

AURI
FARIA LIMA

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Artistic rendering of the building entrance

THE PROJECT

The Auri Faria Lima was designed to be an eternally elegant and classic multi-use project, without relinquishing modernity. It's a unique undertaking, prepared for contemporary times, as the building is already coming into existence as “healthy” due to the certification being processed by the HBC (Health Building Certificate) while also being sustainable, as evidenced by its LEED®/Gold certification.

The project brings maximum flexibility to its users, in line with the new world scenario: more hybrid, flexible, sustainable and with a greater focus on the experience and quality of life for its users, whether they are visitors, employees or service providers. It is a project that has several relevant differentials for companies in the single-user profile, while also being flexible enough to absorb several companies on a single floor. The absence of internal pillars in its corporative floor slabs allows for an efficient occupation, without loss of space. The open terraces favor moments of relaxation, brainstorming or even decision-making in the fresh air, as does the large open green space on the ground floor.

The internal and external architectural finishes were done with products using top-end technology. The development's main lobby impresses viewers with its triple ceiling height of 10.15 m (33 feet). The coatings employed on the interior reveal the strictest criteria in the choice of finishes and, more so, the high quality of the materials. Its facade has an automated LED lighting system designed to “dress” the building, making it fully customizable. Not least, the 1st basement floor was also the target of great investment, and can be called the “lower ground floor”. The care shown with the finish details, coatings and lighting is on par with the ground floor. To maintain user safety and comfort, Auri Faria Lima will have a generator for the entire project (private and common areas) that will be located outside the tower's projection. Auri Faria Lima has a great differential: it is a single-owner project, which provides security for the preservation of heritage.

PREMISES

The premises that guided the development and construction of Auri Faria Lima include the following:

- possess the required specifications to be identified as one of the top corporate ventures in the world;
- each floor be designed with extreme efficiency, so that customers have the maximum use per m²;
- be highly flexible, thus able to serve the most diverse types of customers, both in size and practice, with architectural and technological elements that strengthen the image and brand of our users;
- have a timeless design, but with touches of innovation and modernity;
- meet the demands arising from changes in our customers' needs due to technological advances and new means of transport;
- be a healthy and sustainable building;
- create a design connection between the group's ventures, thereby strengthening its brand;
- provide an intelligent and interactive experience for your users;
- offer new compatible uses, thus allowing the infrastructure to be used during off-hours;
- carry out a project that is, in the future, capable of providing 7,000 m² more office space, in addition to the current 14,675 m² that exists.



THE CREATION OF THE DESIGN

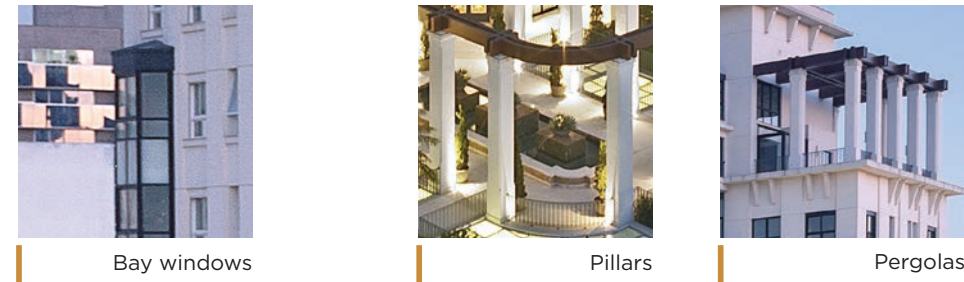
When initiating the process of creating Auri Faria Lima, the developers operated under the desire of maintaining “their identity”. Thus, some of the main design criteria of Quartier Auri, during its latest development - also awarded by the International Property Awards - were maintained. Architectural elements such as bay windows, pillars and pergolas appear in both projects.

In addition to being inspired by the Quartier Auri, the process of creating the design for the Auri Faria Lima began with a conceptual and technical briefing. From there, the project was born from the inside out, by executing each internal area according to its needs while adhering to the initial briefing.

Regarding the facade and interior design, we sought to create a balance between boldness and conservatism. Major cities such as London, Paris, New York, Madrid and Vienna were researched, as well as reference points such as train stations, works of art, luxury cars and hotels.

This extensive research was very valuable for the composition of Auri Faria Lima’s final design. From it, elements were inserted that are perceived in three main perspectives: that of the user when entering the project, that of the cars passing in front and finally from further afar, from different points of the city.

The Auri Faria Lima makes any kind of audience feel welcome. Its design is clean, elegant and timeless while also cozy, thus making it a unique venture.



Artistic rendering of the Quartier Auri's facade



Artistic rendering of the Auri Faria Lima's facade

THE PROJECT

- **CORPORATE SPACE:** the development offers 8 floors of corporate space, totaling 13,959.97 m² of BOMA leasable area. The 11th and 13th floors have a double height, floor-to-ceiling of 7.47m (24.5 feet). The 13th floor also has a large uncovered terrace. The areas of the concrete slabs vary from 769 m² to 1,998 m² of BOMA area. The proportion of spaces will be one for every 32 m² of private area, within the Triple A norm. The spaces are delivered with finished halls and central bathrooms, a VRF air conditioning system (equipment delivered) and raised steel floor;
- **EVENT AREA:** located on the 3rd floor, the space has 5 rooms that can be unified, totaling 714.79 m²;
- **MULTIPURPOSE THEATRE/SPACE:** with separate access from the corporate tower, this area features a modern 391-seat theater. The audience seats have a retraction system which allows the theater, in a matter of minutes, to become a large multipurpose area of 2,431.33 m² (audience area + stage + circulation). The multipurpose theater/space can also be integrated with the events area;
- **RESTAURANT:** area is located on the 4th floor, with 815.48 m², including 426.22 m² of internal area plus 389.48 m² of terrace. It contains an elegant bar at the entrance, with a ceiling height of 7.47 m (floor to ceiling) and 8.31 m (floor to concrete slab) generates a great impact due to its grandeur while the terrace offers an incredible view of the city of São Paulo.



