IQ BUSINESS CENTER INTELLIGENT BUSINESS CENTER

THE FIRST CLASS A+ BUSINESS CENTER IN KYIV

INTELLIGENCE is what defines us and opens up unlimited possibilities.

At IQ Business Center, we offer an inspiring space that will help you to generate IDEAS, THOUGHTS and INSIGHTS.

IQ Business Center enabling you to make an impact.

IQ BUSINESS CENTER –
INTELLIGENT off ICE sp ACE, Cr EATEd
FOR THE BIG BUSINESS!

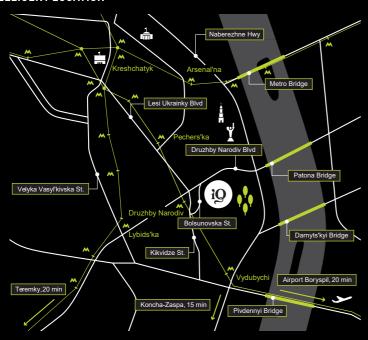


TECHNICAL AND COMMERCIAL CHARACTERISTICS OF THE PROJECT

ADDRESS	13-15 s . Bolsunovska street, Kyiv
CLASS	A+
NUMBER OF FLOORS	19
GROSS BUILDING AREA (GBA, M²)	45,121
GROSS LEASABLE AREA INCL. OFFICE SPACE AND INFRASTRUCTURE (GLA, M^2)	32,100
OFFICE PREMISES AREA (GLA, M²)	26,672
TYPICAL FLOOR GROSS RENTABLE AREA, (GLA, M2)	1,814
PARKING	Underground 3 level with 244 parking spaces, 25 guest parking spaces
PLANNING	o pen space
DEVELOPER	KAN d evelopment
ARCHITECT	TAM A.pashenko
GENERAL CONTRACTOR	KAN s troy
INTERIOR DESIGN	s wanke Hayden Connell Architects
COMMISSIONING	Q1 2014
WEB-SITE	www.iqbc.ua



INTELLIGENT LOCATION



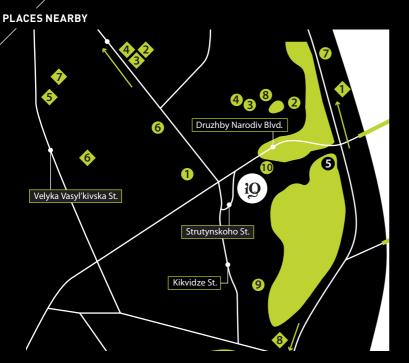
IQ Business Center is located in the city center, at the intersection of druzhby Narodiv Boulevard and Bolsunovska street. It is situated in a convenient and prominent location, adjacent to one of Kyiv's prime arterial transport routes. It is accessible from all parts of Kyiv, whether by vehicular of public transport, which provides ultra fast access by avoiding the main congestion hotspots.

d ruzhby Narodiv Boulevard in turn provides quick access to three of the city's other major road transport links, Lesi Ukrainki Boulevard, Naberezhne and s tolychne Highways, which are located within a close proximity, whilst immediate access to the left bank and Boryspil airport is facilitated by patona Bridge. Borsyspil Airport can be accessed within 20 mins.

The Metro station "d ruzhby Narodiv" is a 7-minute walk (730 m) away and 27 public transport routes stop near the business center. While IQ Business Center is located in the city's business district, yet in its greenest and most pleasant area, with the N.N. Gryshko National Botanical Garden within 8 minutes' walking distance.

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- Fairmont, 1 Naberezhno-Kreshchatytska St.
- Intercontinental,
 2A Velyka Zhytomyrska
- 3 Hyatt, 5A Ally Tarasovoi St.
- 4 Premier Palace,5-7 T.Shevchenko Blvd
- 5 Greguar, 67\7 Chervonoarmiyska St.
- 6 Alfavito, 35D Predslavynska St.
- 7 Park Inn,55 Velyka Vasylkivska St.
- Ramada Encore, 103 Stolychne Highway



- 1 Israel, 34 Lesi Ukrainky Blvd
- 2 Switzerland, 12 Kazatynska St.
- 3 Greece, 10 Panfilovziv St.
- Pakistan, 7 Panfilovziv St.
- 5 China, 11 Zemlyanskiy Lane
- 5 Turkish, 18 Arsenalna St
- 7 Nigeria, 36 Panfilovziv St.
- B Iraq, 35 Zverinetska St.
- Ireland, 44 Shchorsa St.
- 10 Consulate of Philippines, 19A Michurina St.

