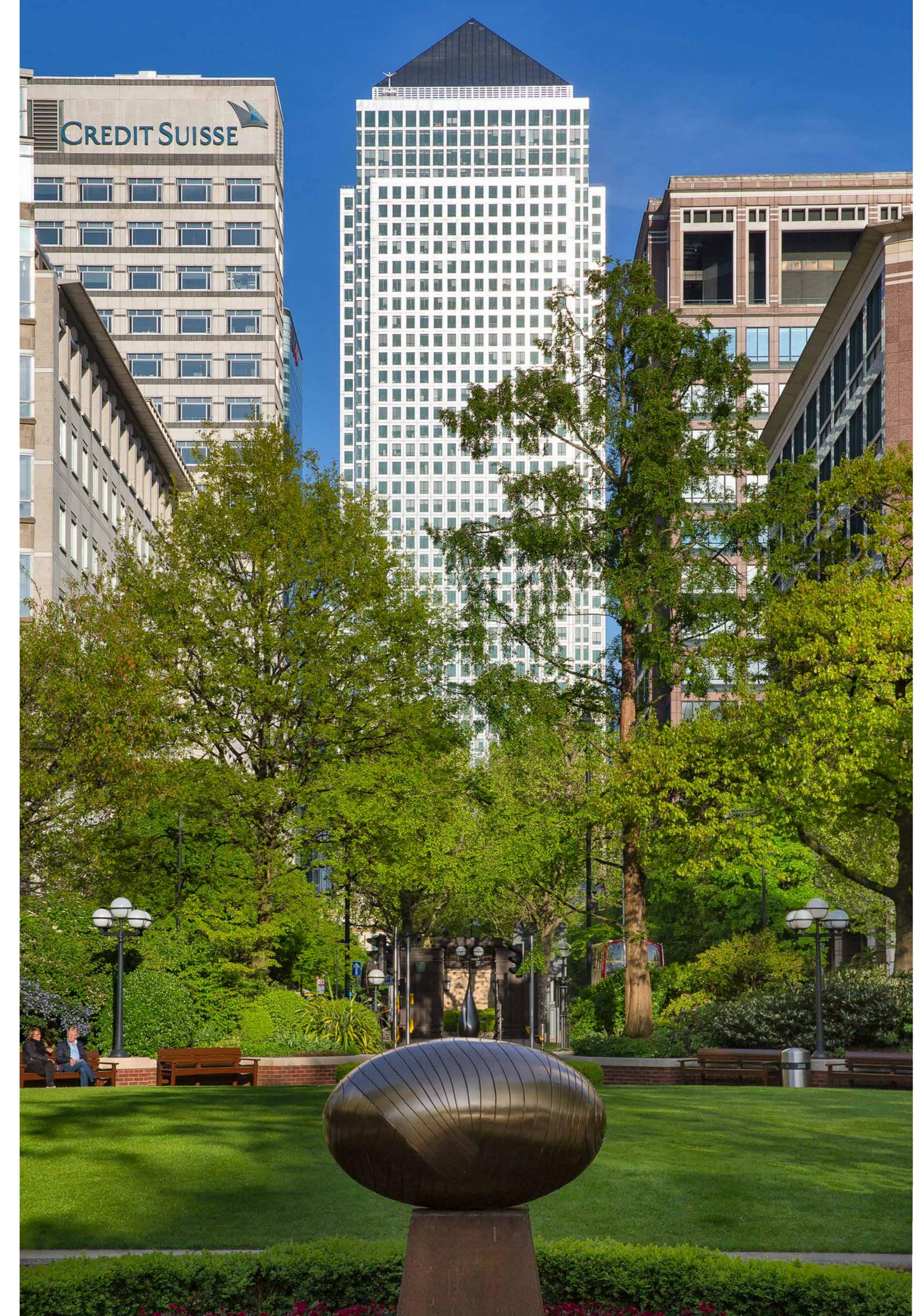


### ONE CANADA SQ



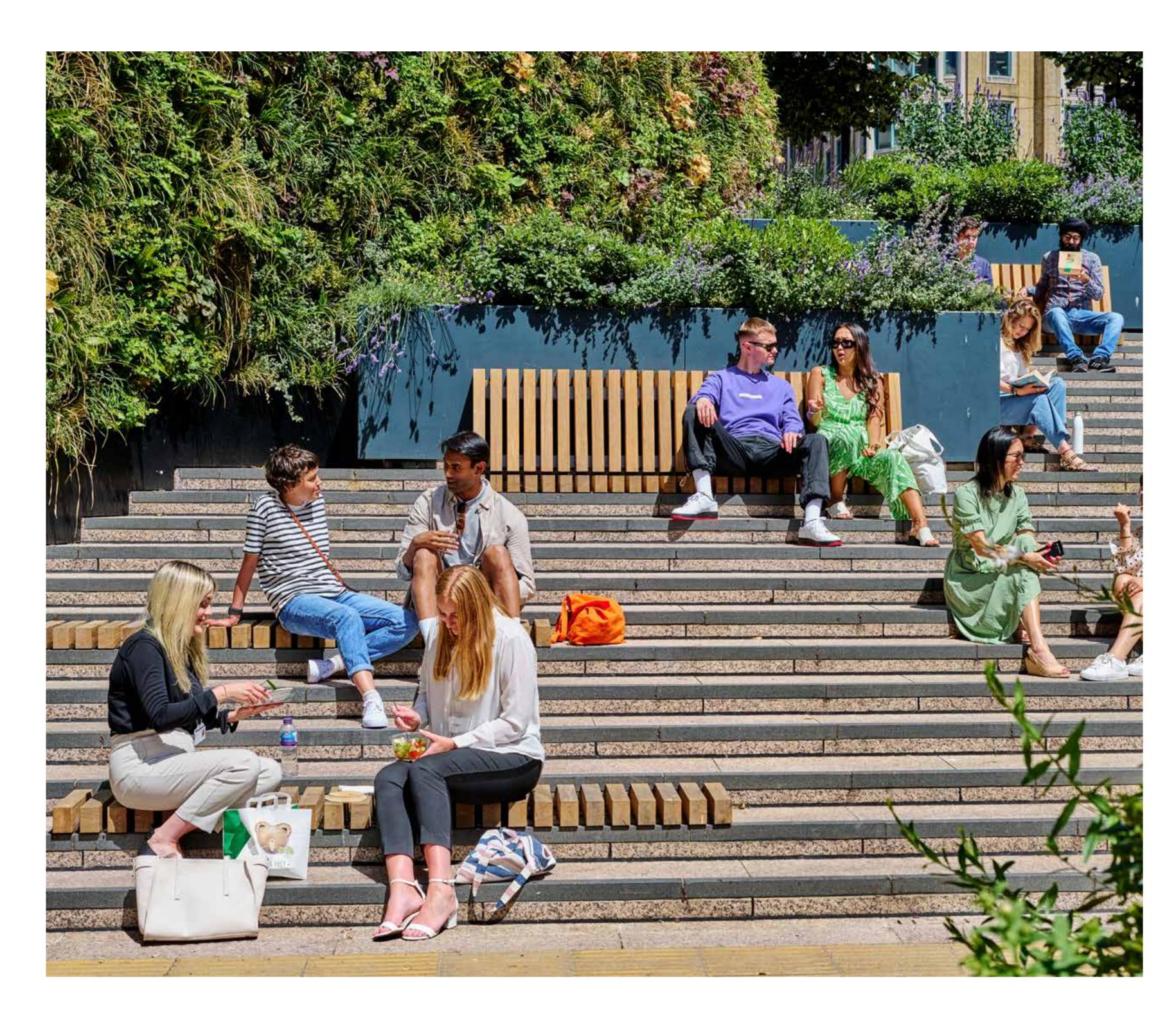














### ONE CANADA SQ

#### KEY

Avai

Available

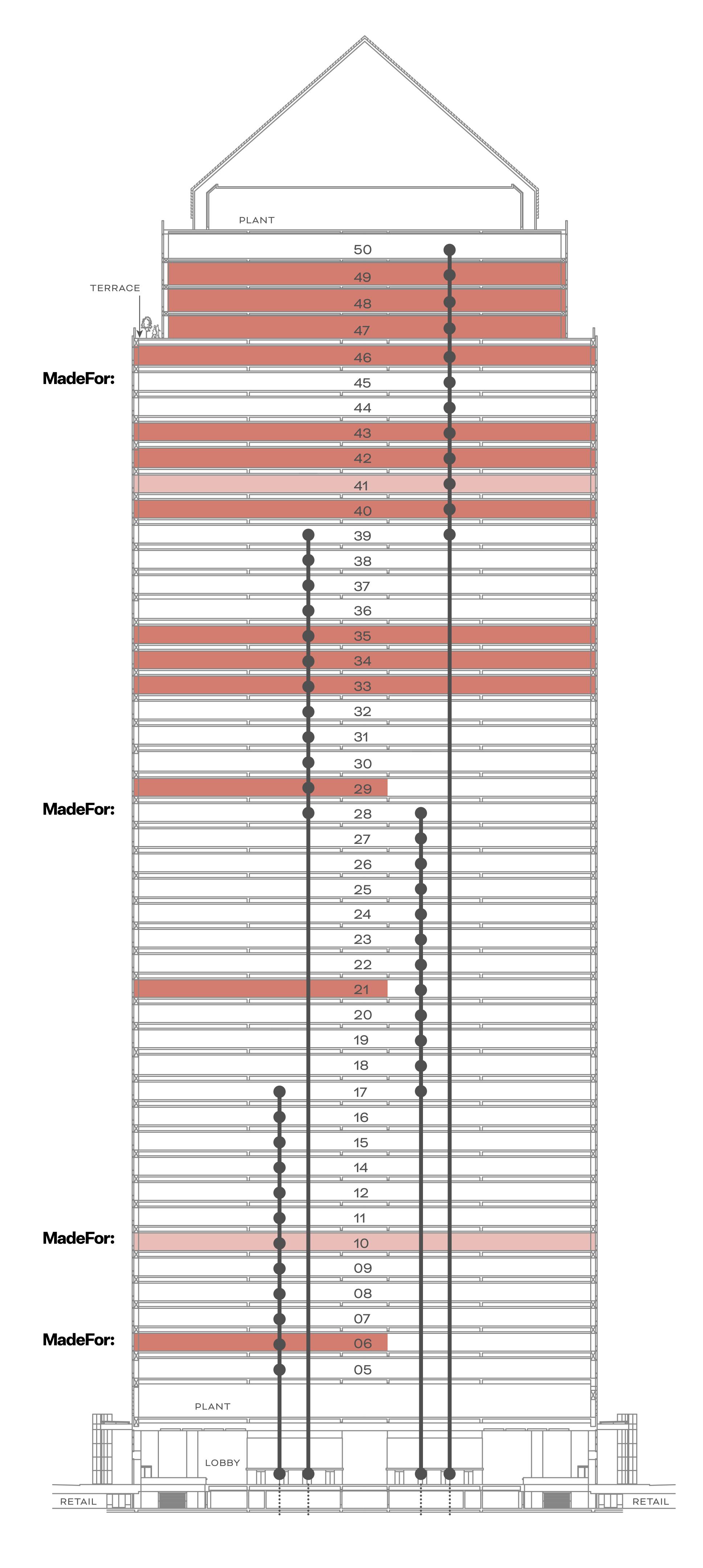
Under Offer / Pending

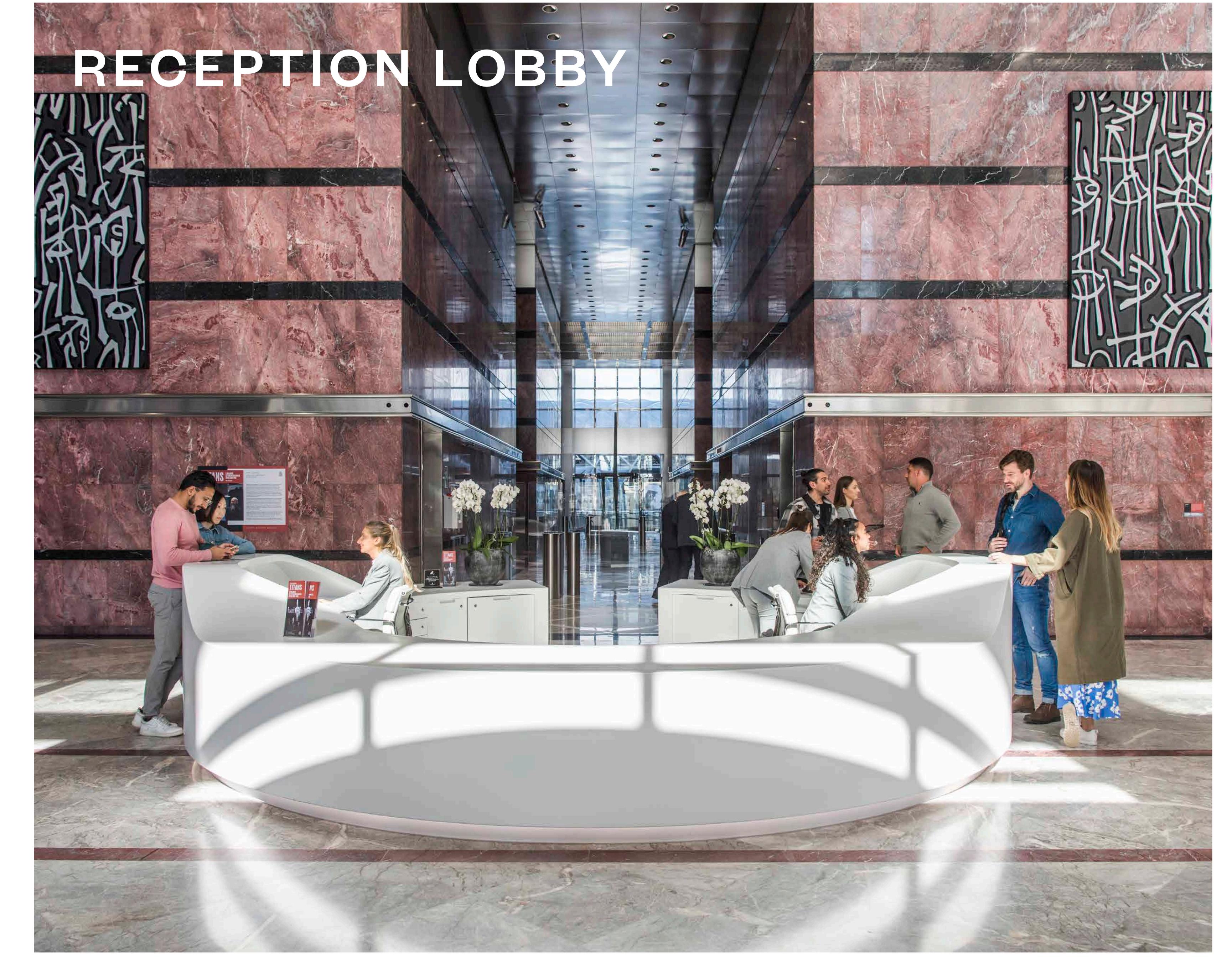
### AVAILABILITY

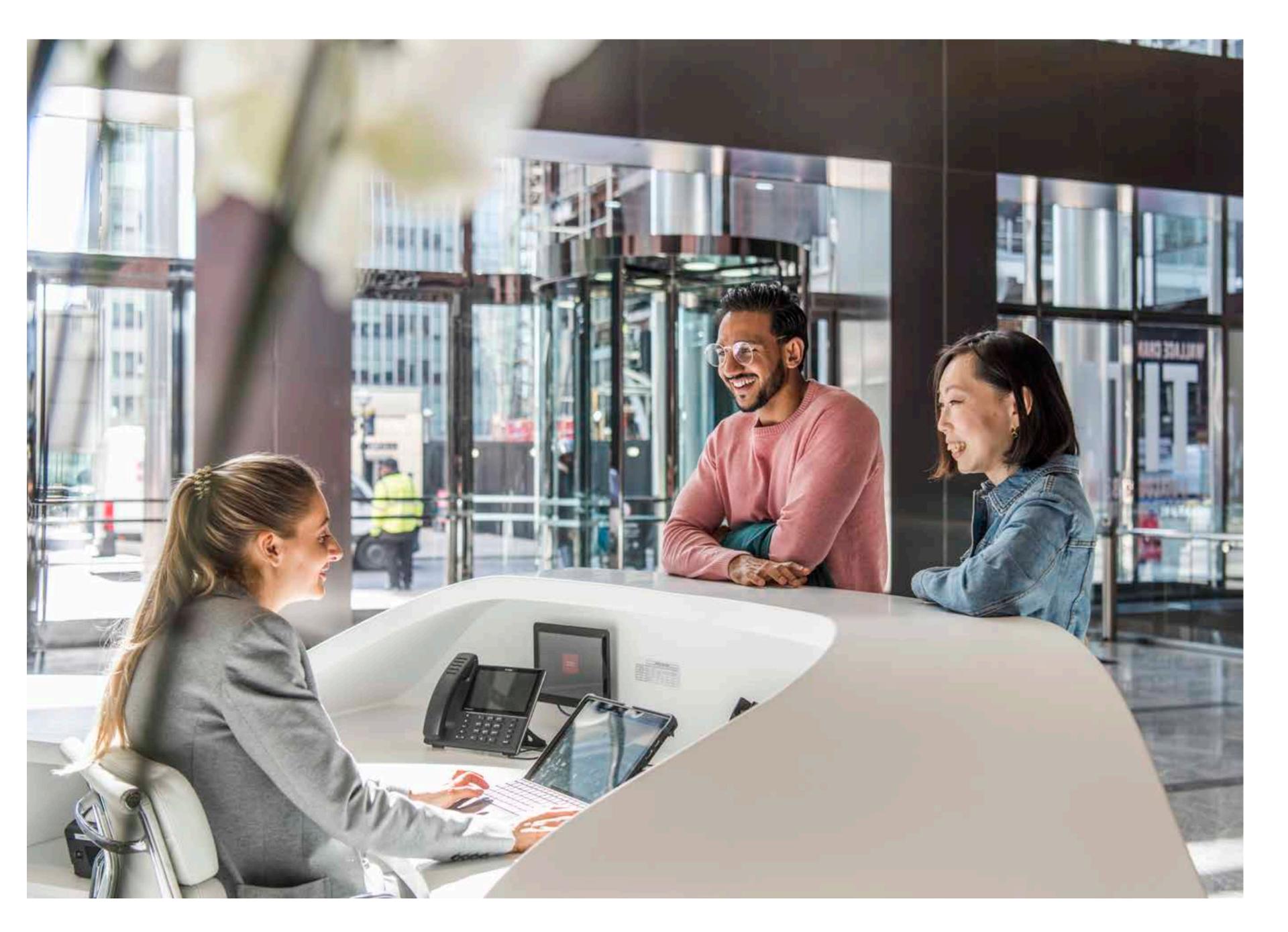
TOTAL UNDER OFFER / PENDING

	NIA SQ FT	Floor Condition
50 UCL		
9 AVAILABLE	22,272	Shell & Floo
8 AVAILABLE	22,272	Newly installed exposed services Cat A
7 AVAILABLE	22,272 + Terrace (west)	Shell & Floo
6 AVAILABLE	28,968	Newly refurbished Category A condition
5 Currencies Direct, Hamro, Datatonic		
4 BBVA		
3 AVAILABLE	29,161	Shell & Floo
2 AVAILABLE	28,972	Shell & Floo
Bank of New York Mellon, <b>PENDING</b>	28,103	
O AVAILABLE	28,146	Shell & Floo
9 Level39		
8 UCL		
7 Regus		
6 Euler Hermes, Equilend		
5 AVAILABLE	28,336	Shell & Floo
4 AVAILABLE	28,968	Shell & Floo