AURI
FARIA LIMA

LOCATION

LOCATION

Auri Faria Lima is located in the financial center of Latin America: the city of São Paulo. The capital of São Paulo state is home to the headquarters of most of the country's private companies, has 21.5 million inhabitants and is one of the main business hubs in the Southern Hemisphere. Its location is strategic (Rua Elvira Ferraz, 440 - Nova Faria Lima): just a few meters from Avenida Faria Lima, the financial center of São Paulo. The region has a complete transport infrastructure, with a train and subway stations, bus corridor and bicycle paths. It also has shopping malls, banks, restaurants and parks in its surroundings, as well as being located very close to the city's main roads.



Auri Faria Lima



Street view of the Rua das Olimpíadas with Auri Faria Lima in the background










Avenida Faria Lima, São Paulo, Brasil

LOCATION





Infrastructure

There is easy access to a complete and diversified service network, which includes shops, malls, restaurants and other urban conveniences.

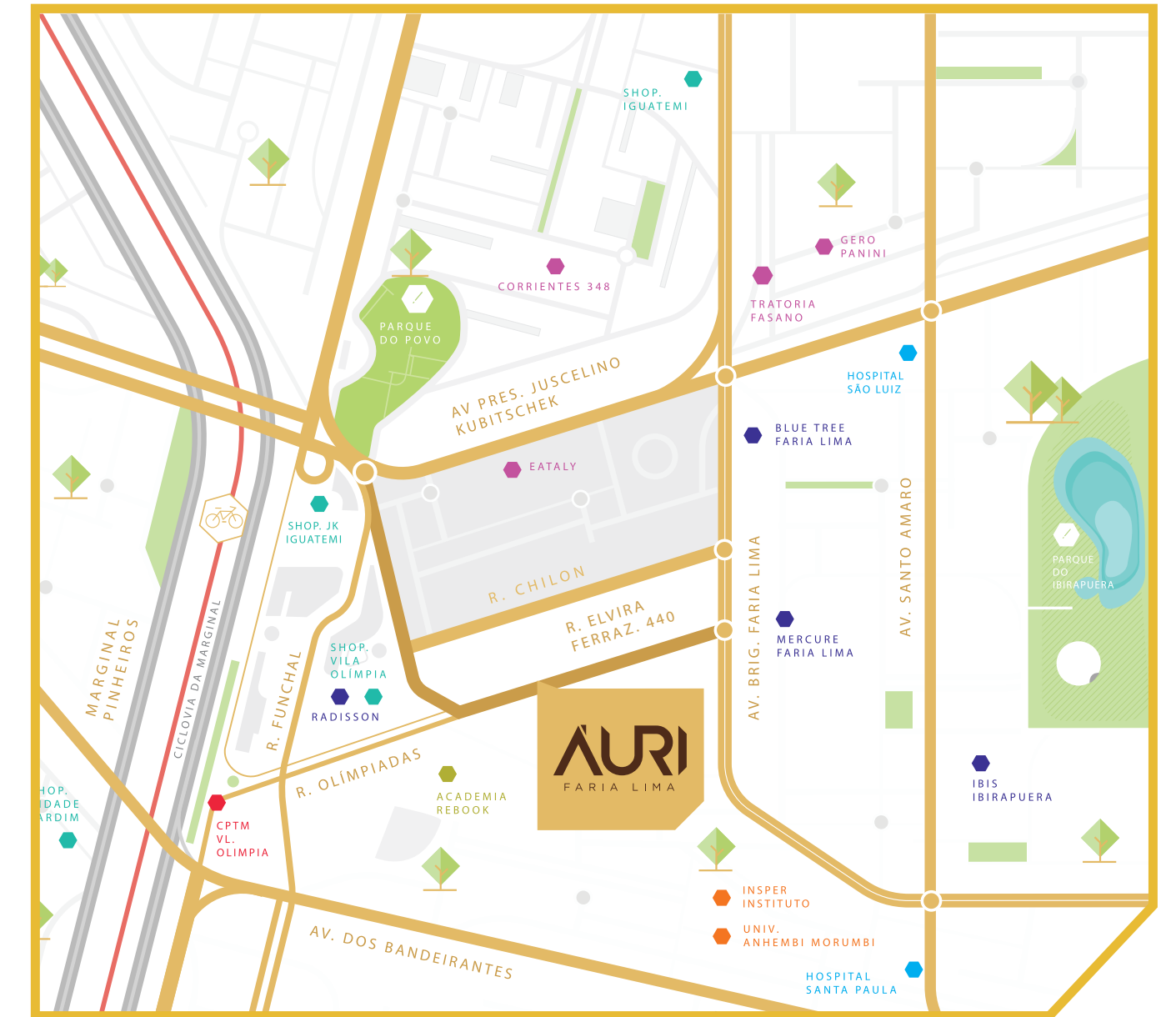
-  Vila Olímpia Shopping Mall **0.4 km**
-  JK Iguatemi Shopping Mall **0.7 km**
-  Iguatemi Shopping Mall **2.0 km**
-  Reebok Club **0.2 km**
-  Povo Park **0.9 km**
-  Ibirapuera Park **1.8 km**
-  Albert Einstein Hospital **3.2 km**

Transportation

Major avenues, CPTM train stations, bike paths and Congonhas Airport.

