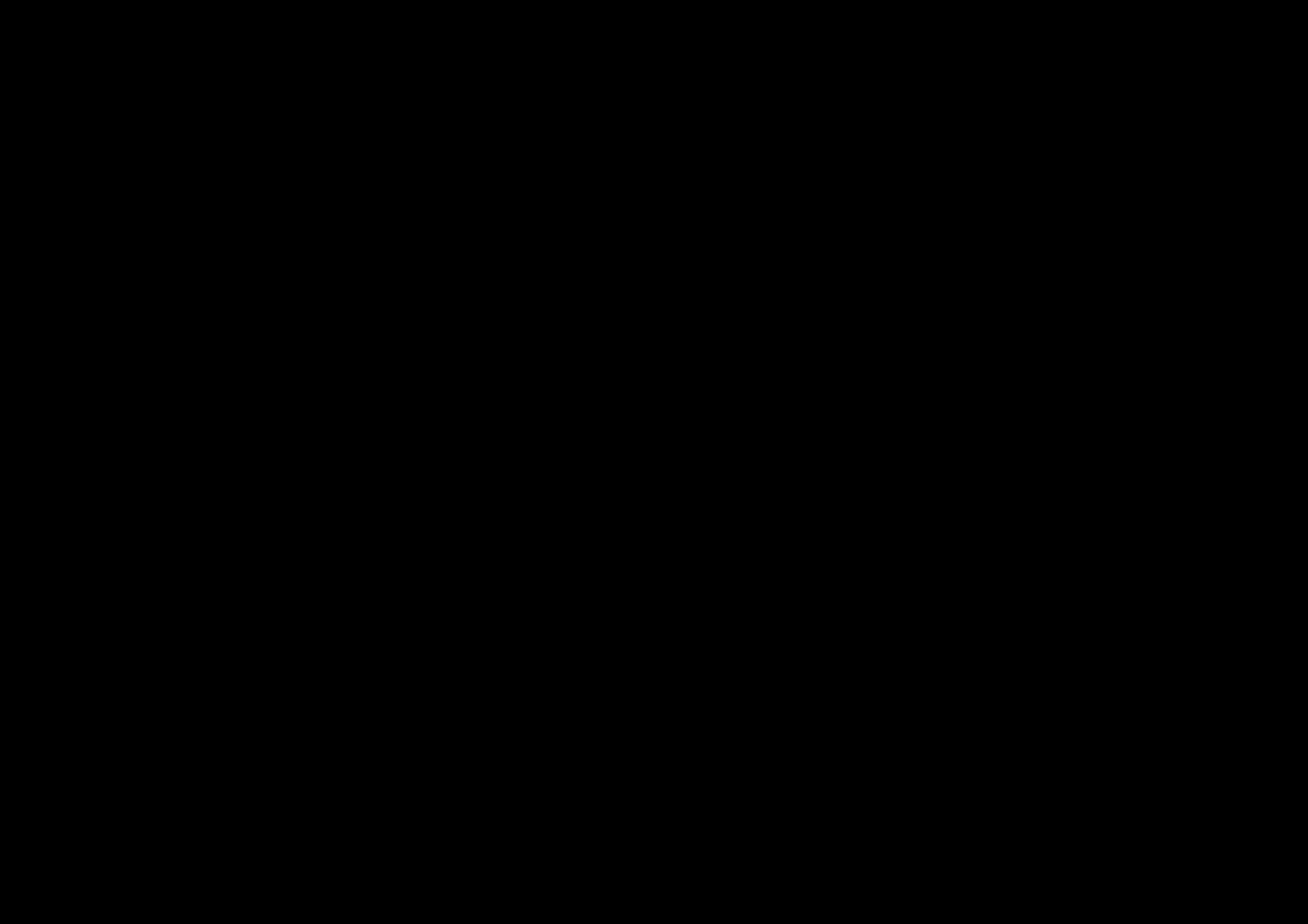




10 MADDEN STREET

WYNYARD QUARTER





N.Cole Plaza and hospitality

## A SMARTER WAY TO WORK

Opening in late 2020, 10 Madden Street is a dynamic new building designed to spark creativity and support modern, more agile ways of working and collaborating.

Designed by Warren and Mahoney, this low-rise campus-style building connects with a neighbourhood that is alive both day and night.

Precinct is acutely aware of the impact building design has on people and workplace productivity. Nestled in the heart of Wynyard Quarter Innovation Precinct, 10 Madden Street will be constructed with innovative building materials and services which combine to create an office environment that maximises comfort and the productivity of your organisation.

With a tailored, quality food and beverage offer planned on the ground floor and a pocket park at the front of the building, 10 Madden Street has been well considered to meet the needs of its occupiers. The building will seamlessly flow into the adjacent laneways, encouraging connections with surrounding businesses and occupiers.

Precinct is committed to sustainability; accordingly, we will be targeting 5-star Green Star design and built rating at 10 Madden Street as well as targeting a market leading NABERS rating. It will benefit from market leading end of trip facilities and associated services including bike parking, bike repair station and laundered towel service. 63 basement car parks are also allocated to the building. The 8,355m<sup>2</sup> (NLA) building has a typical floor of circa 1,297m<sup>2</sup>, with the ability to split floors.



10 Madden Street



# A SMARTER FUTURE WITH PRECINCT PROPERTIES

10 Madden Street entrance

## WE'RE COMMITTED TO A LONG-TERM FOCUS ON QUALITY DESIGN AND CONSTRUCTION

A NZX 20 company with approximately 7,800 New Zealand shareholders, Precinct is New Zealand's only specialist listed investor in prime commercial office property. With a stabilised portfolio of over \$1.5 billion in value and a \$1 billion development pipeline, we are also the largest owner of premium inner-city business space in Auckland and Wellington. As an owner, investor, developer and manager, we see real estate as far more than just an asset class.