3 AVAILABLE	28,582	High quality existing fit ou
2 Medical Defence Union, Rational FX		
1 Canary Wharf Group		
O Canary Wharf Group		
9 St. James's Place / PART AVAILABLE	11,758	Newly refurbished Category A conditio
8 Daihatsu, Rittal, FIA, World Fuel Services, Objectw	<i>y</i> ay	
7 Valero		
6 Level39, Brookfield		
5 Brookfield		
4 Level39		
3 Reach		
2 Reach		
1 Genomics England / PART AVAILABLE	8,431	New Exposed Cat
O Fisher Investments		
Fisher Investments		
3 Fisher Investments		
Moodys		
6 Moodys		
5 Moodys		
1 Moodys		
2 Moodys		
Moodys		
Dellway Homes, Unimoni, Tramontana	Under Offer: 1,066, 2,249, 3,788, 4,552	Fully Fitted & Furnished (al
9 The Office Group		
8 The Office Group		
7 The Office Group		
6 Adamson Associates, IHA, Article 25 / PART AVA	<b>ILABLE</b> 1,820, 4,947	Cat A
5 IGC, ISO, Canary Wharf Group	1,020, 7,071	Oat I
o 1010, 100, odilali y vvilali aloup		
OTAL AVAILABLE		
OIALAVAILADLL	294,904	

