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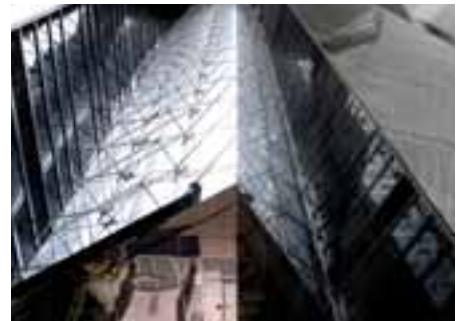
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# citibank plaza



Citibank Plaza is the archetypal modern premium grade 'A' office complex

Key among Citibank Plaza's attributes is its ability to conform to the formidable specifications required by multi-national financial institutions

## PRIME ASSET

Citibank Plaza is a modern glass and steel office complex that comprises Citibank Tower, a 47 storey building, and ICBC Tower, a 37 storey building, as well as a retail podium. Located in the Central District of Hong Kong, the complex is positioned within the traditional banking hub of Hong Kong and the headquarter buildings of all three of Hong Kong's currency issuing banks can be found a stone's throw away. The premium office complex is considered by many to be one of the Central District's iconic structures. Besides its two characteristic curved reflective façades, the complex contains many distinct architectural features, such as the flexibility to join 26 floors of both towers to provide a enlarged floor plate of up to 34,000 sq.ft. In recognition of excellence in the area of architectural design, Citibank Plaza was awarded the Hong Kong Institute of Architects' highest award in 1994, the Silver Medal.

Champion REIT owns all floors of ICBC Tower, all but 4 floors of Citibank Tower, all the retail space and parking space of Citibank Plaza. In percentage terms, this is equivalent to almost 96% of the gross rentable area.

With a gross floor area of almost 1.6 million sq.ft., Citibank Plaza is one of the biggest office complexes in Hong Kong. With a gross rentable area of over 1.2 million sq.ft. serving a working population of over 10,000, it comprises mainly office space. For the convenience of tenants, there is a 3 level basement garage capable of accommodating 558 vehicles.

## PREMIUM GRADE 'A' SPECIFICATIONS, PREMIUM GRADE 'A' TENANTS

Citibank Plaza is the archetypal modern premium grade 'A' office complex, replete with fiber-optic backbone wiring to facilitate inter-floor communications, raised flooring to

facilitate cabling and flexibility in office configurations, a central computerized control center and a master satellite signal distribution system.

Key among Citibank Plaza's attributes is its ability to conform to the formidable specifications required by multi-national financial institutions, the building's primary target tenants. These include security lift facilities for treasury items, high redundant power supply to floor space ratios, timely emergency power supply and more importantly emergency chilling facilities to data centres during power outages. It also operates an intelligent heat detection system which can prevent the unintentional activation of sprinklers. Understandably, the largest tenants are mostly distinguished household names from the financial sector.

## MIX OF TOP 10 TENANTS (March 2007)