-  Faria Lima Bike Path **0.1 km**
-  Bus Route on Avenida Funchal **0.8 km**
-  Vila Olímpia Train Station (CPTM) **1.0 km**
-  Congonhas Airport **3.7 km**

All distances were calculated in a direct line by Google Earth



Illustrative map not set to exact scale



AURI
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THE PROJECT

Facade with unique lighting system, which allows customization and special effects

Innovative showcase area for brand exposure



Artistic rendering of the facade

Theater facade with illuminated glass panels

Corporate Floors

Event Area



Artistic rendering of the facade

Rooftop

Restaurant

Theatre / Multipurpose Space

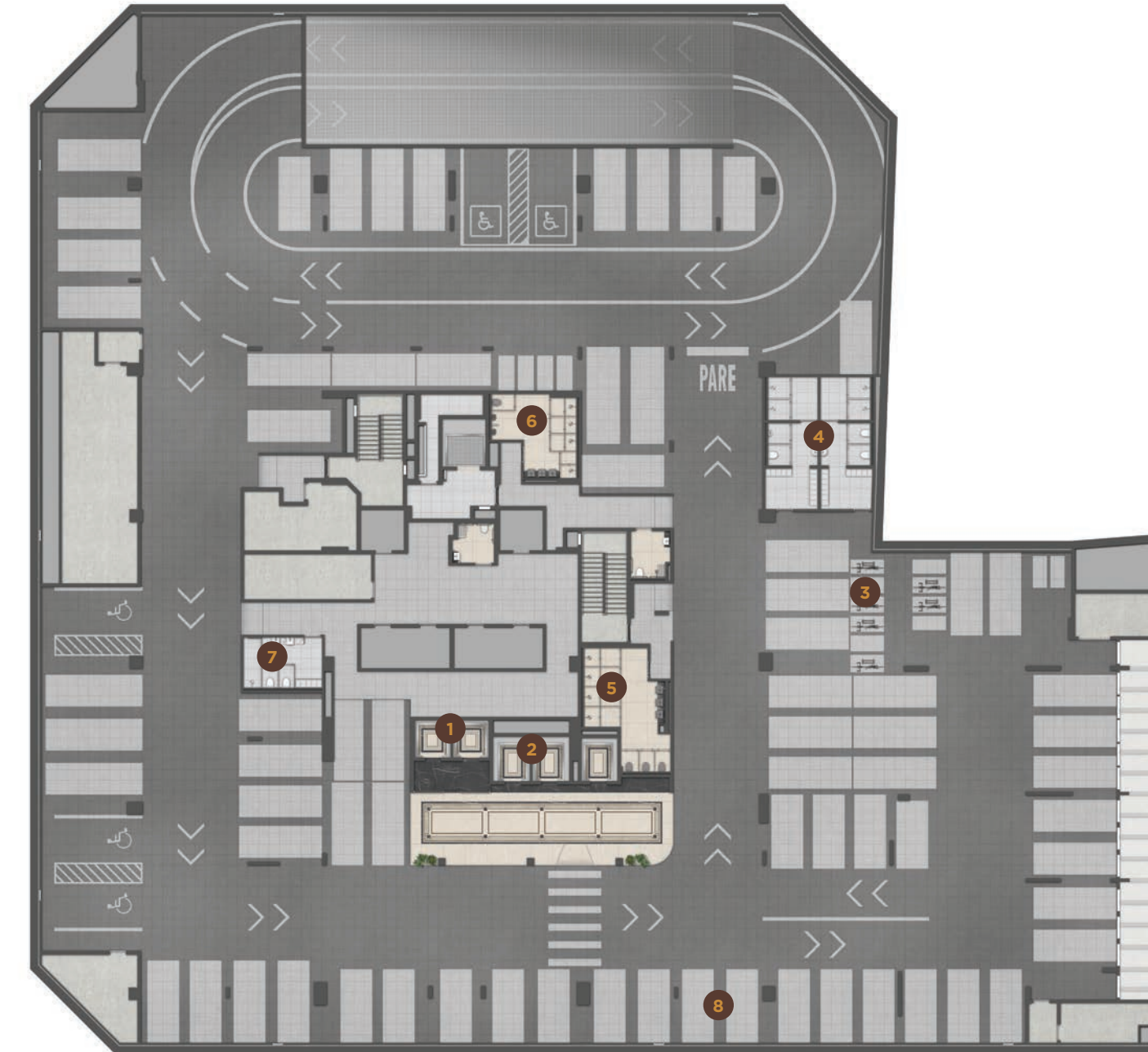
IMPLEMENTATION

GROUND FLOOR ARTISTIC LAYOUT

1. Vehicle access (corporate and events area)
2. Pedestrian access
3. Vehicle access to the Theater | Multipurpose Space
4. Lobby
5. Private Elevator (VIP) with access control
6. Social elevators - garages
7. Corporate tower access
8. Corporate elevator lobby
9. Mailroom, delivery area and lockers
10. Administrative area
11. Dressing room for events team
12. Theatre entrance lobby
13. Theatre dressing area
14. Space for backup generator and exclusive docks for the theatre
15. Loading Docks
16. Bicycle Parking
17. Green / Outdoor relaxation area
18. Generator for 100% of the Tower



Artistic layout of the ground floor



Artistic layout of the lower ground floor

LOWER GROUND FLOOR ARTISTIC LAYOUT

1. Private Elevators (VIP)
2. Social elevators - garages
3. Bicycle Parking (with electric bike charging points)
4. Employee changing room
5. Women's Cyclist locker room (5-star standard)
6. Men's Cyclist locker room (5-star standard)
7. Valet changing room
8. Electric car charging points

TABLE OF AREAS

PROJECT AREA CHART

FLOOR	USE / FUNCTION	BOMA LEASABLE AREA (M ²)
1 st , 2 nd and 3 rd	Theatre	2.431,33
3 rd	Events Area	714,79
4 th	Restaurant	815,48
5 th	Corporate Floor	1.618,18
6 th to 9 th	Corporate Floor	1.950,45
10 th	Corporate Floor	1.772,46
11 th	Corporate Floor	1.998,43
13 th	Corporate Floor	769,11
TOTAL		17.921,57

PARKING SPACES

ENDINGS	SPACES
5th Floor	
Ending 02	14
Ending 03	11
Ending 04	11
6th to 11th Floor	
Ending 01	12
Ending 02	12
Ending 03	12
Ending 04	12
13th Floor	
Ending 01	19