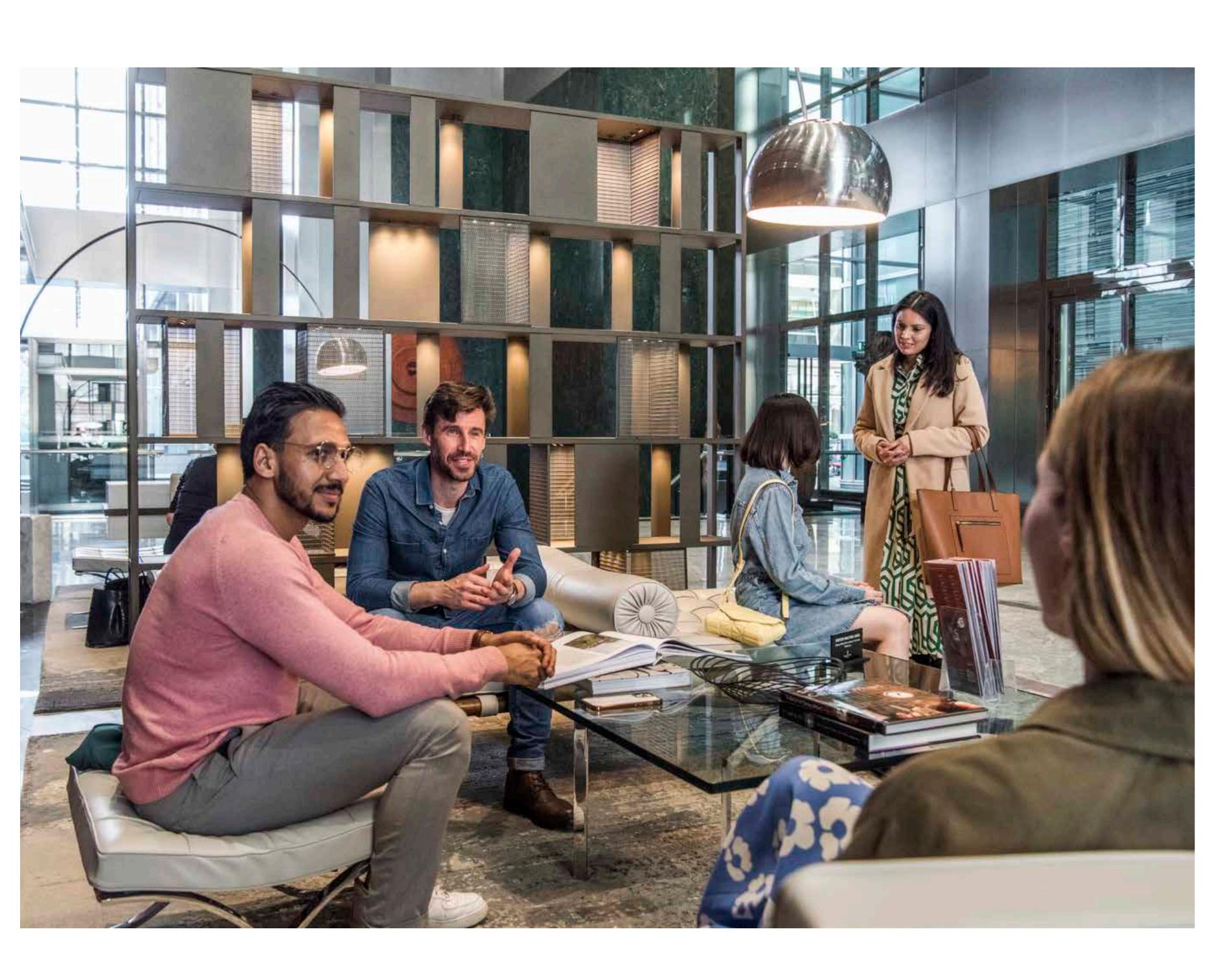
39,758

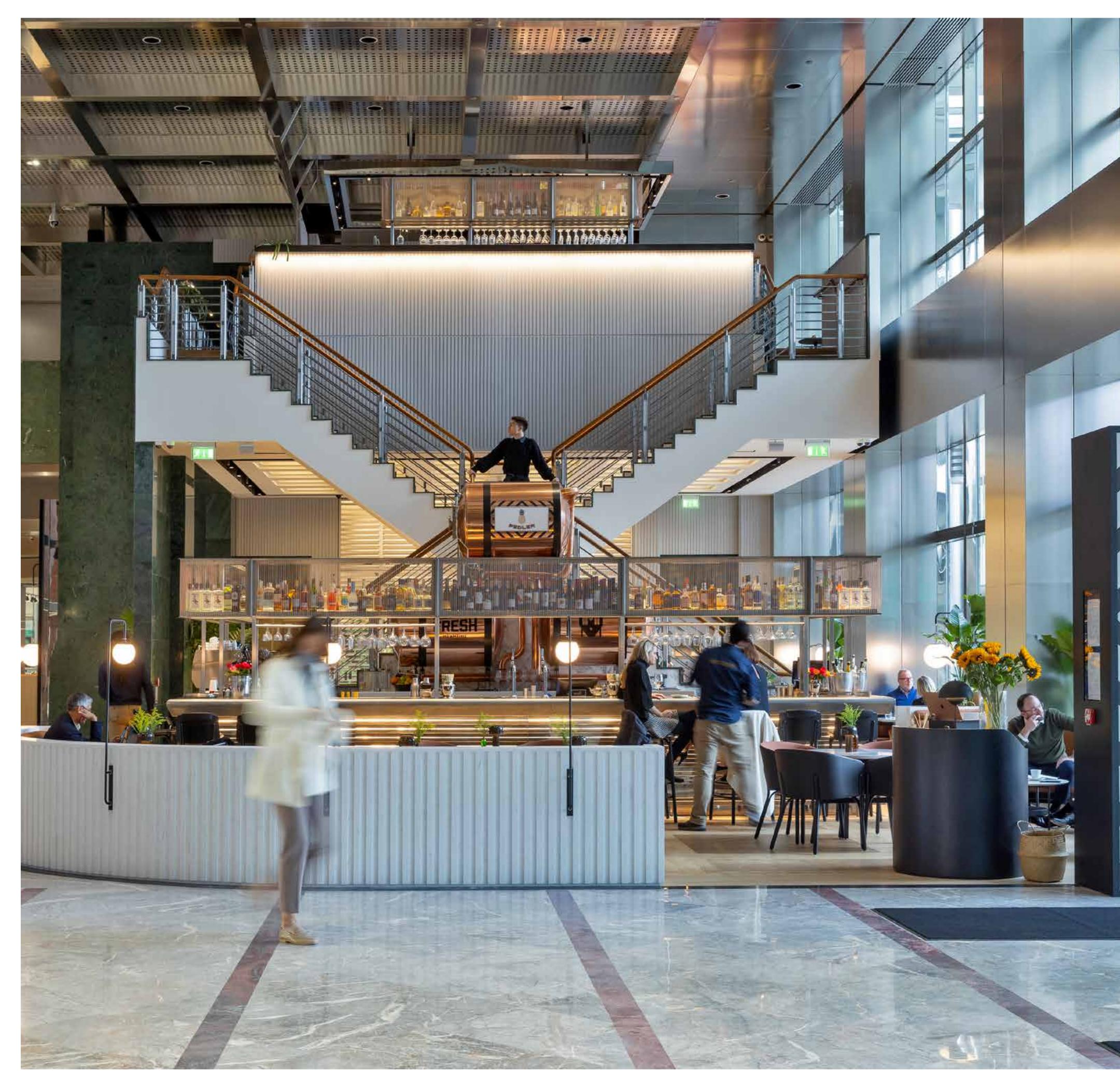




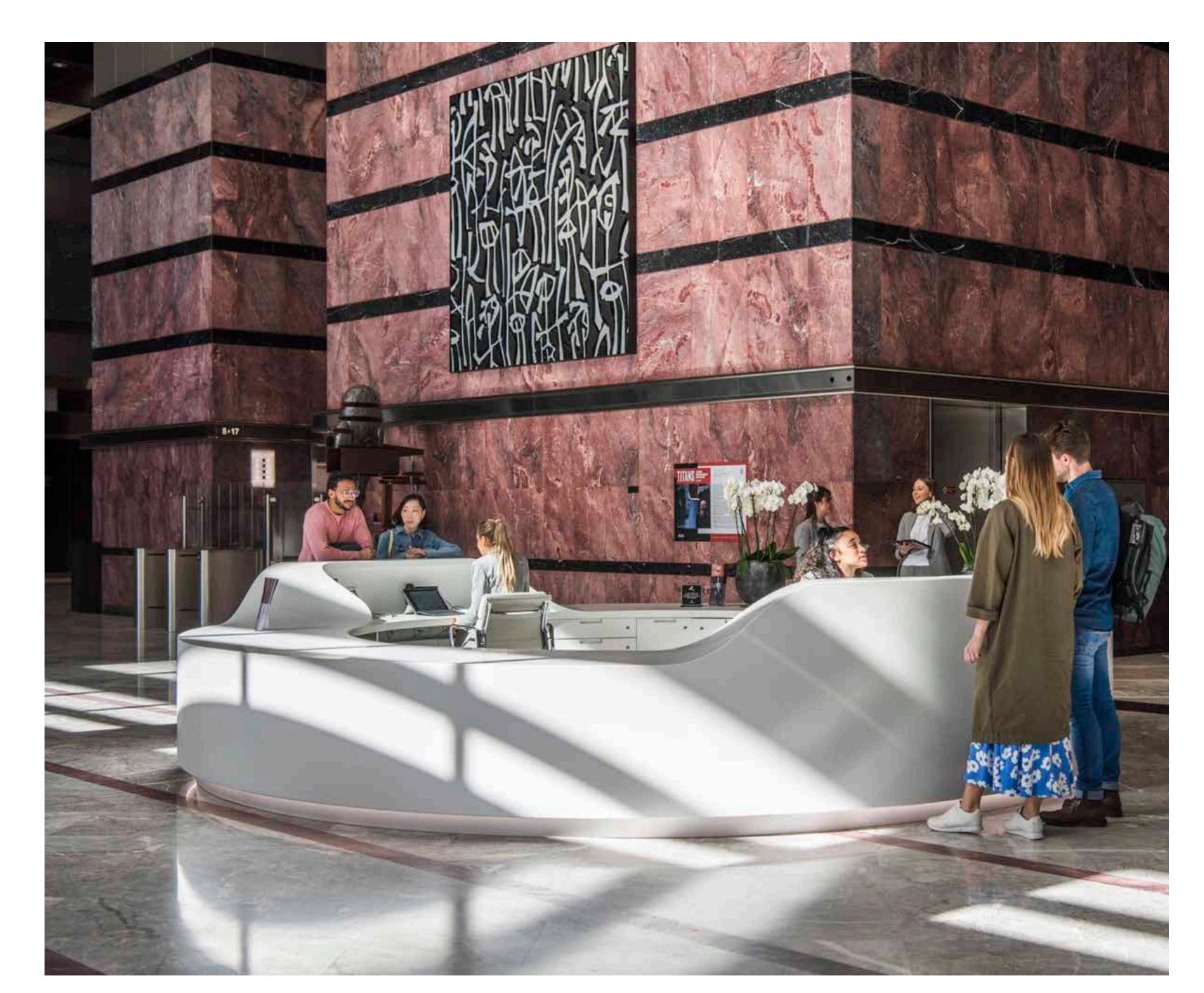


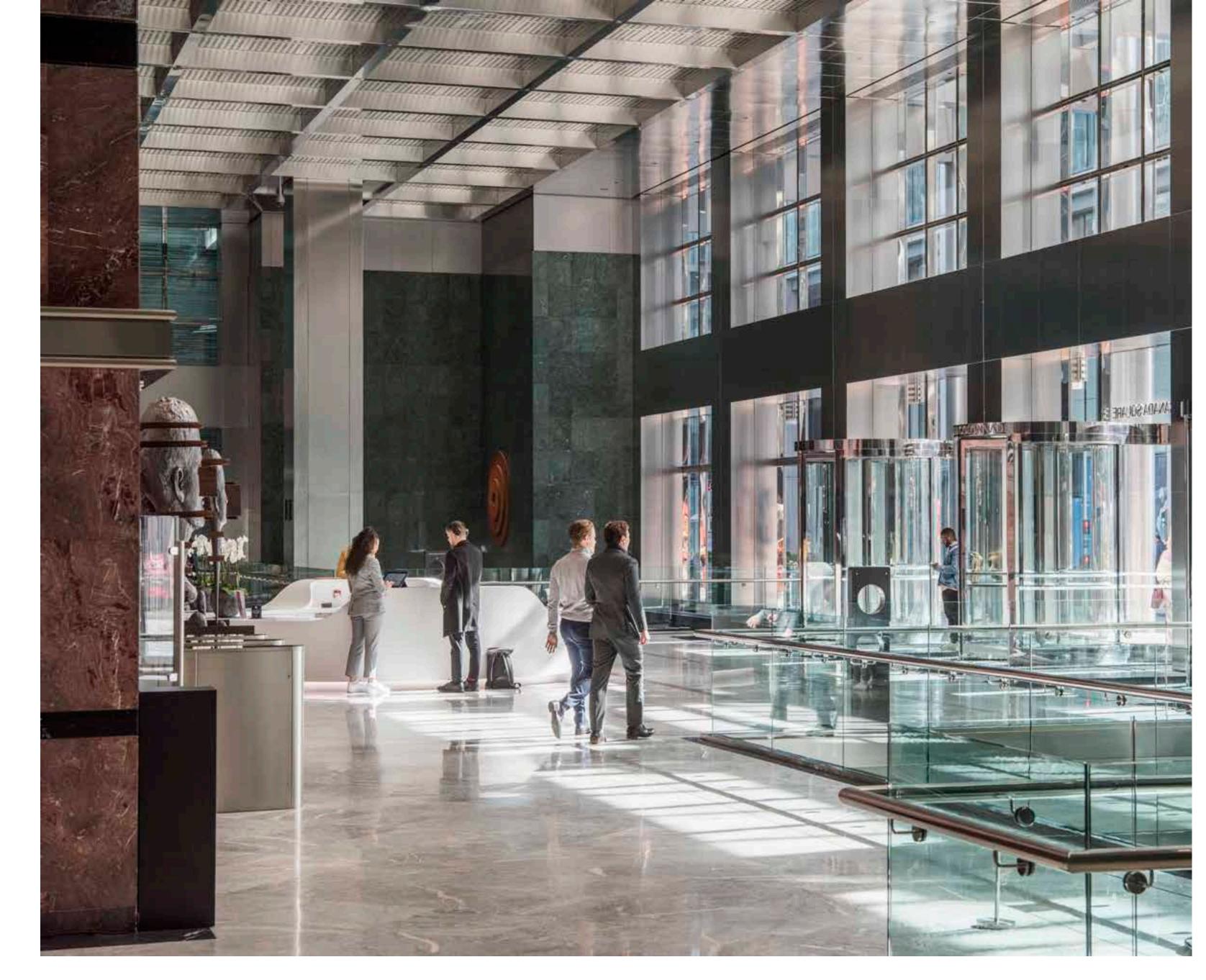










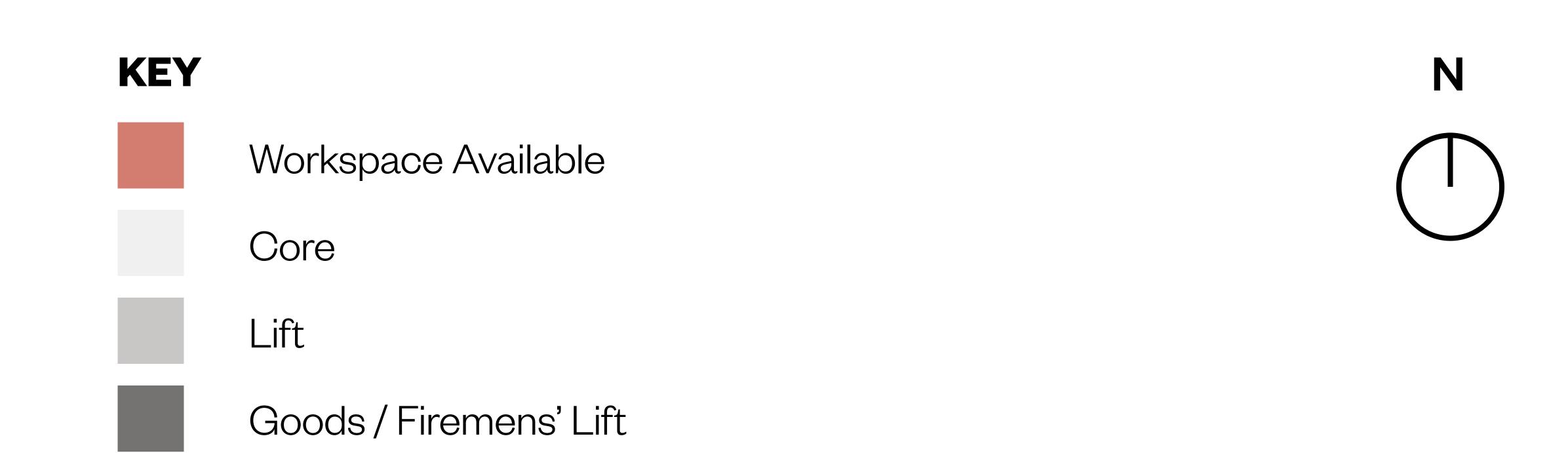