We're an investor not a developer – a critical distinction. We will own, manage and reinvest in this asset over its lifecycle. Our aim is to create 'Space to Thrive' and that's exactly what we deliver for the businesses who partner with us – by providing them an end-to-end property solution.

We have an investment philosophy based around the long-term ownership of our assets. This approach fundamentally underpins our decision making in relation to design and construction. We prioritise high-quality, low maintenance solutions and take a view that anticipates change and a need for flexibility. In addition, Precinct leverages an experienced and dedicated in-house management team to ensure our assets are performing at all times.

We have a proven, 16-year track record of delivering and revitalising some of New Zealand's best quality commercial office space, through a responsive approach focused around long-term client relationships.

By leveraging our large and concentrated portfolio we can accommodate the changing needs of our clients and help them undertake significant workplace transformations as their business evolves.



Top: ANZ Centre  
Bottom: Commercial Bay

# A SMART LOCATION

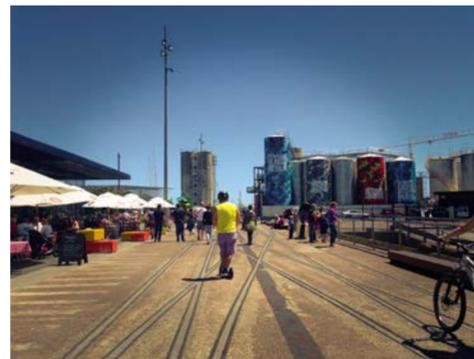
Wynyard Quarter is fast becoming one of Auckland's most sought after neighbourhoods to live, work and play. As one of the largest urban regeneration projects New Zealand has ever seen, it has grown to be an immense source of pride for Aucklanders.

A stone's throw from the CBD, Wynyard Quarter has an incredible sense of mixed-use inner-city connectedness with the precinct combining commercial, hospitality, residential and arts.

It is currently in a period of intense redevelopment and when complete will be home to around 25,000 workers and 3,000 residents enjoying the eclectic mix of things it has to offer. From laneway cafés and shops, to dynamic arts and events, vibrant green parks, and of course, the Waitemata Harbour. This location will help your business attract and retain the brightest talent.

Panuku Development Auckland, the Auckland Council Organisation overseeing the revitalisation, has developed a masterplan that allows the area to respond to the Wynyard community's needs.

This ensures sustainability and social outcomes remain part of the development's core purpose. This commitment has resulted in significant public investment to create a world-class urban environment, streetscape and infrastructure. There are multiple strategies in place to ensure that the quality of the public realm remains high, there are plenty of shops and facilities, and the area remains active both day and night.



Top: New cafés in Wynyard Quarter  
Left: North Wharf. Right: Wynyard Crossing



Looking west along Tiramarama Way



# IN SMART COMPANY



# WYNYARD QUARTER INNOVATION PRECINCT

If you're looking for a business environment that embraces collaboration and thrives on fresh perspectives, the Wynyard Quarter Innovation Precinct is the ideal location for you.

On completion, the area will comprise of approximately 48,000m<sup>2</sup> of modern office spaces, highly connected through vibrant and accessible ground-level pedestrian laneways.

This development is being specifically tailored to foster creativity and innovation for new and established business alike. In partnership with Panuku Development Auckland and Auckland Tourism, Events and Economic Development, Precinct has drawn on leading global examples to create this world-class innovation precinct.

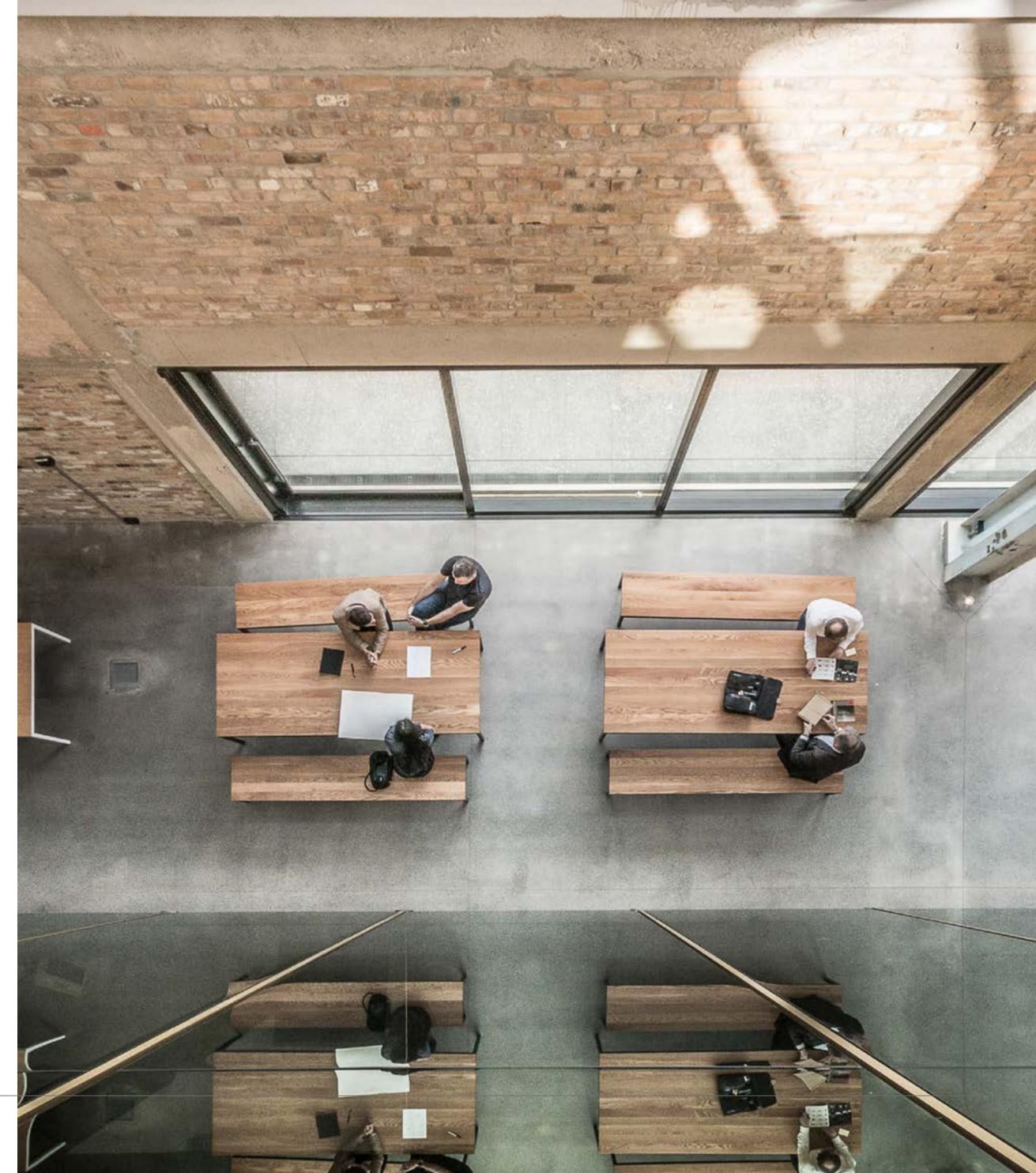
By locating at 10 Madden, you will be at the centre of innovation in New Zealand. Your organisation will benefit from being surrounded by some of New Zealand's brightest creative entrepreneurs, where thinking outside the box is encouraged and celebrated.



