



CW TOWER

SENSES
PROPERTY
MANAGEMENT

NOVA2026

“MEA For REBUILD:

พลิกโฉมอาคารสู่มาตรฐานสากลด้วย

MEA ENERGY AWARDS”

@CW Tower

Timeline CW Tower

1992

2008

2017-Present



Millennium Tower



Building renovation
and expansion project
Added
Tower A (48 stories) and
Tower B (43 stories)



Building renaming
and renovation
of common areas
and leasable spaces



An aerial night photograph of two prominent skyscrapers in Singapore. The Millennium Tower, on the left, is a tall, blue-glass building with a distinctive crown of golden spires. The Cyber World Tower, on the right, is a similar but shorter skyscraper. The base of the buildings is brightly lit, and the surrounding city lights are visible in the background.

The building operations in 1992

Millennium Tower 16 Year

Cyber world 9 Year

CW Tower 9 Year

Person approximately 1.2 M/Y

electricity consumption AVG 17 GWh/Y

BUILDING INFORMATION



Number of Stories	: Tower A 48 stories
	: Tower B 43 stories
	: Podium 6 stories
Gross Floor Area	: 204,170 sq.m.
Office Leasable Area	: 74,200 sq.m.
Retail Leasable Area	: 6,310 sq.m.
Car Parking	: 1,290 lots
Air Conditioning	: Centralized
Passenger Lifts	: 21 Units
Car Park Lifts	: 7 Units
Service Lifts	: 2 Units
Glass Lifts	: 2 Units
Escalators	: 18 Units

CW Tower Strategic Direction



ความต้องการผู้เช่าและผู้ใช้อาคารสำนักงาน

- สุกภาพดี
- สวยงามทันสมัย
- มีพื้นที่สันทนาการส่วนกลางระหว่างวัน
- มีสุขอนามัย
- ไม่เป็นแหล่งแพร่กระจายเชื้อโรค

CW TOWER

- ร้านอาหาร
- ร้านกาแฟ
- ร้านขายยา
- ธนาคาร/ATM
- ร้านสะดวกซื้อ
- Fitness

C-Asean

- Media Hub
- Auditorium



Service Area

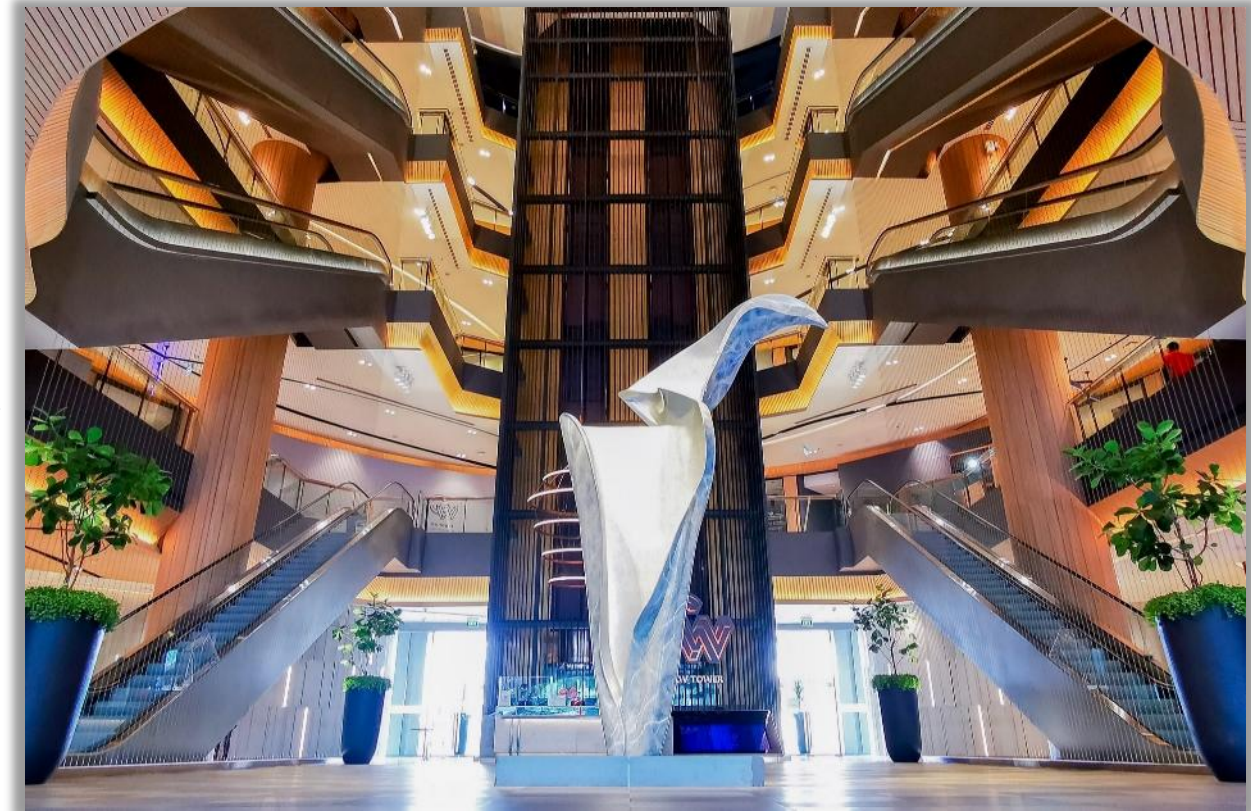
- Smart Mailroom
- Meeting Room
- Pickup Point & Billing Service
- First Aid Room