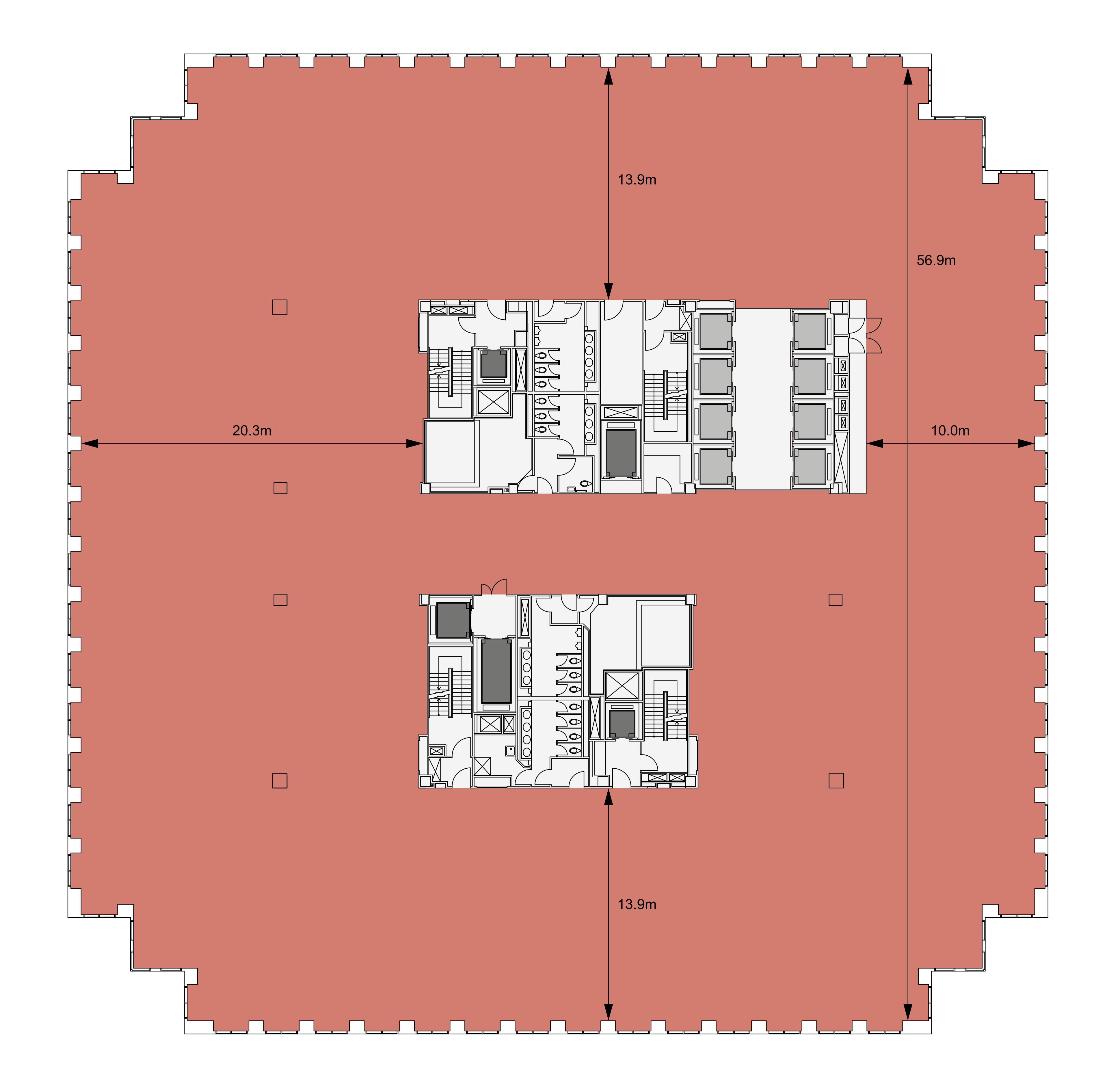
### TYPICAL UPPER FLOOR

AVAILABLE
28,968 SQ FT
2,691 SQ M

#### FLOOR CONDITION

Newly refurbished Cat A condition





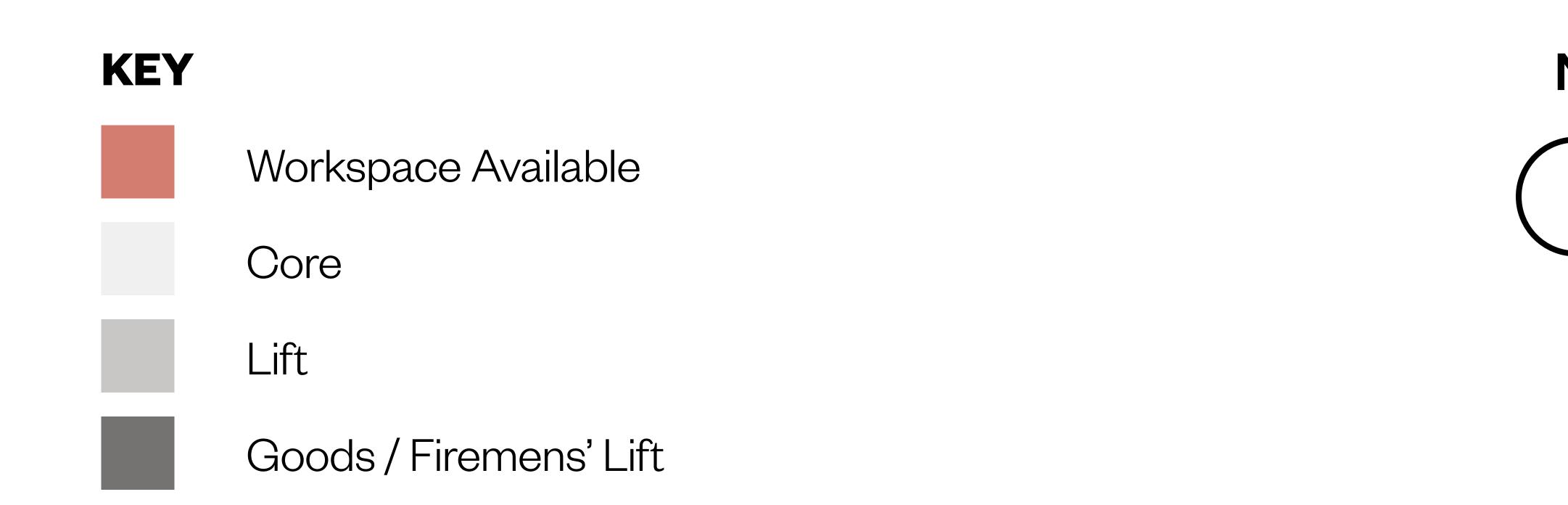
### LEVEL 47

AVAILABLE