Top: Mason Bros. Bottom: 12 Madden Street

## THE BENEFITS OF BEING PART OF THE INNOVATION PRECINCT ARE VAST

- Being close to emergent trends and technologies, helping your business remain relevant and boost the pace of innovation
- Ability to align and leverage your brand off the association with New Zealand's innovation hub
- Benefit from the cross pollination of ideas with entrepreneurs and innovators
- Build strong relationships with entrepreneurs built on trust
- Contribute to an innovation eco-system with access to mentoring, peer-to-peer networks, events and development programmes creating opportunities for experiential learning
- Ability to attract and retain the right type of staff because they are connected and engaged with a wider innovation community
- Ability to leverage amenities to support business operations, businesses located in the innovation precinct will have special access arrangements to purpose built facilities
- Increased flexibility for periods of growth, when agile project teams need dedicated project spaces or the ability to prototype free from internal restriction



Mason Bros.



New food/beverage focused laneway

# UNPARALLELED FLEXIBILITY

Precinct recognises that flexibility and adaptability are key ingredients for modern businesses. Having taken a 50% ownership stake in Generator, Precinct is able to overlay this service and allow businesses to take less space for shorter lease terms with the peace of mind in knowing that growth aspirations can be easily accommodated in the future.

Generator can provide your business with flex during periods of rapid expansion or support the needs of project teams during discrete units of work.

In addition, there is the ability to leverage the Innovation Precinct's amenities through Generator to support business operations. As an occupier of 10 Madden Street, you will have special access arrangements to the area's purpose-built facilities, including two events spaces – a 300-person event space and a smaller more intimate 100-person space; additional meeting room capacity; a member's lounge; and tech café.



Images from 12 Madden Street



# SMARTER WAYS TO COMMUTE

Already a highly connected area, as Wynyard Quarter grows transport connectivity will increase to respond to the needs of workers, residents and visitors. Public transport connectivity is a key area of focus for Precinct Properties and we are working in an advocacy role to continue to improve the amenity in the area.

Currently, the area is directly serviced by three different bus services providing over 25 buses an hour with stops within moments of 10 Madden Street, as well as dozens more services with stops within a five minute walk.

As has been well publicised, other modes of transport will become more important as Auckland's population grows. Now with central government support, current proposals for high capacity light rail have the service terminating within Wynyard Quarter.

The area is well serviced by cycle and walk ways. The proposed Skypath, enabling the ability to walk and cycle across the Auckland Harbour Bridge is anticipated to be complete by 2021 and will further improve connectivity to the North Shore.





# 10 MADDEN STREET / THE BUILDING

# SMARTER WAYS TO CONNECT AND COLLABORATE

Designed from the inside out, the 10 Madden Street floor plate represents a fresh perspective in planning, born from Precinct's desire to unlock connectivity both on-floor and inter-floor.

A product of extensive research into the requirements of modern businesses, the 1,297m<sup>2</sup> floor plate is exceptionally efficient with a side core and minimal columns. This provides unparalleled flexibility for fit out and allows a range of working styles and the flexibility for expansion or contraction. It is ideal for business looking to implement agile working strategies.

Across our portfolio we are seeing occupiers utilising the flexible floorplate to reshape the way their business works. From open, transparent spaces and connected floors designed to encourage impromptu interactions and collaboration, to use of moveable furniture and mobile technology to adapt quickly to changes in business.



Working floor - 10 Madden Street



# SUSTAINABILITY FOR THE SMART BUSINESS

View looking toward the North East, future development in foreground

## LOCATED IN THE HEART OF NEW ZEALAND'S MOST SUSTAINABLE PRECINCT, 10 MADDEN STREET PROVES THAT SUSTAINABILITY ISN'T JUST GOOD FOR THE ENVIRONMENT, IT MAKES GOOD BUSINESS SENSE.

Sustainability is one of the core principles of 10 Madden Street. To align with the aspirations of the Wynyard Central Sustainability Standards and the vision for the area to be the leading location of sustainable transformation in New Zealand, the building is targeting for a 5 Green Star Design and 5 Green Star As-built ratings, as well as a market leading NABERNZ rating.