Artist's rendering of the triple-height main lobby



Artist's rendering of a corporate floor



Artist's rendering of access to the corporate tower



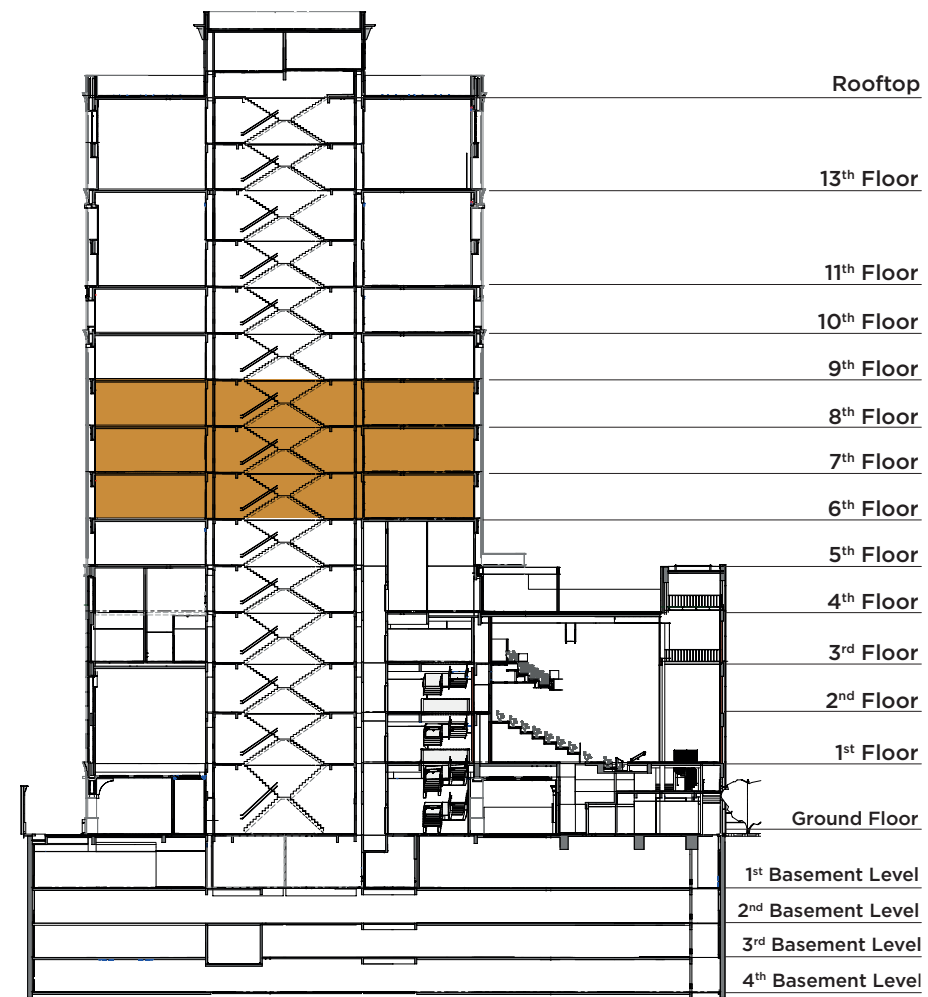
Artist's rendering of the lower ground floor with high-standard finishes



Artist's rendering of the cyclist locker room (lower ground floor)

CORPORATIVE

Floor Plans of the 6th to 8th floors with 1.950,45 m² of BOMA area



Floor plan type from 6th to 8th floor. Suggested layout and decorations. Furniture, benches and adornments will not be delivered. The concrete slab will be delivered in accordance to a detailed memorandum

CONCRETE SLAB SPECIFICATIONS

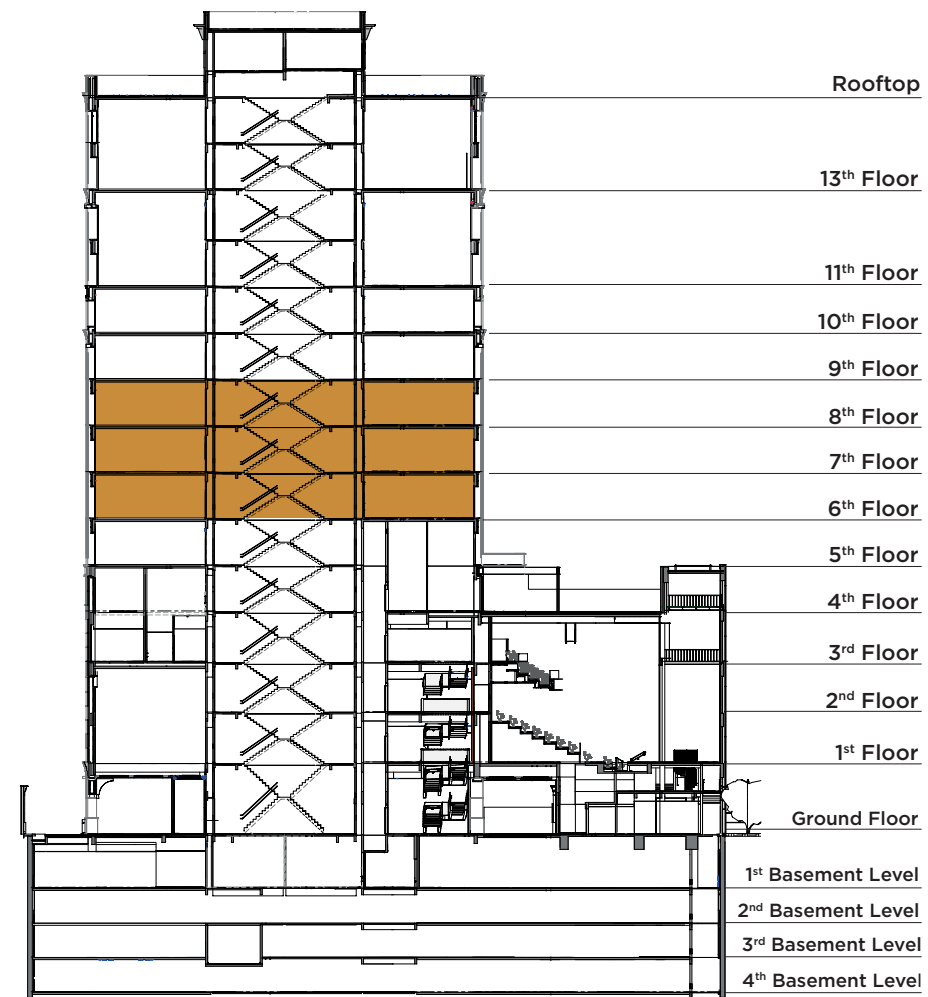
- all concrete slabs have 4 terraces at their ends;
- installed raised steel floor;
- options of shafts along the concrete slabs for the installment of bathrooms and extra pantries;
- lobbies and central bathrooms delivered with high standard finishes;
- VRV air conditioning system (machines delivered);
- large windows along the entire perimeter, 2.90 m high and insulated double glazing;
- concrete slabs without internal pillars, facilitating an Open Space layout;
- ceiling height from floor-to-concrete slab of 3.95m;
- ceiling height from floor-to-ceiling of 3.15m;
- generator for 100% of the tower.