- Energy Saving
- Building Management Program
- Turnstiles
- Internet of Things (IoT)
- E-Stamp
- VMS

CW Tower Renovation Project



BEFORE



AFTER

CW Tower Renovation Project



BEFORE

AFTER

CW Tower Renovation Project



BEFORE

AFTER

CW Tower Renovation Project



BEFORE

AFTER

CW Tower Renovation Project



BEFORE

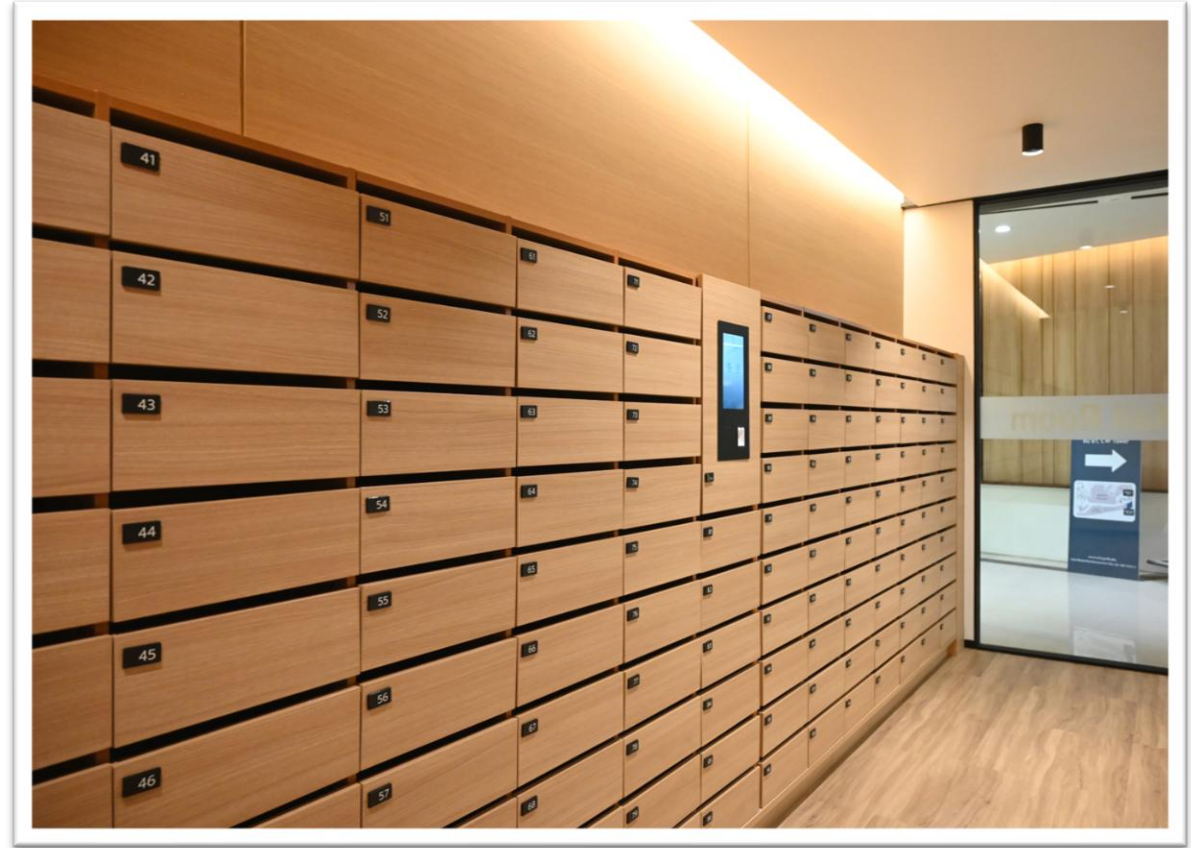


AFTER

CW Tower Renovation Project



FIRST AID ROOM



SMART MAILROOM

การดำเนินธุรกิจที่ยั่งยืนต้องคำนึงถึงผลกระทบต่อเศรษฐกิจ สังคม และสิ่งแวดล้อม ลดการใช้ทรัพยากรธรรมชาติ ลดมลพิษ และส่งเสริมการใช้พลังงานหมุนเวียน มุ่งสร้างสมดุลระหว่างการเติบโตทางธุรกิจ ควบคู่ไปกับความเจริญเติบโตให้กับพนักงาน สร้างคุณค่าให้กับสังคม สนับสนุนชุมชน ส่งเสริมสิทธิมนุษยชน

Sustainability Policy

Vision

Generating consistent returns for investors by focusing on providing superior quality of service compared to comparable office building.

Growth strategy

