

# CLASSIFICATION

## of office real estate

The classification is designed for the developing office real estate market of the Republic of Uzbekistan in accordance with international standards, and its main objective is to facilitate the development of this market.

The typology is carried out in 3 different classes (A, B, C) with division into subgroups. Belonging to a certain class implies compliance with the criteria described below. Our team has chosen the criteria that will encourage developers to improve the quality of their projects. At the same time, class A+ has been added. This class is fully in line with the best international quality standards, and it takes into account local climate.

Classes A+ and A are considered as a premium segment. They are aimed at large international companies and local institutional companies with their own standards of office fit-out. Classes B+ and B are suitable for medium sized companies who do not have strict corporate standards. Based on that, there can be a demand for any property, irrespective of its class.

This classification has been developed by CMWP | Uzbekistan for internal use in analytical work. It is also being made publicly available for consultants, appraisers, investors, and developers of the office real estate market in order to improve the quality of services in the commercial real estate market.

Class A+	Class A	Class B+	Class B
<b>BUILDING ENGINEERING SYSTEMS</b>			
<b>1.1 Heating, Ventilation, and Air Conditioning System (HVAC)</b>			
HVAC which allows to regulate the temperature in the separate office block 24/7. Four-pipe system (Four-Pipe Heating/Cooling Fan Coil Unit with a Split Coil).	HVAC which allows to regulate the temperature in the separate office block 24/7.	Centralized HVAC.	HVAC.
<b>1.2 Fire security system</b>			
With automatic detection, alert and fire-extinguishing systems.	With automatic detection, alert and fire-extinguishing systems.	With automatic detection, alert systems.	With automatic detection, alert systems.
<b>1.3 Elevators</b>			
Modern high-quality, high-speed elevators from leading international brands.	Modern high-quality, high-speed elevators from leading international brands.	Modern high-quality elevators for buildings with more than 3 storeys.	Modern high-quality elevators for buildings with more than 3 storeys.
<b>1.4 Elevator's maximum waiting time</b>			
Not more than 30 seconds.	Not more than 60 seconds.	<u>Recommendation:</u> Not more than 60 seconds.	<u>Recommendation:</u> Not more than 60 seconds.
<b>1.5 Power supply</b>			
Two independent sources of electrical power supply or the availability of an uninterruptible power supply power supply (power supply's capacity for tenant's low-voltage grids must be at least 50 W per 1 sqm of usable area + 20 W, additionally allocated for lighting).	Two independent sources of electrical power supply or the availability of an uninterruptible power supply power supply (power supply's capacity for tenant's low-voltage grids must be at least 50 W per 1 sqm of usable area + 20 W, additionally allocated for lighting).	<u>Recommendation:</u> Two independent sources of electrical power supply or the availability of an uninterruptible power supply power supply (power supply's capacity for tenant's low-voltage grids must be at least 50 W per 1 sqm of usable area + 20 W, additionally allocated for lighting).	<u>Recommendation:</u> Two independent sources of electrical power supply or the availability of an uninterruptible power supply power supply (power supply's capacity for tenant's low-voltage grids must be at least 50 W per 1 sqm of usable area + 20 W, additionally allocated for lighting).
<b>1.6 Security system</b>			
Modern security and access control systems in the building: CCTV for all the building's entries, perimeter, parking areas, as well as electronic pass system and round-the-clock security of the building.	Modern security and access control systems in the building: CCTV for all the building's entries, perimeter, parking areas, as well as electronic pass system and round-the-clock security of the building.	CCTV for all the building's entries and round-the-clock security of the building. Building's access control.	CCTV for all the building's entries and round-the-clock security of the building. Building's access control.