Suggested layout and decorations. Furniture, benches and adornments will not be delivered. The concrete slab will be delivered in accordance to a detailed memorandum

CORPORATIVE

Floor Plans of the 6th to 8th floors with 1.950,45 m² of BOMA area



Floor plan type from 6th to 8th floor. Suggested layout and decorations. Furniture, benches and adornments will not be delivered. The concrete slab will be delivered in accordance to a detailed memorandum

FLEXIBILITY

The flexibility of the project, with concrete slabs without internal pillars, allows several layout options. Companies that opt for more living area, meeting rooms, dynamic rooms, such as the option presented on the side, have many ways to meet their needs with an efficient use of space.

The option of the concrete slab on the 11th floor, with the double height, also allows the user to have their own auditorium. On the 13th floor, Auri Faria Lima offers a large open area, which allows for working outdoors and to have fun at the end of the day.



Suggested layout and decorations. Furniture, benches and adornments will not be delivered. The concrete slab will be delivered in accordance to a detailed memorandum

Concrete slab for the 11th floor with double height and with 1.998,43 m² of BOMA area



Illustrated perspective of the 11th floor. Suggested layout and decorations. Furniture, benches and adornments will not be delivered. The concrete slab will be delivered in accordance to a detailed memorandum

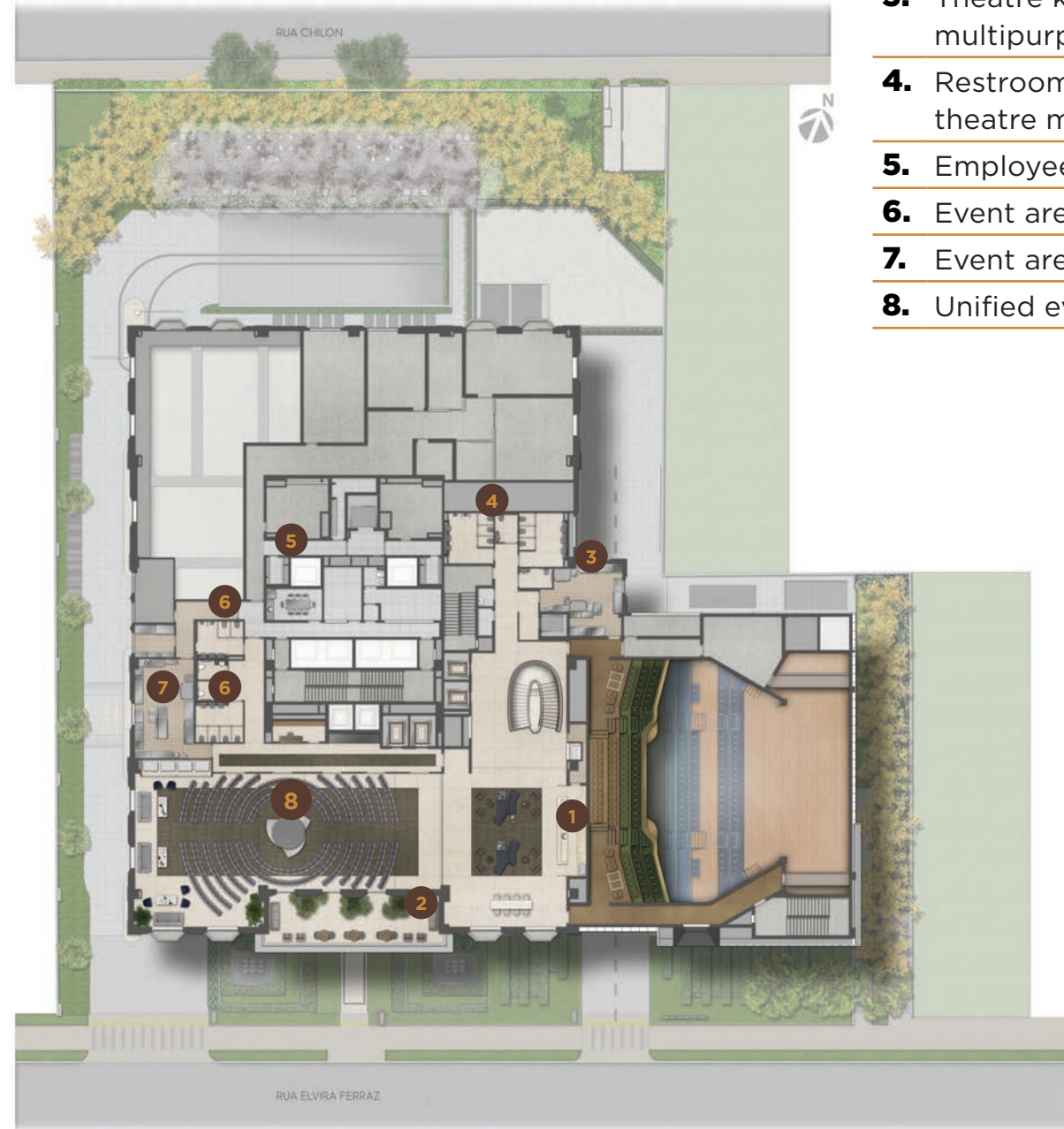
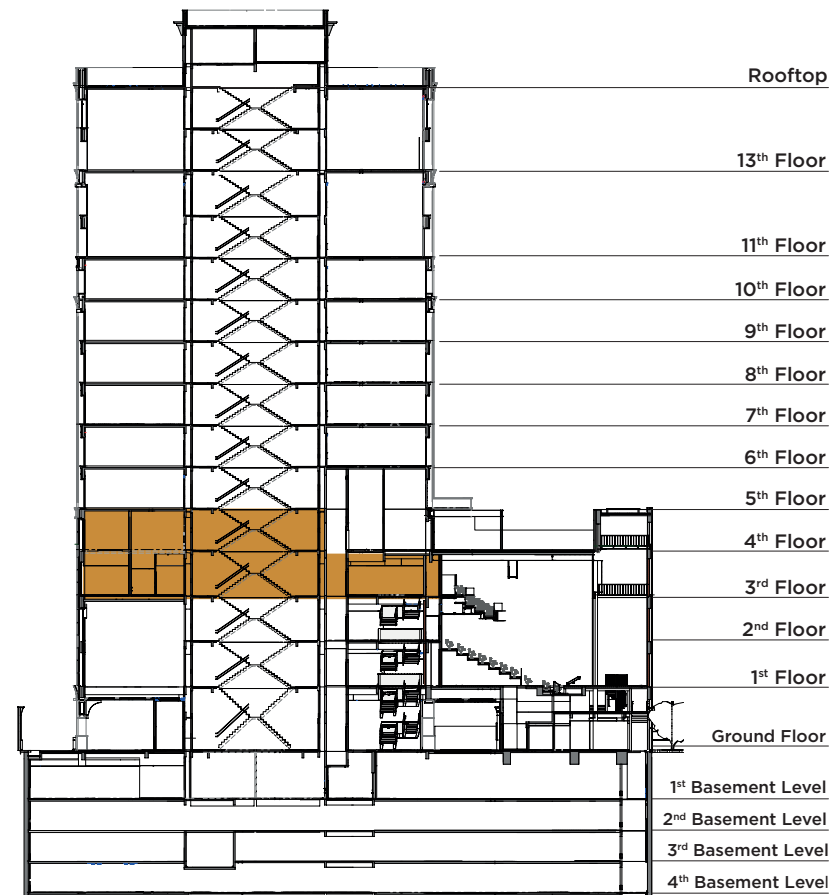
ROOFTOP 13th FLOOR