10 Madden Street reduces its carbon footprint by incorporating expansive low-e double glazing with high visible light transmittance and a balanced window-to-wall ratio to maximise daylight availability. The low-energy LED intelligent lighting system uses occupancy and daylight sensors to prioritise daylight over artificial light and switches off lights in unoccupied zones.

Water reduction is a key directive for 10 Madden St too, and thanks to a number of initiatives, projections indicate usage levels will be less than half of a typical office building. And to further reduce any environmental impact, the building will include electric vehicle charging points and future proofing for the installation of photovoltaic solar panels.

To support the diverse range of transport options chosen by Aucklanders, 10 Madden Street includes End of Trip facilities like showers, bike parking, and a laundered towel service.

Sustainability is a focus of 10 Madden Street, but so is occupier comfort. That's why the building's air handling units include two-stage high-efficiency filtration, and importantly, provide outdoor air rates up to 200% of the minimum building code stipulations. Air-conditioning zone sizes are typically less than 75m<sup>2</sup>, this supports occupier comfort and enables reduced after-hours energy use. These features are based on refinements from Stage One, where surveyed occupiers have recorded reductions in absenteeism of between 15 and 20% and individuals have perceived their tenancies to have demonstrably positive impact on their personal productivity.

Results of employing these types of technologies, along with building occupiers buying into the vision of being part of a sustainable precinct have already been proven.

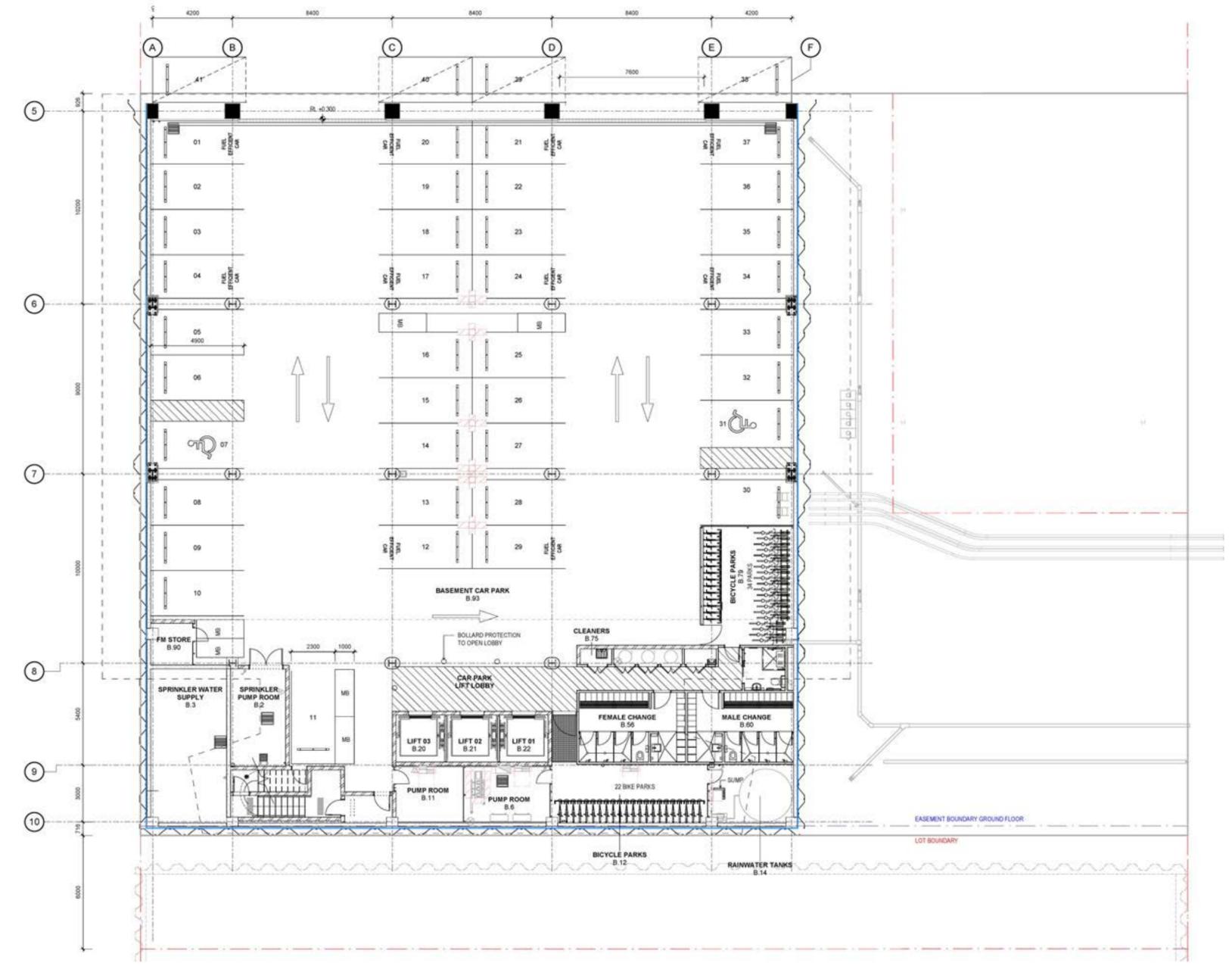
Occupiers in neighbouring 12 Madden Street seeing huge efficiencies, which translate to savings when compared with that of standard building.