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STRUCTURAL FEATURES OF THE BUILDING			
<b>2.1 Ceiling height</b>			
«slab-to-slab» – at least 3.5 meters.	«slab-to-slab» – at least 3.5 meters.	«clear height» – at least 2,7 meters.	«clear height» – at least 2,7 meters.
<b>2.2 Raised floor</b>			
The building has been designed with the possibility to make a raised floor.	The building has been designed with the possibility to make a raised floor.	<b>Recommendation:</b> The building has been designed with the possibility to make a raised floor.	
<b>2.3 Layout</b>			
Open efficient floor layout. Construction with load-bearing columns. Columns should be spaced apart for not less than 6 x 6 meters.	Open efficient floor layout. Construction with load-bearing columns. Columns should be spaced apart for not less than 6 x 6 meters.	Open efficient layout of the whole or half leasable area of the building.	<b>Recommendation:</b> Open efficient layout of the whole or half leasable area of the building.
<b>2.4 Floor depth</b>			
Floor depth should not be more than 20 m from window to window. Not more than 10 m from window to floor plate core and 12 m for buildings with non-regular forms and atriums.	Floor depth should not be more than 20 m from window to window. Not more than 10 m from window to floor plate core and 12 for buildings with non-regular forms and atriums.	<b>Recommendation:</b> Floor depth should not be more than 20 m from window to window. Not more than 10 m from window to floor plate core and 12 m for buildings with non-regular forms and atriums.	
<b>2.5 Loss factor</b>			
Loss factor should not exceed 12% per floor. Areas are measured according to the BOMA standards.	Loss factor should not exceed 20% per floor. Areas are taken from the buildings cadastre.	<b>Recommendation:</b> Loss factor should not exceed 20% per floor. Areas are taken from the buildings cadastre.	<b>Recommendation:</b> Loss factor should not exceed 20% per floor. Areas are taken from the buildings cadastre.
<b>2.6 Floor load capacity</b>			
More than 400 kg/sqm.	More than 400 kg/sqm.	<b>Recommendation:</b> More than 400 kg/sqm.	<b>Recommendation:</b> More than 400 kg/sqm.
<b>2.7 Common area and facade finishing</b>			
Usage of high-quality materials.	Usage of high-quality materials.	Usage of high-quality materials.	<b>Recommendation:</b> Usage of quality materials.
<b>2.8 Lighting and window arrangement</b>			
Modern, high-quality windows provide sufficient natural lighting. Triple-Glazed windows.	Modern, high-quality windows provide sufficient natural lighting. Double-Glazed windows.	Modern, high-quality windows provide sufficient natural lighting. Double-Glazed windows.	<b>Recommendation:</b> Modern, high-quality windows provide sufficient natural lighting. Double-Glazed windows.
<b>LOCATION</b>			
<b>3.1 Location</b>			
The property should be located in the area, where no other buildings or sites can pose a negative effect on its reputation (for example, functioning industrial sites, junkyards, etc.).	The property should be located in the area, where no other buildings or sites can pose a negative effect on its reputation (for example, functioning industrial sites, junkyards, etc.).	<b>Recommendations:</b> The property should be located in the area, where no other buildings or sites can pose a negative effect on its reputation (for example, functioning industrial sites, junkyards, etc.).	
<b>3.2 Transport accessibility</b>			
The building's location is not further than a 15-minute walk from the closest metro station or 5-minute walk from the closest public transport station.	The building's location is not further than a 15-minute walk from the closest metro station or 5-minute walk from the closest public transport station.	<b>Recommendation:</b> The building's location is not further than a 15-minute walk from the closest metro station or 5-minute walk from the closest public transport station.	

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PARKING			
4.1 Parking's description			
Underground parking or covered multi-level above-ground parking. Guest parking.	Underground parking or covered multi-level above-ground parking. Guest parking.	Organized guarded parking.	<u>Recommendation:</u> Organized guarded parking.
4.2 Parking ratio			
At least one parking space for every 80 sqm of the leasable area (parking ratio 1/80).	At least one parking space for every 100 sqm of the leasable area (parking ratio 1/100).	<u>Recommendation:</u> At least one parking space for every 100 sqm of the leasable area (parking ratio 1/100).	
OWNERSHIP			
5.1 Single or dual ownership			
The are two owners of the building at max (the building is not sold by separate blocks to different owners).	The are two owners of the building at max (the building is not sold by separate blocks to different owners).	<u>Recommendation:</u> The are two owners of the building at max (the building is not sold by separate blocks to different owners).	
BUILDING MANAGEMENT AND TENANT SERVICES			
6.1 Building management			
Professional property management company.	Specialized property management company.	Organized property management	<u>Recommendation:</u> Organized property management.
6.2 Telecommunications Service Provider (TSP)			
At least two quality TSP in the building.	At least two quality TSP in the building.	At least two quality TSP in the building.	<u>Recommendation:</u> At least one quality TSP in the building
6.3 Entrance			
Effectively organized reception zone that is appropriate for the building in terms of its size. It should also provide an easy access to the office zone. Well organized waiting area.	Effectively organized reception zone that is appropriate for the building in terms of its size. It should also provide an easy access to the office zone. Well organized waiting area.	<u>Recommendation:</u> Effectively organized reception zone that is appropriate for the building in terms of its size. It should also provide an easy access to the office zone. Well organized waiting area.	
6.4 Amenities			
Café/restaurant/dining room and other services in the building (ATM, shops, etc.) and in the vicinity of the building.	Café/restaurant/dining room and other services in the building (ATM, shops, etc.).	Café/restaurant/dining room nearby.	<u>Recommendation:</u> Café/restaurant/dining room nearby.
CERTIFICATION			
7.1 Certification according to one or more international environmental assessment methods for buildings (for example, BREEAM or LEED)			
Meets the standard	Recommended	Recommended	Recommended

Considering the current situation on the market, exclusion of one item, when the building undergoes the process of classification, is possible, due to the objective reasons.