WORKSPACE
22,272 SQ FT
2,069 SQ M

TERRACE
1,658 SQ FT
154 SQ M

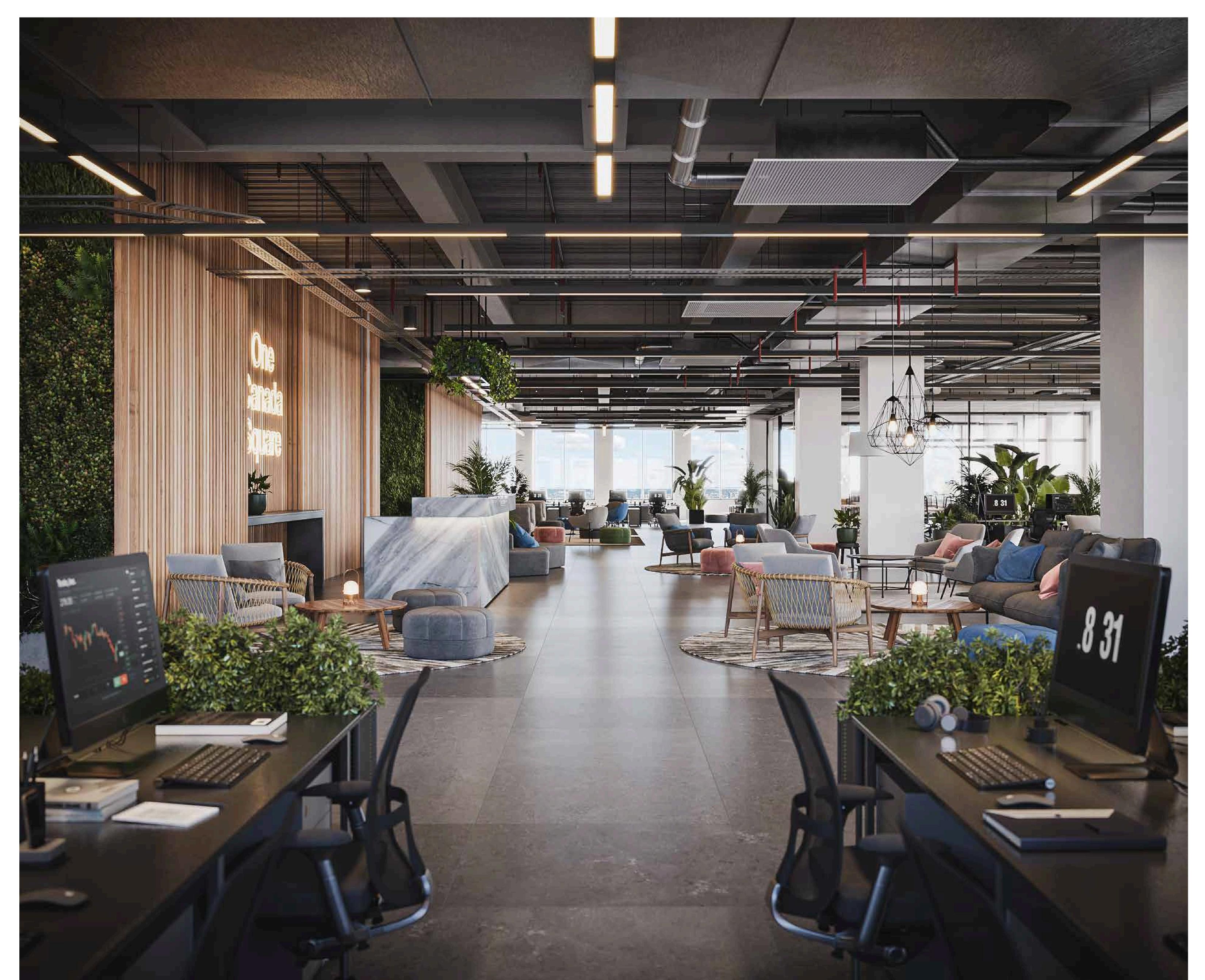
#### FLOOR CONDITION

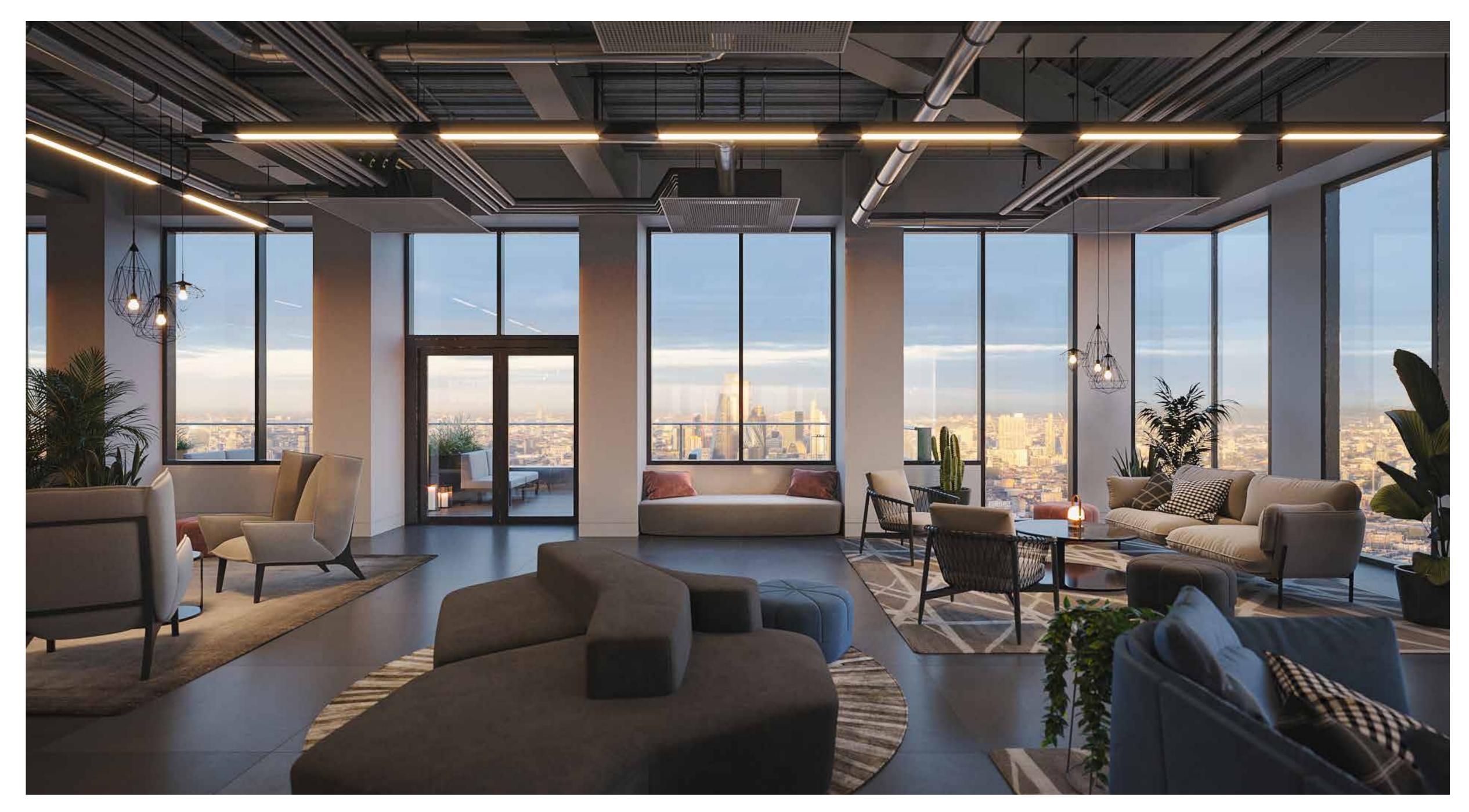
Available as Shell & Floor or delivered to a Cat A condition.