We Focus on business sector with growth potential aligned with current trends, including multinational corporations, to build a stable tenant base. This includes E-commerce, Logistica, Tech Firms, IT Platforms, Emerging Businesses relocating from the CBD, and Offline Shops, Enhance your competitiveness to match Grade A Offices in the CBD , Manage costs and control risks.

ESG Materiality : A key sustainability issue.

Environment	Social	Governance
Energy Consumption	Labor Practices & Worker Well-being	Anti-Corruption & Ethical Decision Making
Waste Management	Diversity, Equity & Inclusion	Stakeholder Governance
Water Use & Resource Efficiency	Human Rights	Risk Management
Carbon Emissions	Community Engagement & Development	Data Privacy & Cybersecurity

Sustainable Development Strategy

Organization Development | Eco efficiency | Risk Management | Partnerships

Strategic Objectives

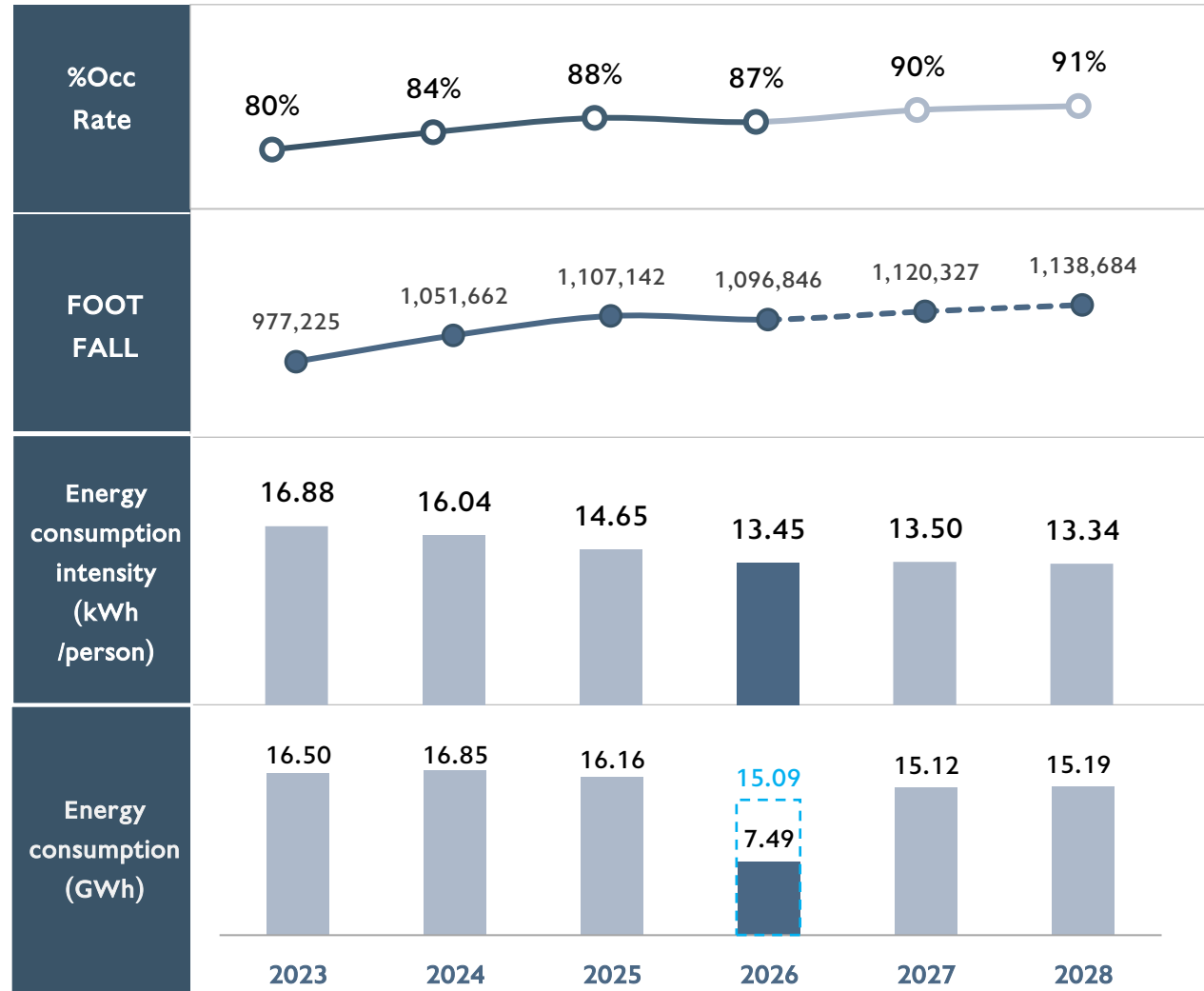
Cost Reduction | Risk Management | Brand