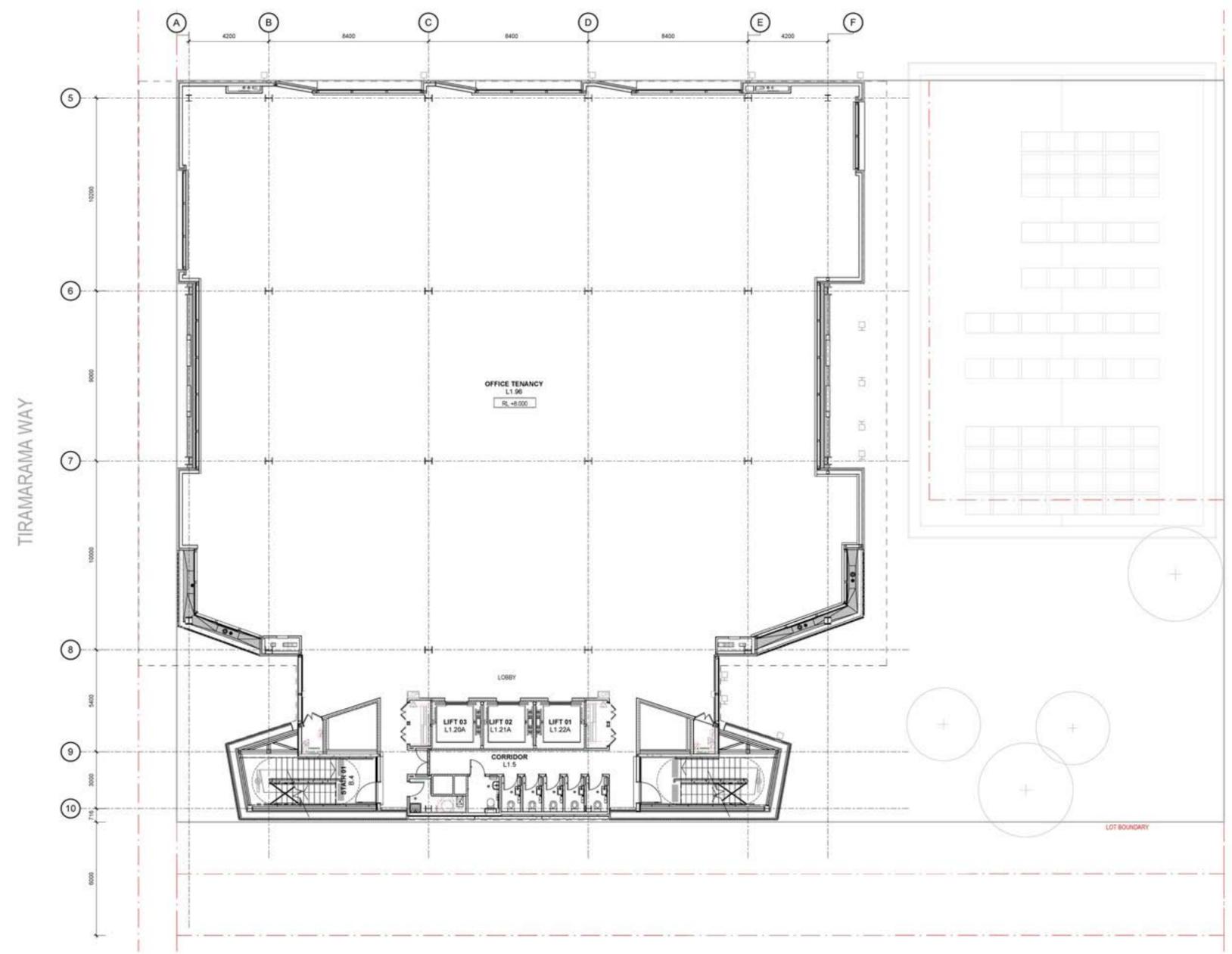
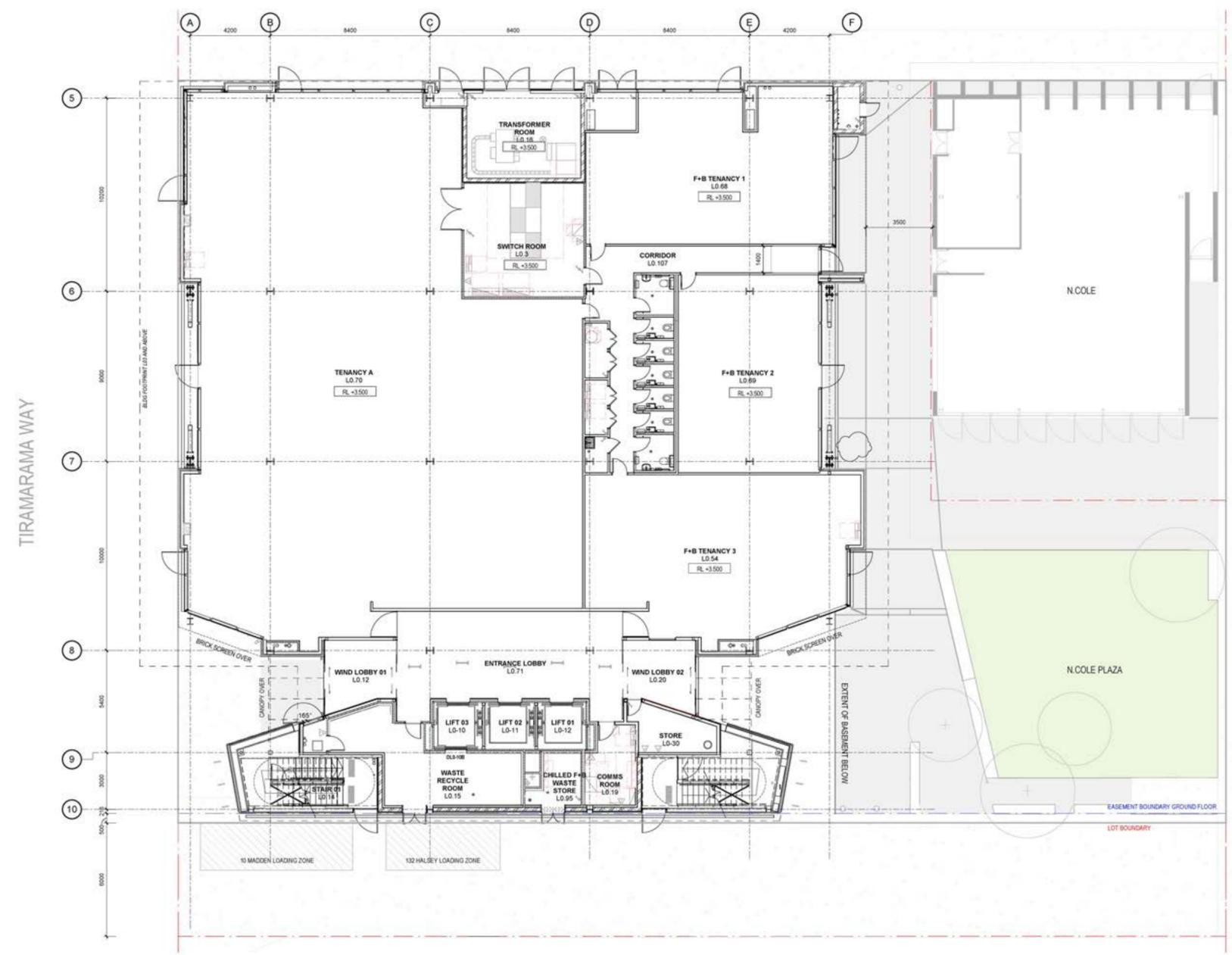
As an example, power usage for a typical building of a comparable size to 12 Madden Street is around 140kWh/m/annum whereas 12 Madden Street is using only 68kWh/m/annum. Water usage for 12 Madden is only 8 litres per person, per day whereas in a typical office building its around 50 litres per person/day.