Illustrated perspective of the 13th floor. Suggested layout and decorations. Furniture, benches and adornments will not be delivered. The concrete slab will be delivered in accordance to a detailed memorandum

EVENTS SPACE

Possessing an ample space of 714,79 m², the Auri Faria Lima Event Space is suitable for all types of celebrations, from the most traditional to grandiose parties, seminars and concerts. Located on the 3rd floor, it has five rooms that can be combined into a single space, with a maximum capacity of 300 people. It has an exclusive kitchen, changing rooms and generator.



Artistic implementation of the 3rd floor

1. Foyer and Bar
2. Open terrace
3. Theatre kitchen / multipurpose space
4. Restrooms / theatre mezzanine
5. Employee cafeteria
6. Event area restrooms
7. Event area kitchen
8. Unified events area

Artistic implantation of the 3rd floor with the unified rooms. Suggested layout and decorations. Furniture will not be delivered. The area will be delivered in accordance to a detailed memorandum

Event Rooms

- | | |
|---|-------------------------|
| 1. Beethoven Room | • 127,33 m ² |
| 2. Bach Room | • 34,78 m ² |
| 3. Mozart Room | • 35,12 m ² |
| 4. Villa-Lobos Room | • 35,12 m ² |
| 5. Chopin Room | • 35,20 m ² |
| 6. Foyer of the events area and theatre mezzanine | |



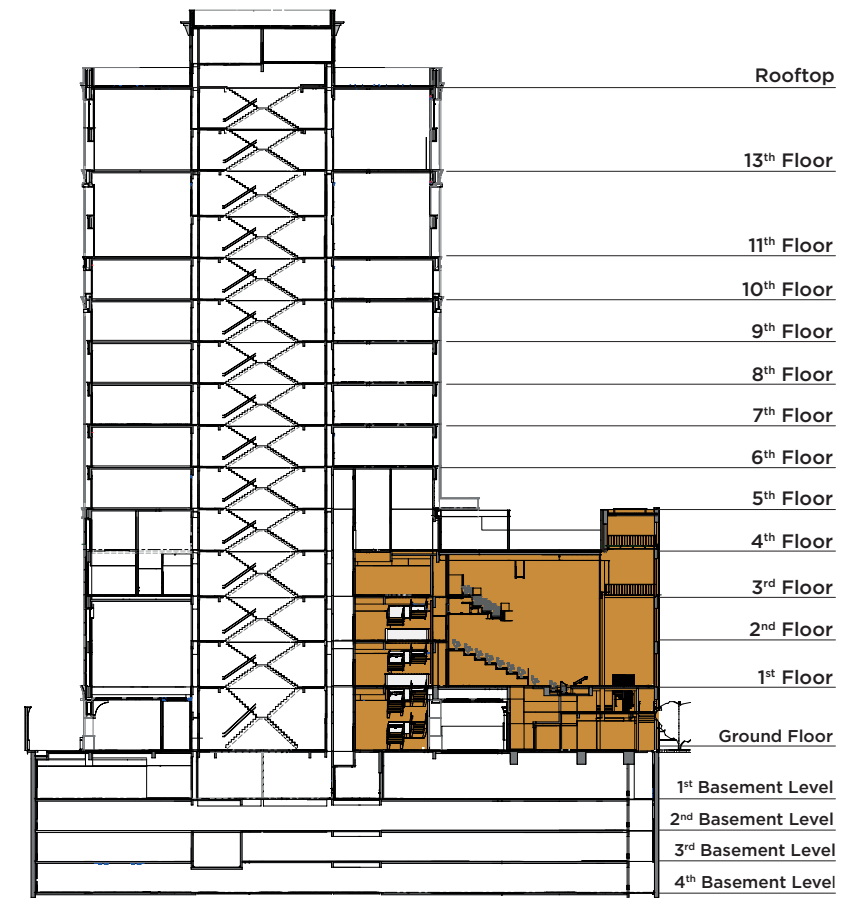
Artistic implementation of the 3rd floor with individual event rooms. Suggested layout and decorations. Furniture will not be delivered. The area will be delivered in accordance to a detailed memorandum