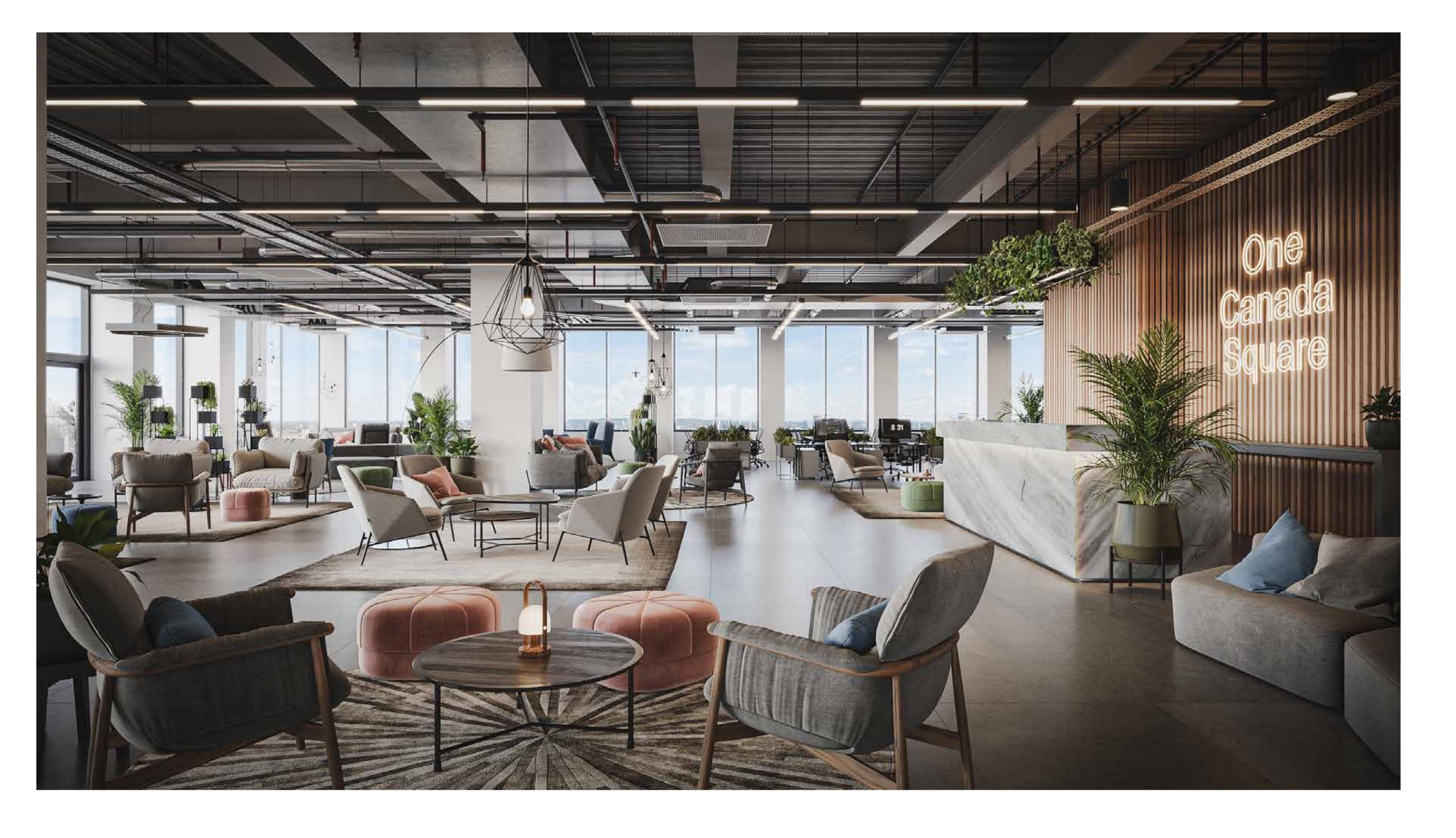










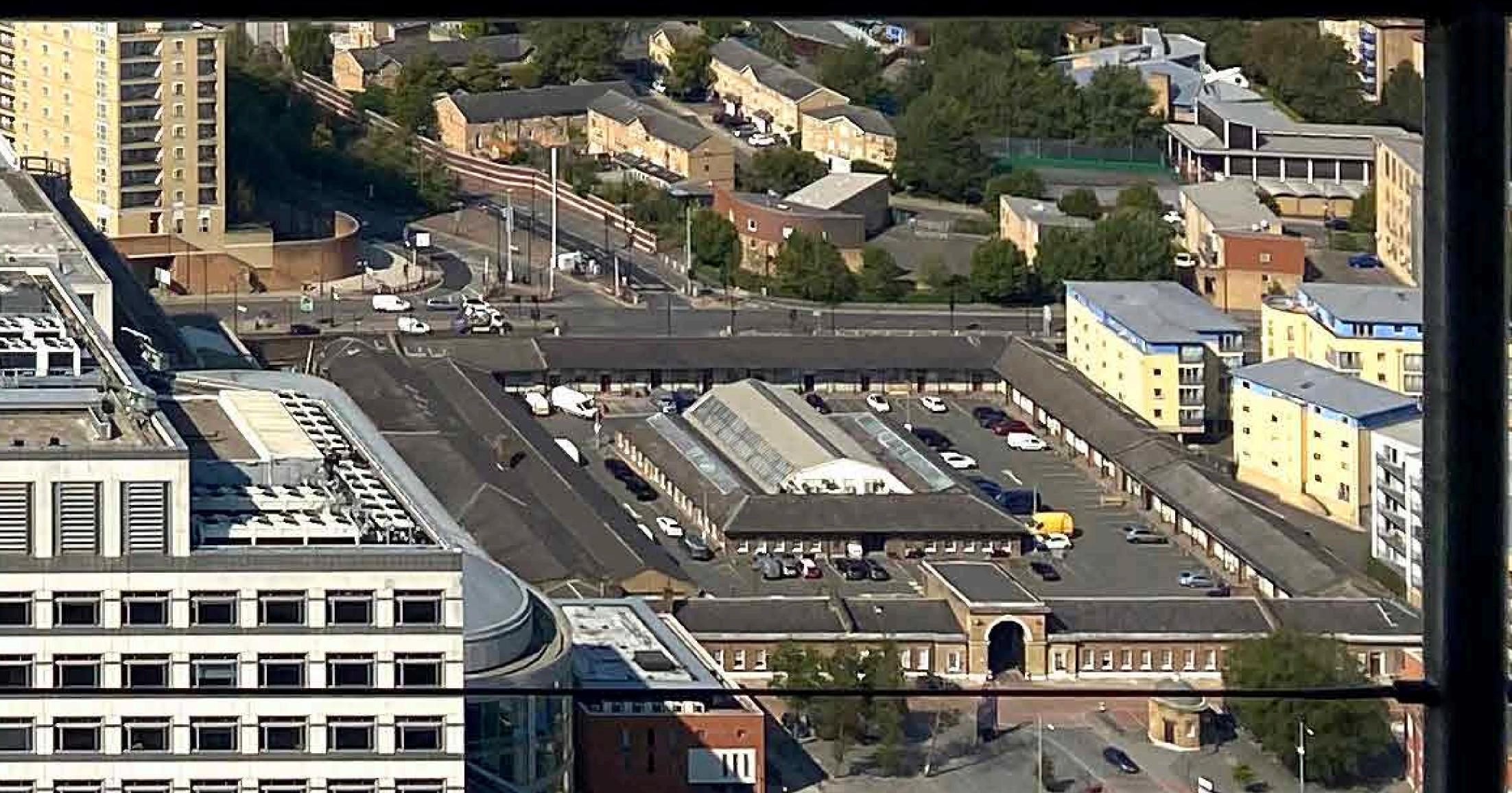


## LEVEL 47 -VIEW FROM TERRACE











## LEVEL 48



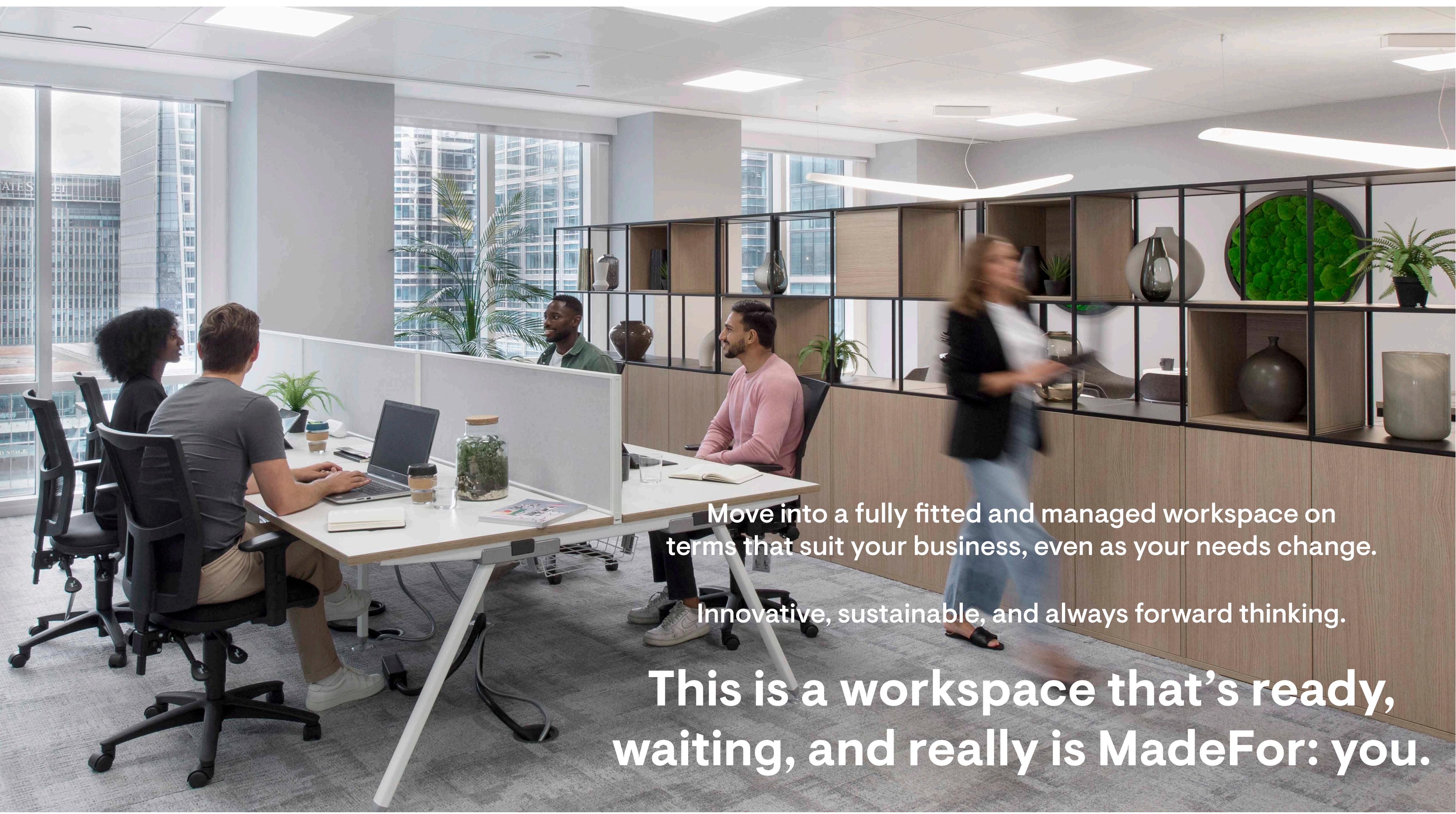




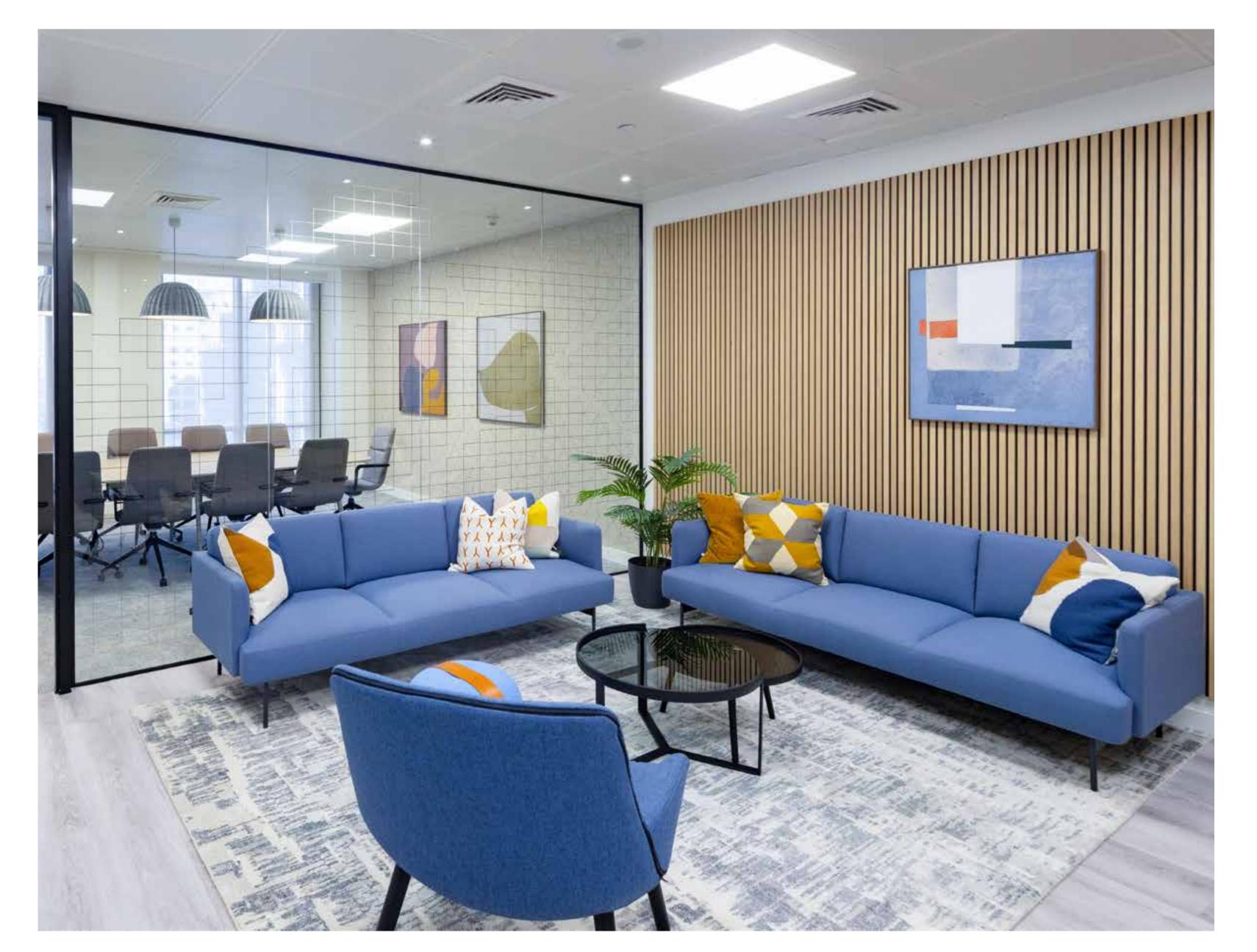
## Made For:

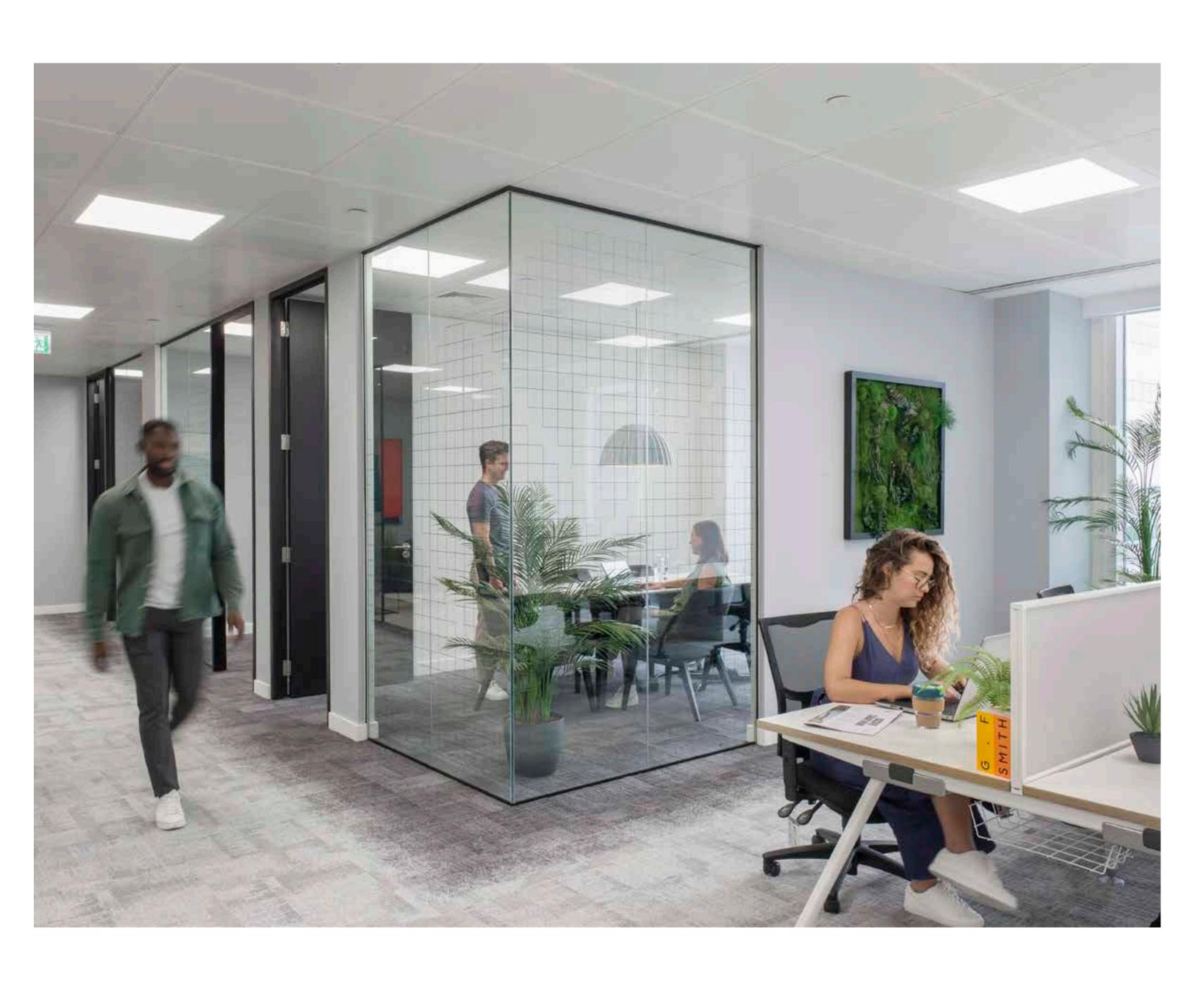
AFTER 30 YEARS OF HELPING COMPANIES LIKE YOURS FIND THEIR PERFECT HOME, WE'VE CREATED MADEFOR: OUT WITH COMPLICATED CONTRACTS. IN WITH TRANSPARENT AND FLEXIBLE LEASES.