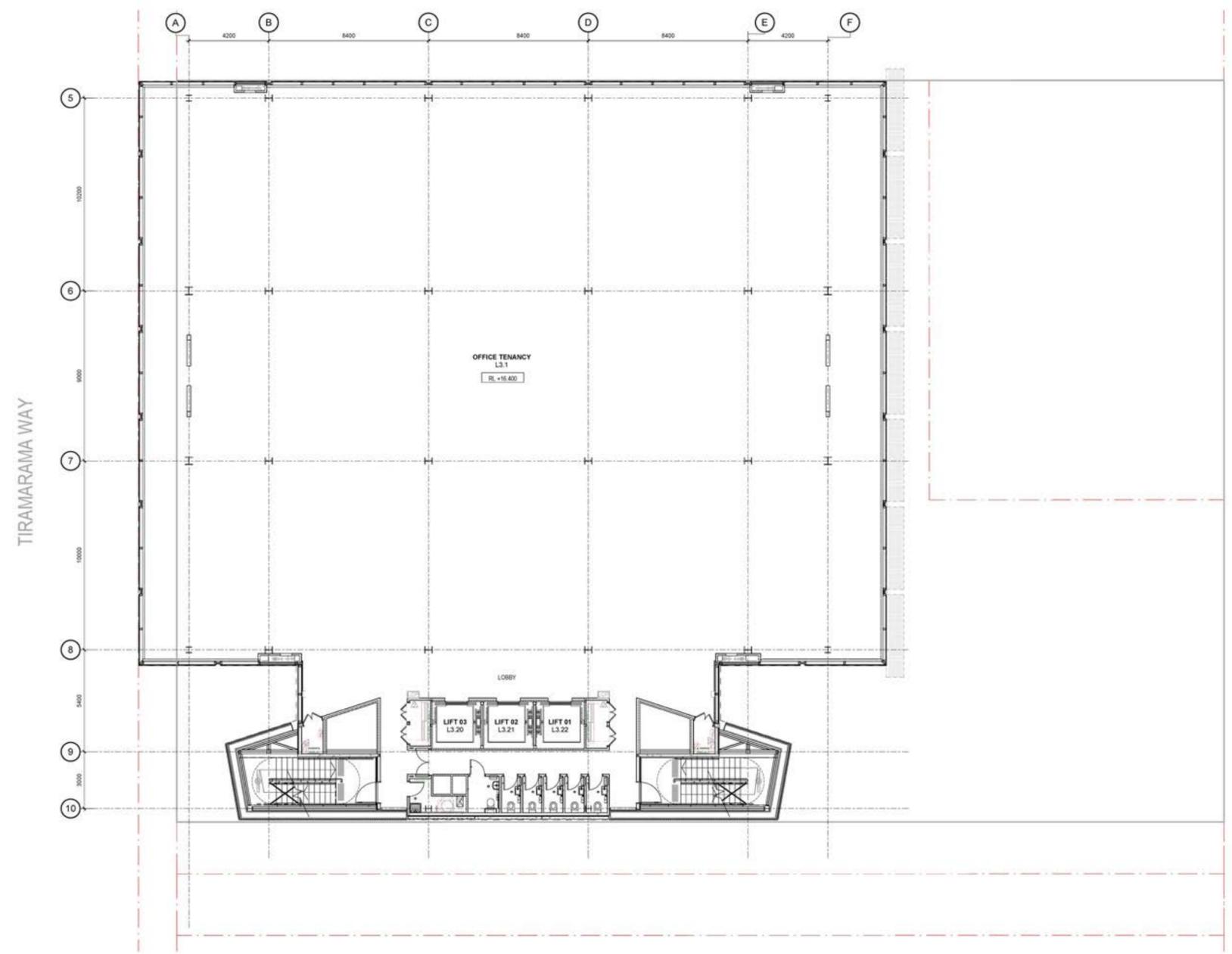
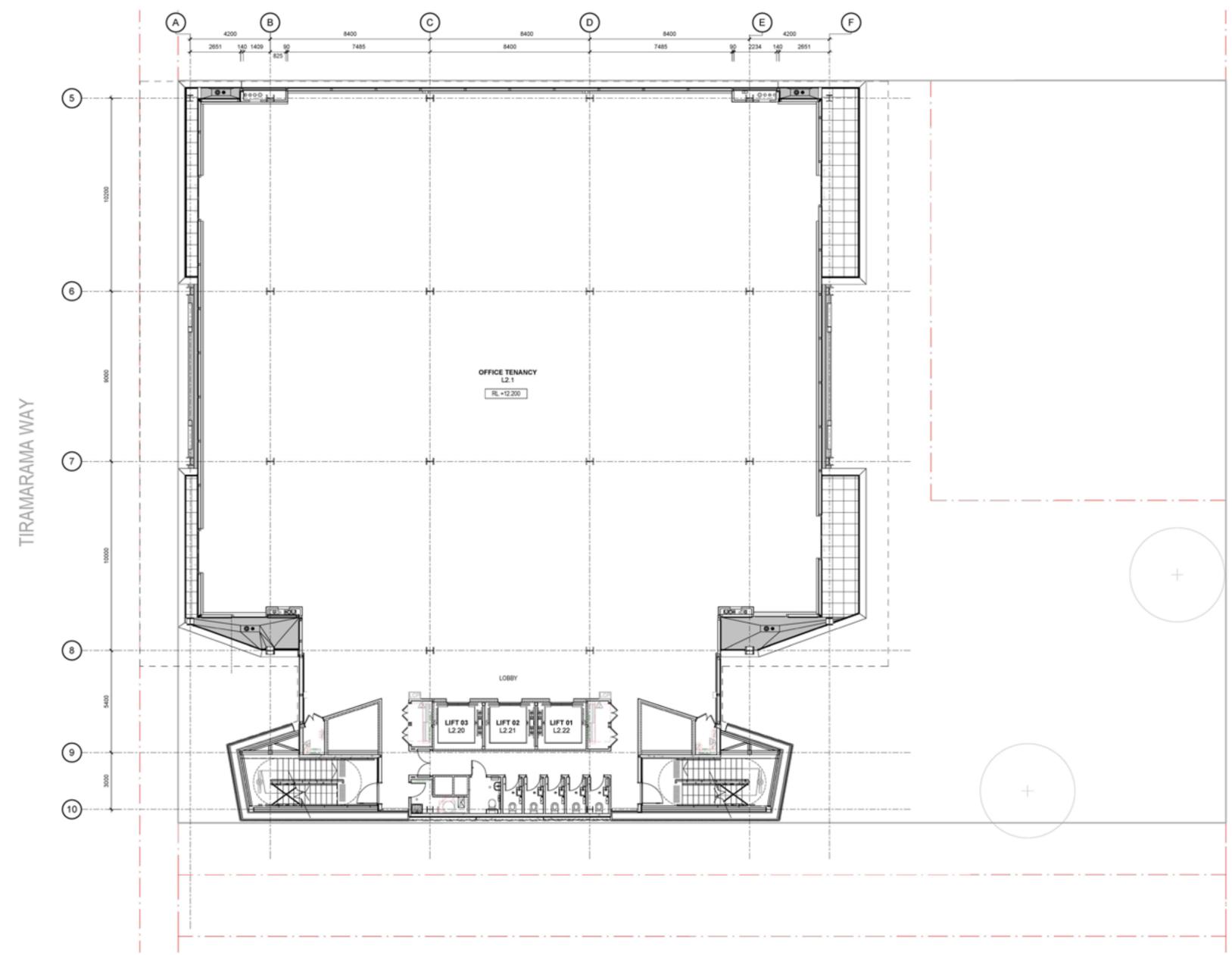
And occupiers are living and breathing the sustainable vision with around 16% cycling to and from work, where traditionally this sits at only 3%.