Artistic rendering of the unified events area

THEATRE/MULTIPURPOSE SPACE

With separate access from the corporate tower, the theater is comprised of 391 seats that offer unique comfort. It has an automated system for collecting the chairs, which in a matter of minutes, transforms the environment into a space for multipurpose events, connecting the floor of the audience to the stage. The theater/multipurpose space occupies an area of 2,431.33 m² and has its own exclusive generator.



Artistic rendering of the facade

Theatre / Multipurpose Space



Artistic rendering of theatre vehicle access



Artistic rendering of the theatre access lobby



Artistic rendering of the theatre



Artistic rendering of the theatre foyer



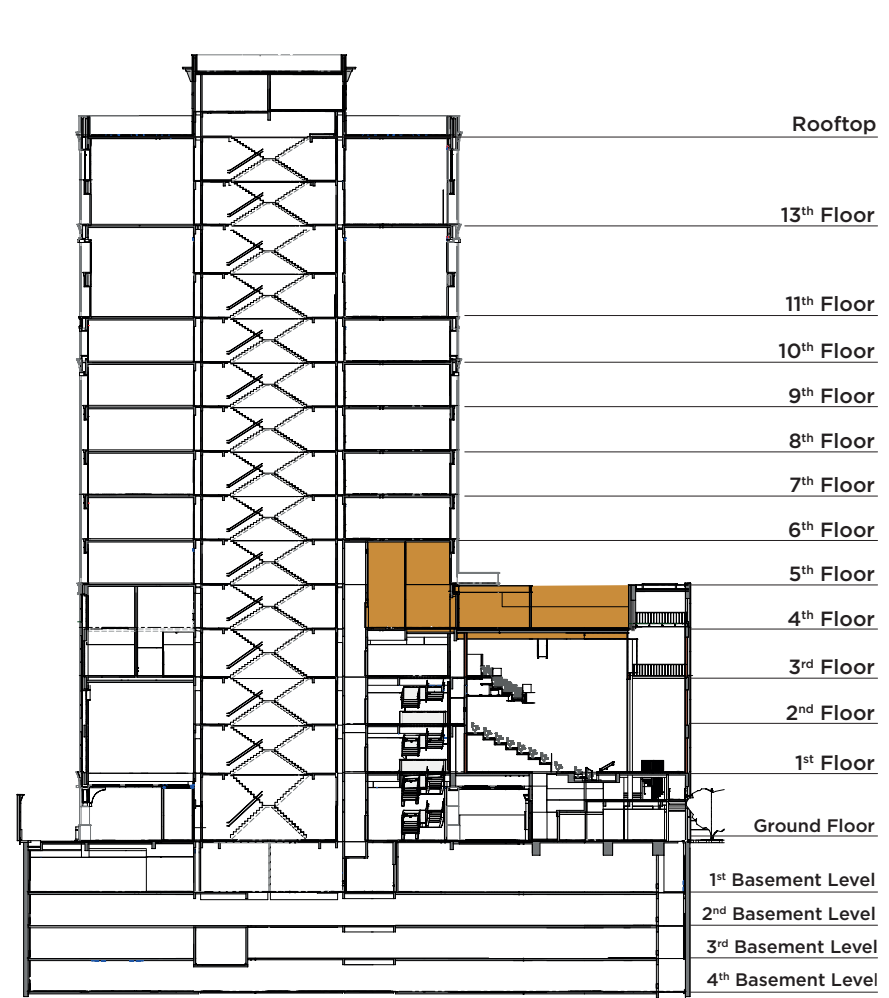
Artistic rendering of the theatre



Artistic rendering of the theater area/multipurpose space

RESTAURANT

Located on the 4th floor, the restaurant area, with a capacity for up to 300 people, has a clear view of the São Paulo skyline. There are 427 m² of a double-height covered area and 389 m² of terrace. This provides a privileged view that makes every moment special.



Artistic implementation of the restaurant. Suggested layout and decorations. Furniture not delivered. The area will be delivered in accordance to a detailed memorandum



Artistic perspective of the restaurant with suggested layout and decorations. The furniture will not be delivered. The area will be delivered in accordance to a detailed memorandum.



Artistic perspective of the restaurant with suggested layout and decorations. The furniture will not be delivered. The area will be delivered in accordance to a detailed memorandum



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**INNOVATION,
SUSTAINABILITY
AND WELL-BEING**

INNOVATION: SECURITY AND TECHNOLOGY

The project has a Building Automation System (BAS) that offers monitoring and control, in a centralized way, of the electrical, hydraulic and air conditioning systems from the Automation Center located on the 3rd Floor. All functioning of the systems in question is controlled in a unified manner by the BAS. In this way, the electrical and water meters as well as the equipment for measuring the air conditioning system usage are all automated and allow, with maximum precision, to monitor the consumption of all the building's resources.

The BAS also enables entry system integration, the generation and distribution of electrical energy, with the monitoring of relay protection, monitoring the distribution board meters and multifunctional digital meters specific to each distribution board of consumption blocks (lighting and sockets, elevators, exhaust and insufflation fans, air conditioning, hydraulic pumps, among others).