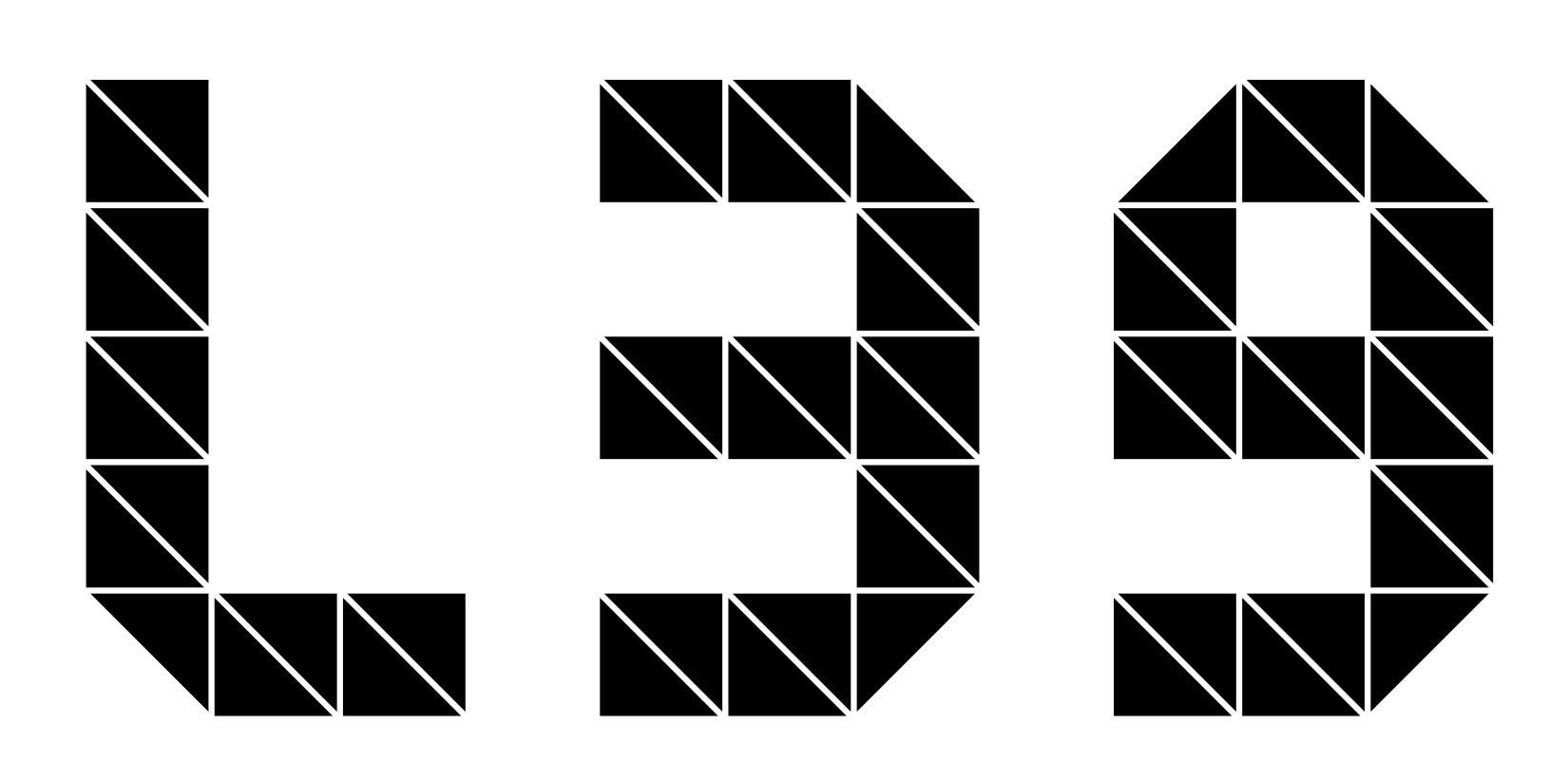












## LEVEL39 IS THE WORLD'S MOST CONNECTED TECH COMMUNITY SITUATED IN ONE CANADA SQUARE, AT THE HEART OF CANARY WHARF.

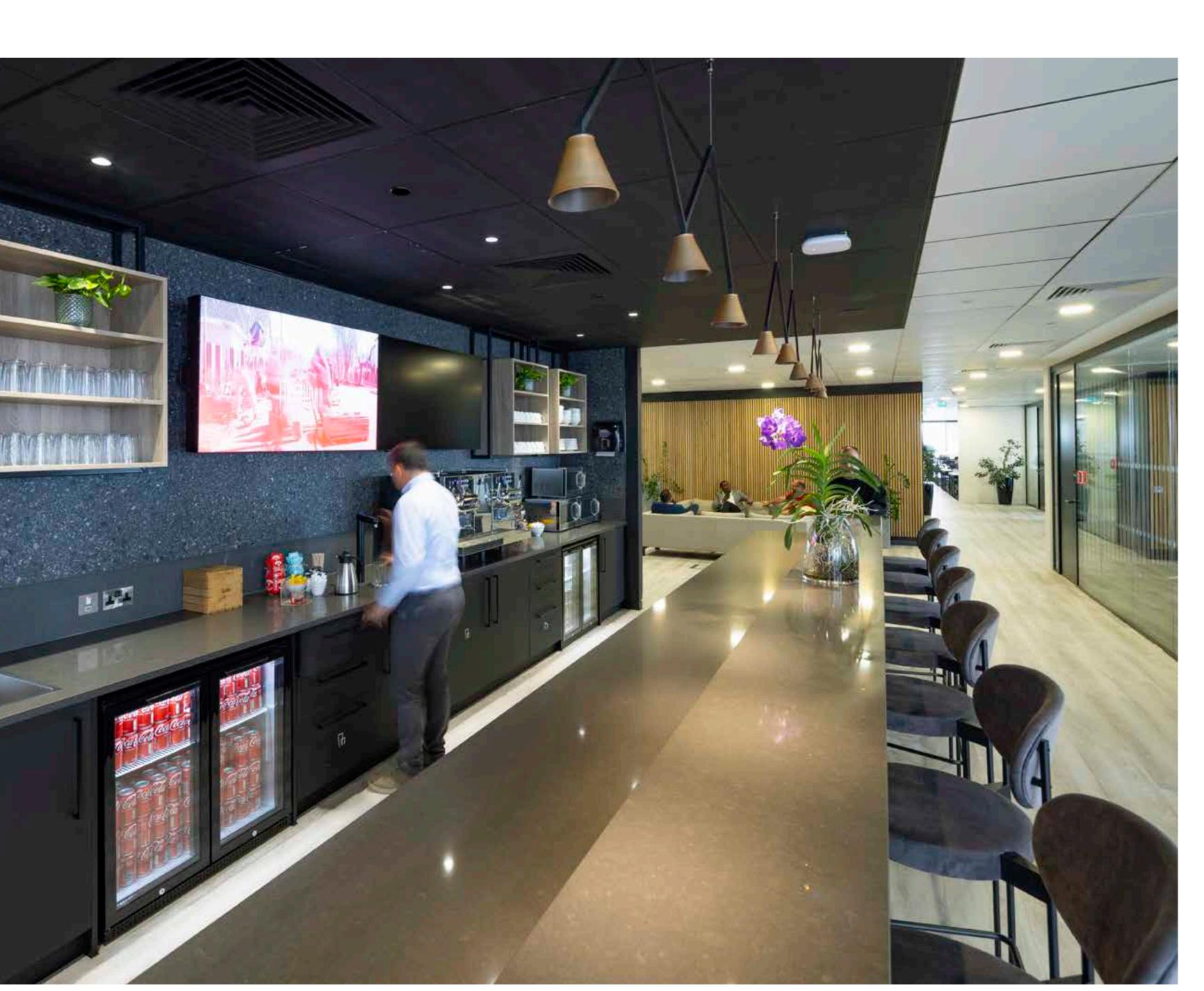
#### YOUR BENEFITS

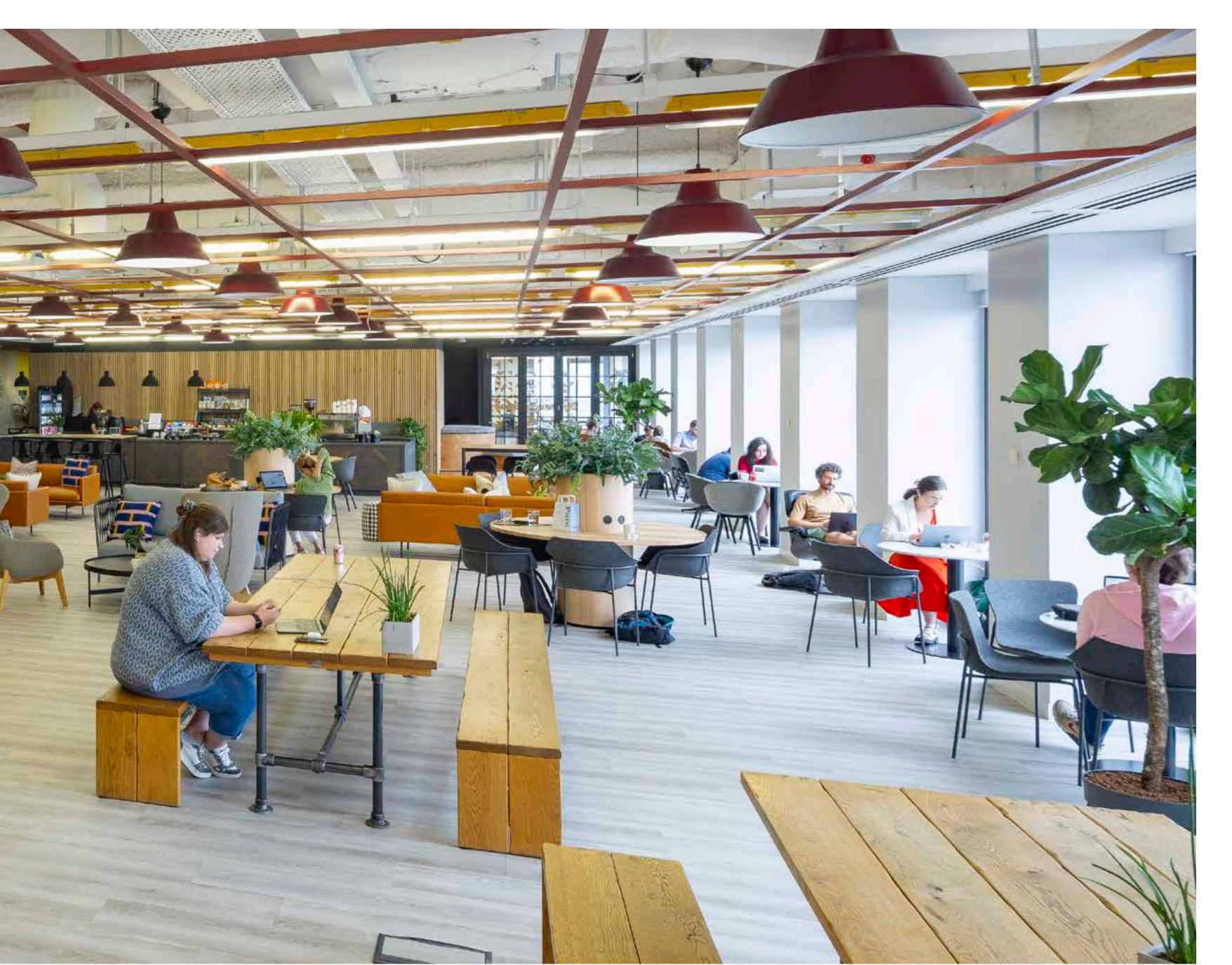
- Mentors, workshops & seminars
- Digital39
- Community events
- Marketplace offers
- -24/7 access

#### ONSITE AMENITIES

- Flexible, modern infrastructure
- Cafe39
- Meeting rooms
- 200 seat event venue
- Community spaces