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INTELLIGENT ARCHITECTURE

THE BUILDING

The unique shape of the construction and 360-degree glazing provides Kyiv with an iconic new landmark office building, whilst also ensuring that natural sunlight to filter throughout the entire work space.

TERRACES

s pecially designed terraces with outdoor roof gardens are the perfect place for a conversation in a relaxed atmosphere. Here you can breathe in the fresh air or simply admire the breathtaking view of the surrounding green areas and the d nipro r iver.

CEENISUE(C iQ BUSINESS CENTER

TECHNICAL SOLUTIONS AND INNOVATIONS

ELEVATOR SYSTEM

There are 12 high-speed Kone elevators installed in the business center, d esigned to minimize both waiting times and travel times, the six main lifts are equipped with an intelligent control system, which allows passengers to select the floors they want before entering the elevator.

AIR CONDITIONING AND HEATING

The building features a forced input air conditioning system with air heating and cooling capacity, as well as an integrated multi-stage filtration system scrubbing the air of allergens. Autonomous (roofmounted) Viessman (Germany) boiler.

GLAZING

Energy efficient Glas Trösch glazing and s chüko façade system block 82% of ultraviolet radiation and reduce heat loss by 50%.

ENVIRONMENTAL RESPONSIBILITY

This business center has been constructed using non-hazardous materials only, and by now is considered to be the most energyefficient office property in Ukraine.

ELECTRICAL POWER SUPPLY

Two independent sources of electricity ensure maximum reliability, f urthermore, additional uninterruptible power sources for emergency power supply and backup power from a diesel generator have also been envisaged.

IP AND TELEPHONY

f iber-optic network, capability of connecting to multiple providers.

FIRE SAFFTY

High-tech fire safety systems ensure continuous control and monitoring of the entire area of the business center.

DISPATCHING

An automated BMs (Building Management system) and dispatch system for all engineering systems of the complex, quarantees a rapid response from the 24-hour maintenance service.



INTERIOR SOLUTIONS

The innovative arrangement of interior lighting and the unique, full height glass panel façade system work hand in hand to ensure that natural daylight is delivered to emphasize the elegant rigor and graphic qualities of the interior lines of IQ Business Center.

The height of the ceiling of IQ
Business Center's status hall is
11 meters.



EXCLUSIVE PRIVILEGES

HELIPAD

HELIPAD

VIP ENTRANCE

VIP PARKING

VIP ELEVATOR

The helipad, with an operational diameter of 30 meters, will be able to service most helicopters with takeoff weights of up to 4 tons and maximum rotor span of 15 meters.

The helipad is certified for visual flight rules, with no capacity for aircraft refueling.



INFRASTRUCTURE IQ BUSINESS CENTER

H Helipad

Deluxe fitness center with swimming-pool, outdoor

exercise machines and TRX

3TH FLOOR Restaurant Event Space

2TH FLOOR Conference Halls Staff Canteen

1[™] FLOOR Hall

Concierge Service Lobby bar Banking Dry - cleaning Flower Shop

P Underground three-level parking with 244 parking spaces and guest parking for 25 vehicles.



CONFERENCE COMPLEX

CONFERENCE COMPLEX

IQ Business Center features the most modern conference complex in Ukraine. In addition to the standard technical support, the complex is equipped with hi-end equipment for recording, playback and sharing information both online and offline. The architectural solution of the complex allows it to serve as a base for both crowded conferences and private meetings.