# 10 MADDEN STREET / THE PLANS







# TECHNICAL SPECIFICATIONS /

<b>Architectural</b>	<b>GFA</b>	9,085m <sup>2</sup>
	<b>NLA</b>	Ground – Showroom/Retail – 510m <sup>2</sup> Ground – Food and Beverage – 293m <sup>2</sup> Levels 1-6 – Office - 7,355m <sup>2</sup>
	<b>Carparks</b>	41. 10 of which are provisioned with Electric Vehicle charging units.
	<b>Accessible carparks</b>	2 (included in above total)
	<b>Cycle parks</b>	56
	<b>End of trip facilities</b>	Shower, change and locker facilities provided adjacent to bicycle parking. 3 Male, 3 Female and 1 Disabled Shower.
	<b>Balcony areas</b>	Level 2 includes balcony areas accessed via sliding glass doors from the tenancy area.
<b>Greenstar</b>		5 Star Design Rating (Targeted) 5 Star As Built Rating (Targeted)
<b>NABERSNZ</b>		NABERSNZ is independent system for rating the energy efficiency of office buildings. The building is targeting a market leading rating which will result in an energy reduction of approximately 30% when compared to a standard office building. The building is also provisioned for the future installation of a large 67kW solar photo-voltaic installation on the roof.
<b>Seismic</b>	<b>% NBS Grading</b>	Importance Level 3 (IL3). 130% NBS compared to standard commercial office rating (IL2). A+
<b>HVAC</b>		The commercial office area is to be air conditioned via a two pipe (chilled water only) variable volume electronically commutated (EC) fan coil unit (FCU) system. With one FCU per zone, the system provides between 16 and 17 zones per floor. Zones are typically less than 75m <sup>2</sup> . A ducted air distribution system from the FCUs will supply air to the perimeter and internal zones via high induction swirl diffusers. Air is to be supplied to the space as required to achieve the psychrometrics with the minimum air volumes, with two speed control to each zone through variable speed EC fan motors. Return air to the plant-room will be ducted via the ceiling space. The FCUs will incorporate electric heating coils sized for the zone re-heat requirements. Outside air tempering will be provided by DX coils in the heat recovery outside air handling units. Outdoor air rates up to 200% the minimum building code rates, with outdoor air rates being automatically adjusted in response to measured internal CO2 levels.
<b>Fire Protection</b>	<b>Sprinklers</b>	Type 6 automatic sprinkler system with manual call points in accordance with NZS 4541:2013 as amended by Appendix B of C/AS documents and NZS 4512:2010 <ul style="list-style-type: none"> <li>Sprinkler heads shall have standard response heads (maximum RTI of 135m1/2s1/2).</li> <li>As per services requirements, the transformer room and switch-room will be outside the coverage of sprinklers. These two rooms will be provided with (120)/120/120 fire resistance rating wall and ceiling.</li> <li>The sprinkler system shall be provided with a dual water supply, one of which is not dependent on town mains (self-contained tanked supply).</li> </ul>
	<b>Hydrants</b>	A building hydrant system shall be provided in accordance with the NZS 4510:2008.
	<b>Alarms</b>	Type 6 fire alarm system. Manual call points. Smoke and/or heat detection provide to transformer room, switch room and lift shafts.
<b>Lifts</b>	<b>No. Speed Finishes</b>	Three 5500MRL Schindler 8 Stop lifts. 1,800 kg (24 Passenger), one with service boot. 2.5 m/s <b>Front wall returns:</b> Stainless Steel <b>Side walls:</b> Back Painted Glass – colour TBA <b>Rear wall:</b> Back painted glass with left and right rear wall mirror panels <b>Ceiling:</b> Stainless steel – Zurich Dark <b>Lighting:</b> Park Avenue 'line' ceiling <b>Floor:</b> Artificial Granite – black <b>Handrails:</b> 40mm diameter stainless steel handrail to three sides.

<b>Electrical</b>	<b>Generators</b>	Provision for 'plug-in' at street level as required on a temporary or semi-permanent basis.
	<b>Transformers</b>	Single 1,000 MVA at ground level. Substation room is sized for 1.5MVA if additional capacity is required in future.
	<b>Electrical supply</b>	Existing local network.
	<b>Tenancy specific</b>	25W/sqm small power and 10W/sqm tenancy lighting
	<b>Perimeter trunking</b>	Anodised aluminium CAT-6a dual compartment trunking.
	<b>Cable trays</b>	Yes
	<b>Service risers</b>	Two communications and two power risers.
	<b>Lighting – Office</b>	LED providing Greenstar compliance. Average maintained luminance of 320 lux with a 400 lux maximum. A maximum switching zone of 100m <sup>2</sup> controlled via dual technology motion sensors and manual override switches. Presence detection to be provided in core areas. Control gear and light fittings fitting with dimming and photocells for automated switching and daylight harvesting.
	<b>Lighting – Carpark</b>	Designed to code requirement. Some 24-hour lighting in areas with presence detectors to the balance.
	<b>Proximity sensors</b>	To be provided in areas such as toilets, carpark, corridors, stairs and common areas.
	<b>Lighting control</b>	Control system for the Base Building lighting control is on/off switch with PIR control per zone with zones no greater than 100 sqm providing Greenstar compliance.
<b>Security</b>	<b>Access control</b>	Gallagher system (or similar) to provide access control to: <ul style="list-style-type: none"> <li>Lifts</li> <li>Entry/exit points</li> <li>Core stairs</li> <li>End of trip</li> <li>Plant rooms</li> <li>Basement carpark</li> </ul>
	<b>Intercom</b>	Building entry points access controlled with card reader. Access control will be able to integrate with compatible tenant access control systems (if required). Tenant must maintain autonomy over access control permissions to the Tenant's floor only.
	<b>CCTV</b>	Intercom system provided at vehicle entry point (existing system within 12 Madden Street). Motion activated CCTV coverage provided at: <ul style="list-style-type: none"> <li>Building pedestrian entry points</li> <li>Building exit points</li> <li>Main foyers and lift lobbies including goods lift</li> <li>Lifts</li> <li>Carpark</li> <li>Loading zone (exterior)</li> <li>Access control intercom points</li> </ul>
	<b>Tenancy provision</b>	Digital recording and live monitoring in the security control room. Cameras to be compatible with low ambient lighting condition. High Definition cameras, recorded images suitable for evidentiary purposes in legal proceedings. System is expandable for tenancy fit-outs. Proximity card operated electric door locks and alarm at two fire stairs on each floor to enable fire stair access between floors
	<b>Ceiling</b>	<b>Height</b> 3.0m Floor to ceiling (3.35m recess at perimeter to floors 3 - 6) and 4.2m slab-to-slab. <b>Ceiling grid</b> Levels 0-6 – Ceiling specification to be USG Mars / Armstrong Ultima (or similar), 1200x600mm tile in 4mm grid with shadow line trim to perimeter. Seismic restraints to be installed to suspended ceiling system in accordance with manufacturer's details and as required by building code.
	<b>Flooring</b>	<b>Floor Finishes</b> <b>Office Areas:</b> Commercial extra heavy-duty solution dyed nylon carpet tiles, recyclable 'Interface' (or similar). <b>Ground level and common areas:</b> generally, nonslip honed concrete <b>Wind lobbies:</b> Advance Extra Tread or equivalent recessed entrance matting. <b>On floor Bathrooms:</b> Ceramic tiles to floor and full height to walls.



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