Regarding the hydraulic system, automation covers monitor the use and control of all rainwater, sewage, wastewater, cold water pressurization, fire pumps and sprinklers, in order to manage their perfect operation of the building and quickly identify possible faults. For the air conditioning system, the BAS provides remote control operation, the measurement and

control of room temperature, the measurement and pricing of the individual consumption of each evaporator as well as the blocking of the remote control.

THE BAS ALSO CENTRALIZES AND MANAGES

- the registration of users and visitors;
- the unlocking and blocking of turnstiles through facial identification by smart cameras that integrate with self-service and reception portals;
- intrusion control, through camera monitoring;
- a fire fighting system;
- lighting control of facade and LED panels.

SECURITY

Auri Faria Lima will have the most modern security system. Smart cameras will be installed and by utilizing an advanced deep learning algorithm, they will be able to accurately detect people, motorized and non-motorized vehicles, human faces, license plates and dynamic scenes. Dust and rain resistant and with an anti-vandalism function, the cameras will also have an ultra-starlight effect for night usage. State-of-the-art technology ensures comfort and safety for project users.

SUSTAINABILITY AND WELL-BEING

AURI FARIA LIMA WILL BE CERTIFIED BY THE LEED®/GOLD SEAL



THE PROJECT WAS ALREADY BORN SUSTAINABLE

- all woods being used are FSC certified (Forest Stewardship Council);
- advanced management of refrigerants for greenhouse gas reduction;
- a non-smoking establishment in all areas;
- lighting, automation and refrigeration equipment designed and purchased for reduced energy consumption.

SOLUTIONS FOR LOW WATER CONSUMPTION

- pressurized and low consumption water fixtures;
- toilets with 3-liter and 6-liter double-acting valves;
- landscaping designed for the planting of 51 native species, none of which require irrigation;
- reusable water system for the irrigation of landscaped areas and cleaning of the basement levels.

REDUCTION IN CARBON EMISSIONS

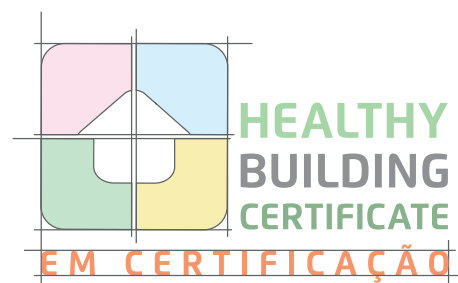
- Auri Faria Lima used more than 20% of total material costs with regional materials, extracted or produced within a radius of 800 km from the site. In addition to stimulating regional development, it reduces the environmental impact generated by transporting materials from long-distance regions;
- Auri Faria Lima has a specific area for the selective collection and storage of recyclable waste, including a specific management plan to be implemented together with the future occupants of the building.

SOLUTIONS FOR LOW ENERGY CONSUMPTION

- Infrastructure is in place for future installation of solar panels on the roof: minimum generation of 31,136 KW/year, using an area of 309 m² on the engine room roof;
- VRV air conditioning system, with a variable gas refrigeration system, which saves energy consumption of the refrigeration system;
- large 2.90 m high windows with insulated glass, with a coefficient of transparency that ensures the entry of lighting with reduced heat transmission, improving energy consumption and air conditioning performance;
- all lighting at Auri Faria Lima was designed in accordance with international energy efficiency standards. These standards limit the lighting power installed throughout the building for each type of environment;
- the entire electrical infrastructure was developed in order to contribute to the building's energy efficiency, through voltage drop limitations, avoiding load loss in the cabling, in addition to automation that's linked to a monitoring center for the lighting, air conditioning, among others;
- all the electric motors used at Auri Faria Lima are of high performance, which contribute to the energy efficiency of the enterprise;
- presence sensor on the basement levels.

HEALTH AND QUALITY OF LIFE

AURI FARIA LIMA WILL BE CERTIFIED BY THE HBC SEAL



The HBC SEAL aims at the user's safety, health and quality of life. Below are some of the main points regarding Auri Faria Lima:

- noise level control;
- lighting, to be aligned more closely to the circadian cycle, which has been proven to influence mood, productivity and hormones;
- air quality: 100% air renewal on corporate floors every 47 minutes and every 17 minutes in the theater;
- water quality: control and attention to filters, circulation, cleaning routines, pollution and types of use;
- intelligence applied to the layouts of electrical and hydraulic installations, avoiding the possibility of developing illness due to exposure to noise or electromagnetic fields;
- emphasis on green areas for decompression and relaxation, with the capacity to support more than 10% of the building's overall projected users;
- client touchless dynamic flow.





Photo of the enterprise



WINNER OF
5 CATEGORIES OF THE INTERNATIONAL
PROPERTY AWARDS





AURI
FARIA LIMA

DEVELOPERS AND DESIGN

ARCHITECTURE

Landscaping



Theatre Architectural Design



Interior Architecture



Architecture



Executive Architecture



Facade Architecture



DEVELOPERS

Real Estate Development



Aurinova Real Estate Development operates in the high-end residential and commercial development market. It is a real estate boutique that aims to deliver customized and differentiated projects to an exclusive audience, which seeks projects that bring together architecture, design, technology, safety and sustainability.

Real Estate Development and Construction



RMA Real Estate Development operates in the developer and construction market for high-end commercial and residential projects. It always invests in new technologies and has highly trained and up-to-date professionals. It has a strong concern with the conscientious use of resources and with the maximum quality in the execution of projects, which obtains important certifications such as HBC (Health Building Certificate) and LEED.

Real Estate Development and Planning



Nexland operates in the field of REAL ESTATE and its focus is the investment and management of exclusive products with high added value. The company invests in properties with a premium quality differential and adds services and technology to win the customer's choice through a unique experience. Nexland thinks over every detail, and customer loyalty brings added stability to the portfolio in the long term.

Aurinova, RMA and Nexland form a reliable business group, with more than 20 years of experience in various sectors such as civil construction, health, information technology and food.