RESTAURANT WITH TERRACE

RESTAURANT WITH TERRACE

The restaurant, ideally suited for daily lunches and dinners, as well as for business meetings, is capable of satisfying the gastronomic desires of the most demanding gourmets. o ne can relax in peace on the restaurant terrace overlooking the green space and enjoy verdant panoramas and unique cuisine.



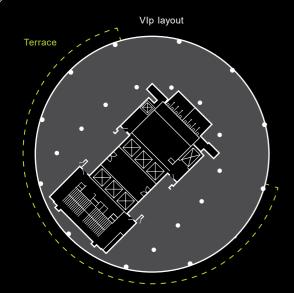
FITNESS CENTER

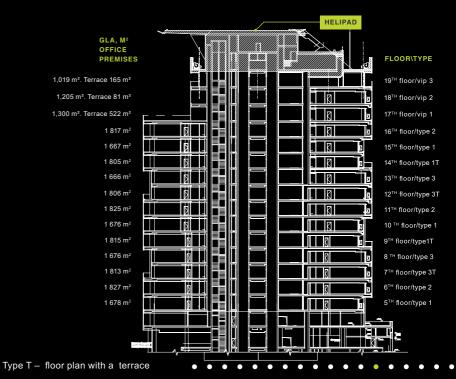
FITNESS CENTER

The deluxe fitness center offers a swimming-pool, sauna complex, Tr X, outdoor exercise machines and wide range of wellness services. The key defining characteristic of the fitness center will be the opportunity to exercise while enjoying a unique view of the surrounding green areas and the d nipro r iver during the daytime, as well as the city lights of the bridges and the Left Bank in the evening.



FLOOR PLAN DIAGRAM TYPICAL OFFICE FLOORS



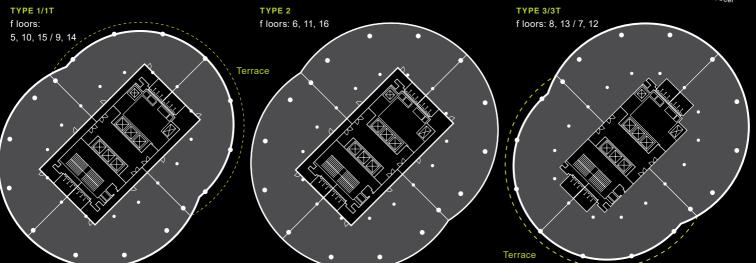




Each floor of IQ Business Center represents an efficient planning solution, based on open space and flexibility, designed to meet the occupational planning needs of any tenant.

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UNDERGROUND PARKING

Underground three-level parking containing 244 parking spaces with a rf ld tag system will help to avoid frequent heavy congestion upon entry to or exit from the parking area during rush hour.

ABOVE GROUND PARKING

An additional above-ground parking lot with 25 parking spaces is planned.

VIP PARKING

The VIp parking area is located in the most easily accessible zone, with guaranteed isolation from the main traffic thoroughfare.

PARKING ZONE FOR ALTERNATIVE VEHICLES

Parking space for electric vehicles with charging stations established in the underground parking lot. Bike and scooter parking facilities are easily accessible near the parking entrance.



IQ BUSINESS CENTER SUPPORTS "GREEN CONSTRUCTION"

ENERGY EFFICIENCY

IQ Business Center is one of the most energy efficient office buildings in Kyiv.

MATERIALS

In the construction of the building, only high-quality, non-hazardous materials meeting European standards were used.

THERMAL COMFORT

The temperature in each small unit in the business center can be individually controlled

INTERNAL AIR QUALITY (IAQ)

The business center provides an IAQ system, with an integrated multi-stage filtration system neutralizing the effects of external allergens.

NATURAL LIGHTING

95% of all workplaces are open to natural light and a view from the windows.

PARKING SOLUTIONS

parking solutions include approaches encouraging the use of alternative, environmentally-friendly modes of transport.

ENERGY OPTIMIZATION

The building's construction envisages optimization of energy use, for the purpose of rational energy consumption.

INNOVATIVE TECHNOLOGIES

A lot of innovative green technologies are already implemented as part of the building's commitment to sustainability.

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CONTACTS

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