2 FORBURY PLACE

Forbury Road, Reading, RG1 3JH

KEY FEATURES

Infrastructure

- The building design incorporates dedicated, secure and climate controlled space for service provider equipment to be located
- Multiple communications risers support diversity and protect against potential disruption
- The number and size of the incoming communications ducts into the building have been appropriately specified in the building design to ensure that the building is able to meet occupiers' connectivity needs
- The building design incorporates dedicated and protected paths for incoming service provider cabling
- The telco room design is appropriately sized to meet the requirements of the occupiers
- The building's risers have been specified with appropriately sized containment to ensure sufficient capacity for occupier's needs

Power

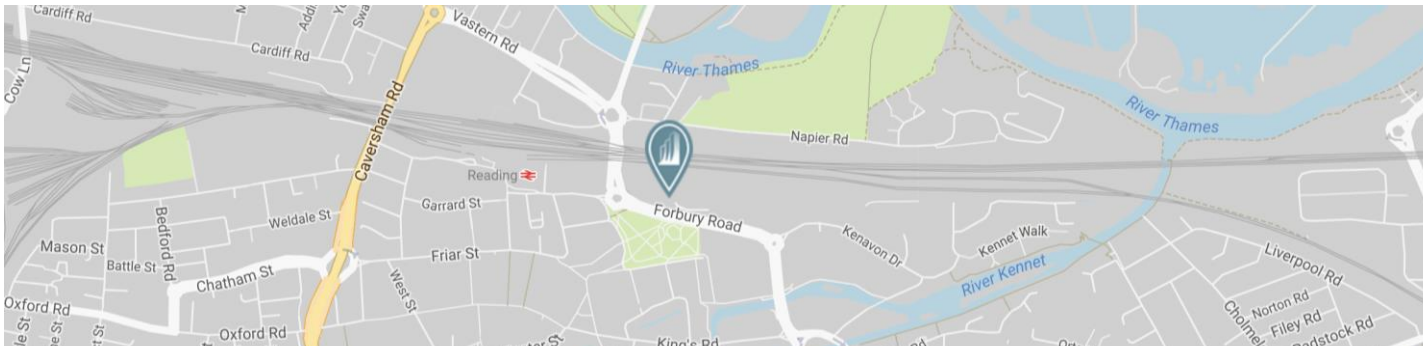
- A back-up generator has been specified to supply emergency power to occupier's telco feeds
- Space has been provisioned in the building's design for occupiers to install private generators or back-up power equipment

Wireless Network Infrastructure

- Space on the roof for occupiers to install communications equipment has been included in the building's design
- Free WiFi in the building's common areas is included in the design specification

Connectivity

- BT Openreach, Virgin and Vodafone have fibre infrastructure in the vicinity and are able to service the building upon request
- The landlord has a Standard Wayleave Agreement to help streamline future installations for new service providers



WIRED CERTIFICATION FACT SHEET EXPLAINER

INFRASTRUCTURE

Universal communications chamber: universal communications chambers (or "meet me chambers") are underground telco pits located externally near the property line. This allows for faster installations of new connections in the building since they remove the need to construct new penetrations to the building each time a new provider wishes to install service.

Point of entry: "POEs" are the telco cable entry points into the building. Having multiple POEs from different locations around the building creates physical separation. Therefore, if the connectivity from one entry is disrupted connectivity from the other side can still be functional.

Telco room: a location in the building where providers equipment is installed. Separation of telco equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the telco equipment servicing tenants.

Flooding protection: by situating telco rooms above the floodplain and having provision for minimising the impact from localised flooding ensures that the equipment within these rooms is continually protected.

Containment: dedicated metal trays that allow telco cables to be safely routed horizontally and vertically through the building. It is key that the capacity of the containment through the building is adequate for the needs of the building.

Communication risers: a riser is the pathway that runs vertically from the bottom to the top of the building. Access to risers should be via secure access points on each floor. Risers in diverse locations, with capacity for future installations, ensure that providers can deliver reliable and resilient services to all tenants in the building.

POWER

Back-up generators: providing a connection from the building's back-up generator to the telco room enables continuation of tenant connectivity through power outages.

Occupier generator space: having well prepared pre-defined space for tenants to bring in their own backup power provision aids tenants to maintain connectivity continuity through power outages.

WIRELESS

Rooftop space: having pre-defined space on the roof for tenants to install communication equipment enables diversity in connectivity options. Additionally, ensuring routes are in place for telco equipment from the roof to service tenants shortens installation time.

In-building mobile planning: radio frequency (RF) testing should be considered for any new construction. This will confirm the mobile signal strength available through the building. Buildings should also plan dedicated space to house in-building mobile solutions such as DAS or small cell equipment.

WiFi coverage: providing free WiFi in common areas enables tenants and their guests to remain connected throughout the building.

CONNECTIVITY

Standard wayleave agreement: these telecommunications agreements describe the landlord's rules for installing, maintaining and removing telco equipment. Existence of these pro-actively developed terms & conditions help ensure there is a streamlined process in place to allow new providers to supply service to the building. This can reduce delays for tenants getting set up with internet.

Utility site assessment: a site assessment is a straightforward way to determine the connectivity infrastructure that is in the area surrounding the building.

Coordination with carriers: gaining confirmation from multiple, high quality, fibre or fixed wireless providers for connectivity service to the building delivers visibility to tenants on their connectivity options. This can be achieved via pre-installation of telco equipment or by letters of intent from providers outlining the ease of installing a connection to the site.