INVESTMENT INTO LEVEL39
MEMBER COMPANIES TO DATE

NATIONALITIES STARTUP AND SCALEUP COMPANIES

www.level39.co













+datatonic





### SPECIFICATION SUMMARY

32
DESTINATION PASSENGER LIFTS AT 1,600 KG (3,500 LBS)
UPGRADED DESTINATION CONTROL LIFT SYSTEM

# DESIGN LOADING OFFICE: 3.4 KN/SQM (70.99 LBS/SQFT) PARTITIONS: 1.0 KN/SQM (20.88 LBS/SQFT)

## DUALPOWER

SUPPLY FROM 2 INDEPENDENT SUBSTATIONS. A SECOND DUPLICATE PRIMARY ELECTRICAL SUPPLY FROM A DIFFERENT EDF PRIMARY 132 KV SUBSTATION

## SLABIOSLAB

HEIGHT OF 4.11 M (13 FT, 7 INS) TYPICAL HEIGHT OF 4.71 M (15 FT, 5 INS) ON LEVEL 50

## POWER LOAD DENSITIES

OFFICE AREAS:
LIGHTING 12.19 W / SQ M (1.2W / SQ FT)
SMALL POWER 32.28 W / SQ M (3 W / SQ FT)

## DIVERSE & RESILENT

FIBRE TELECOMMUNICATIONS

## FULLY ACCESSIBLE

140MM RAISED FLOOR DEPTH

## FLOOR TO CEILING

HEIGHT OF 2.75 M (9 FT) TYPICAL HEIGHT OF 3.05 M (10 FT) ON LEVELS 42,46 & 50

## 3 GODS LIFTS

BETWEEN 1,600 - 3,500 KG

## CURRENT TELECOM PROVIDERS:

BT, COLT, EUNETWORKS, HSO, LEVEL 3, VERIZON, VODAFONE, ZAYO, INTEROUTE, VIRGIN MEDIA



Colt



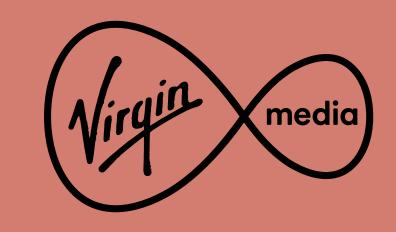














## ONE CANADA SQUARE SUSTAINABILITY

CANARY WHARF GROUP IS COMMITTED TO CREATING EXTRAORDINARY ENVIRONMENTS THAT MEET THE NEEDS OF TODAY WHILE PREPARING FOR THE CHALLENGES OF TOMORROW.

A fully integrated development, construction, and management company, we take direct ownership of our projects which presents a unique opportunity for us to deliver high quality developments with sustainability embedded throughout.

Our sustainability vision for the future is to be a place for people and nature and as part of this we are committed to being:



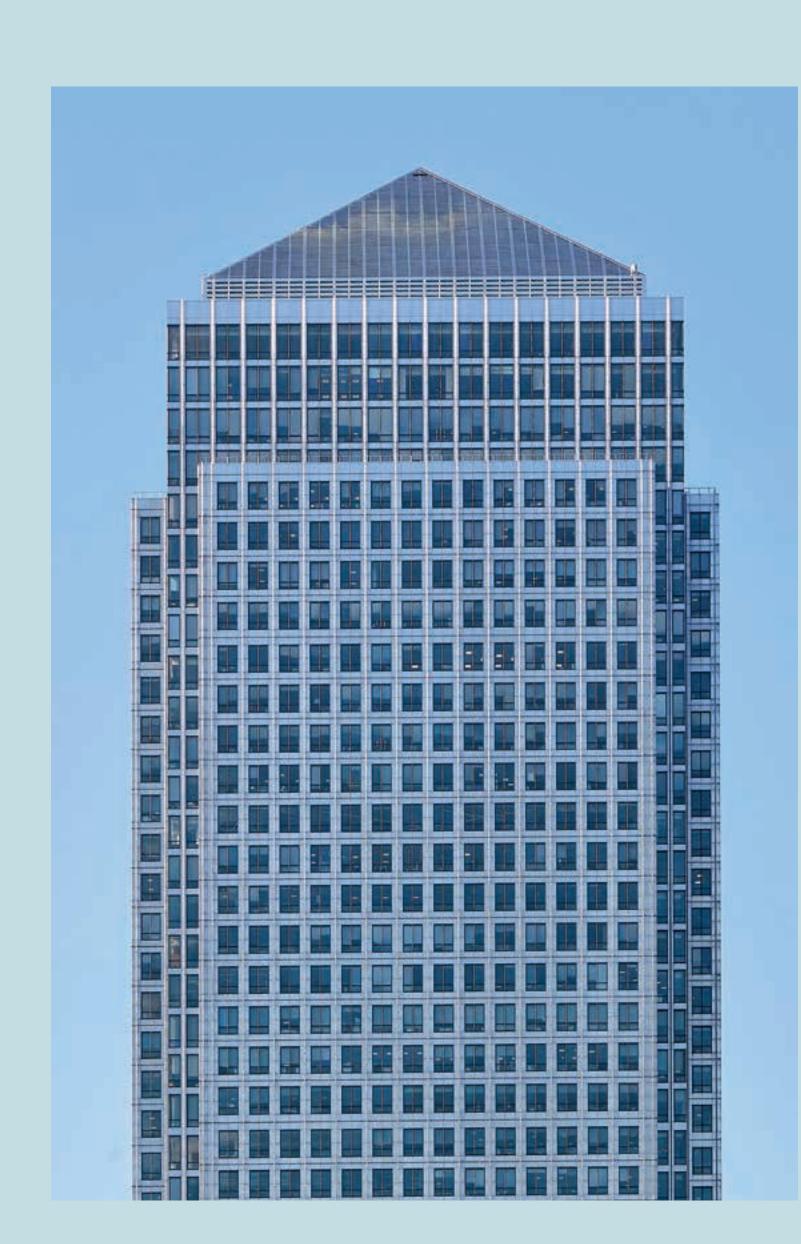
## THE LARGEST SUSTAINABLE DEVELOPER IN THE UK

NET
ZERO
CARBON
BY 2030

100%
RENEWABLE
ELECTRICITY
SINCE 2012

CLEANER AIR
- 25% LOWER
NOX THAN
THE WEST END

EPCB
ONNEW
CATA
FLOORS



Over the years we have demonstrated improvement to our flagship building – One Canada Square. The building's scale, excellent quality and commercial purpose continues to impress while we consistently seek to improve and embed robust sustainability credentials. Built as part of the first phase of Canary Wharf in 1991, we have chosen to keep One Canada Square in line with circular economy principles and upgrade its sustainability credentials in order to meet our ambitious strategy, rather than demolishing the building, which other developers may do. There are significant benefits to this approach including reducing the embodied carbon associated with systematic upgrades as opposed to demolishing and rebuilding this iconic building.

#### MINIMUM ENERGY EFFICIENCY STANDARDS AND NET ZERO PATHWAY

Currently in line with Minimum Energy Efficiency Standards Regulations with an **EPC Rating of Band C.** We are undergoing a process to **improve the rating of this Building to Band B by 2030**. This will involve:

#### EPC BAND C (achieved)

- Improved SMART metering and building energy management system
- Implementation of daylight and occupancy sensing controls to the LED lighting systems
- Replacement of old air conditioning units with high efficiency fan coil units
- Provided demand control to supply ventilation in all occupied spaces

#### EPC BAND B BY 2030

- Improvements to condenser water circuit to provide high efficiency heating to replace gas fired boilers
- Replace current equipment with heat Pump water heaters to maximise efficiency of centralised systems
- Replace chillers with high efficiency units

We also have a number of initiatives in place that will assist with improving the Energy Use Intensity in line with our Net Zero Pathway. However, when currently compared with our peers in the UK, One Canada Square performs highly with regards to its operational efficiency. We will also be seeking to verify this through external certification.

Other sustainability credentials of One Canada Square include:



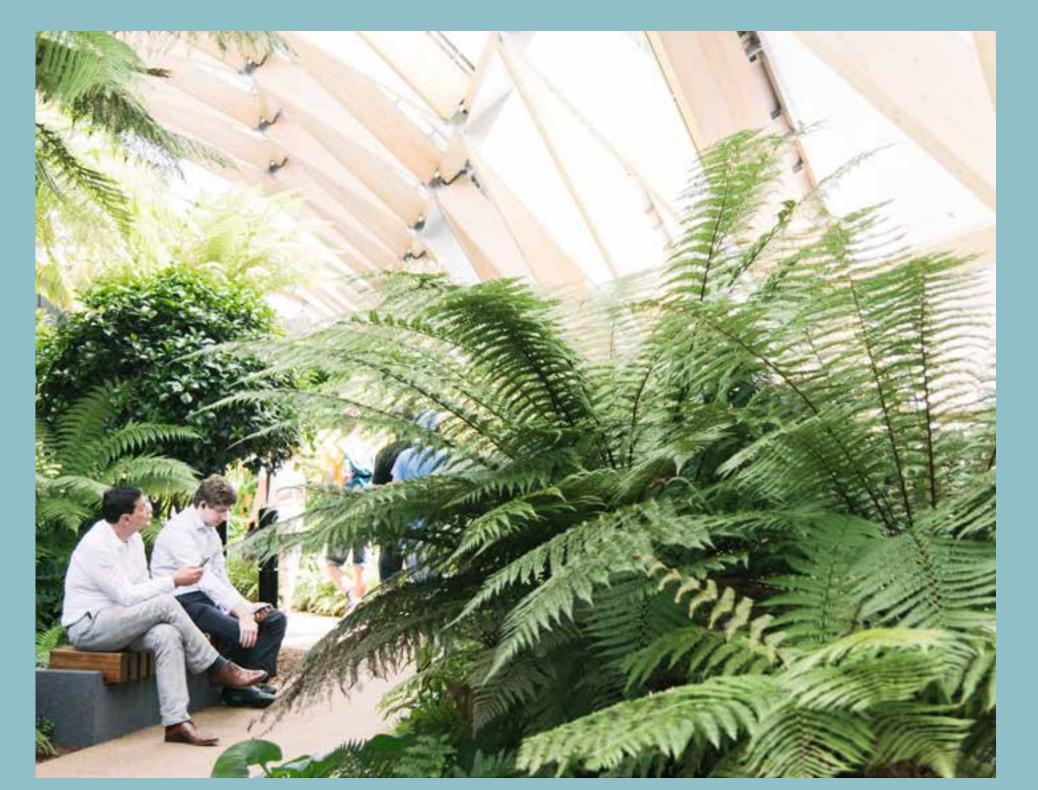
## CLIMATE ACTION & ENERGY EFFICIENCY

- 100% renewable electricity since 2012
- Energy saving solutions, including regenerative lifts enabling 15% increase in efficiency
- Increased energy efficiency through mechanical submetering plan & smart building technology
- All wood used in construction comes from FSC certified forests – for every tree used, at least one new one grows
- Over 90% low energy fittings (LED lights) installed for landlord areas
- Over 85% low energy fittings (LED lights) for tenant areas
- Removal of diesel storage tanks
- In order to secure future supply we
  are in discussion with operators and
  investors to use our buying power to
  fund an onshore wind farm in
  Scotland. This will provide dedicated
  capacity that provides the electricity
  we need, and will allow for more power
  in the future



## BEYOND ZERO WASTE

- Operational waste strategy offers recycling facilities to tenants
- Consistent achievement of a greater than 80% waste recycling rate
- Consistent reduction in water consumption for HVAC plant
- Removal of single use plastic from retailers across the Estate
- 5.9 million coffee cups recycled since 2017 from the Estate
- 600 tonnes of coffee grounds turned into biofuel from the Estate



#### WELLBEING

- Consistent indoor air quality monitoring above legislative requirements
- WELL building certification for Covid secure buildings
- 10 x tenant showers & changing facilities available on Level 10
- Fresh air provision 30% above average and air intakes elevated for improved air quality
- 613 cycle spaces available within
   Canada Square underground car
   park, plus a further 1,100 free cycle
   spaces available across the Estate



For more information on our Sustainability Strategy and ambitions including our Net Zero Carbon Pathway please visit: <a href="https://sustainability.canarywharf.com/">https://sustainability.canarywharf.com/</a>

