



PARK VENTURES

THE ECOPLEX ON WITTHAYU

Press Release

Univentures confidants Park Ventures' premium office space located on Ploenchit and Wireless Roads ready for opening in September 2011

The company appoints CBRE as sales representative and now its pre-lease starts

Bangkok – August 31, 2010: Univentures Public Company Limited reveals the latest progress of Park Ventures – The Ecoplex on Witthayu, a high-end project that comprises premium office space and a leading 5-star luxury hotel located at the corner of a Ploenchit–Wireless junction, the overall project already 30 per cent complete and the office space should be ready for opening within the schedule. The company has recently appointed CB Richard Ellis Thailand as official sales representative for Park Ventures project and starts its pre-lease onwards.

The concrete slab has been completed to level 19 as well as some works of mechanical and electrical systems have been begun. Including its façade with the installation of curtain wall frames for the specially imported 500 million baht Low-E Coating Glass from the U.S. The façade work is on levels 7 to 13. Park Ventures is aiming for greater energy efficiency with the specially constructed glass panels that help to reduce the effects of sound, light and heat. Air-conditioners will consume less electricity, returning an overall thermal transfer value (OTTV) of 30 watts per square metre, 30 per cent better than standard. The overall construction of office space is scheduled for completion within September 2011.

Thanapol Sirithanachai, Managing Director of Univentures Public Company Limited, disclosed that the overall project already 30 per cent complete ahead its schedule and the office space should be ready for opening within September 2011. “The company has recently appointed CB Richard Ellis Thailand, a leading expert in office space sales, as official sales representative for Park Ventures project and starts its pre-lease onwards. The project is situated in the heart of Thailand’s business centre, it will include a convenient skywalk connection to the Ploenchit BTS station, a large green area and world class standard facilities. It will also be equipped with a comprehensive building management system to provide maximum energy control. With these outstanding features, the company is more than confident in receiving strong interest from leading business communities,” he said.

There is very little new supply of grade A offices being built in Bangkok. Only two grade A buildings including Park Ventures will be completed over the next three years, which deliver a total of 100,000 square metres compared to the total offices stock of around 8-million square metres. “CB Richard Ellis are considered that the strong growth in the Thai economy will result in increased demand for office accommodation. Tenants prefer new buildings, Multi-national companies look for LEED certified buildings and good access to mass transit systems. Park Ventures matches all the specification and location requirements of Thai and multinational companies,” said **Nithipat Tongpun, Executive Director of CB Richard Ellis Thailand.**

Park Ventures – The Ecoplex on Witthayu has 33 storeys with total area of 81,400 square metres, consisting of a premium office space and a leading 5-star luxury hotel. Its distinctive architectural design was inspired by a Thai traditional greeting or “Wai” and lotus. Developed from a philosophy of balancing innovative construction and the living quality of tenants, this eco driven building pays attention to every detail that enhances living quality of tenants empowering and inspiring tenants to reach business success. The office building with 27,000 square metre area, is expected to be completed in September 2011. Park Venture aims to be classified as a gold rated building by the Ministry of Energy as well as USGBC: LEED system when completed.



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About Univentures Public Company Limited

The company primarily engages in property development, in which it develops condominiums under the brand “U Delight” through its subsidiary, Grand Unity Development Company Limited, as well as commercial property project through its subsidiary, Lertrattakarn Company Limited, the developer of “Park Ventures – The Ecoplex on Witthayu” which is the new 33-storey mixed use building to include premium office space and a leading 5-star hotel located on Wireless -Ploenchit Roads. Completion for the office space area is scheduled in September 2011.

Univentures Public Company Limited is a listed company on the Stock Exchange of Thailand (SET) under the property sector with stock sign of “UV”. At present, the company has 764.77 million baht in registered capital. For more information please visit www.univentures.co.th

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