BMA Contribution

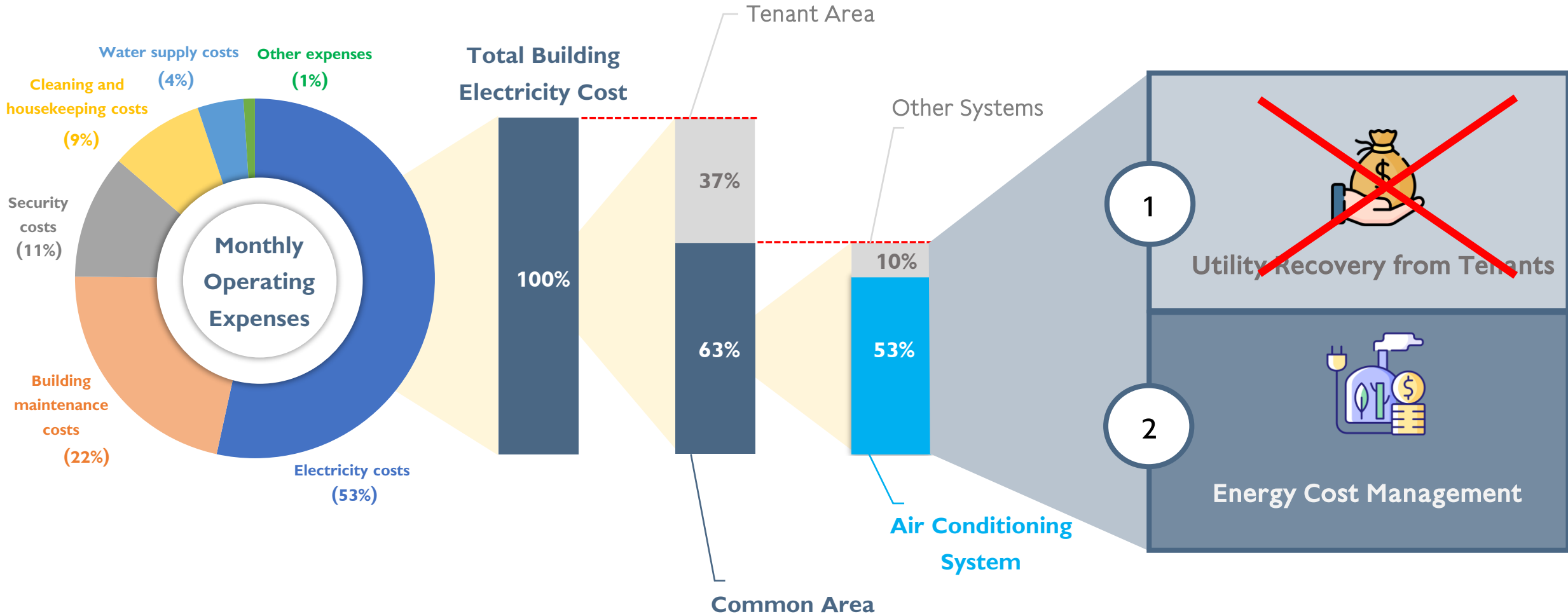
43 Policies

Summary Executive – ESG Progress

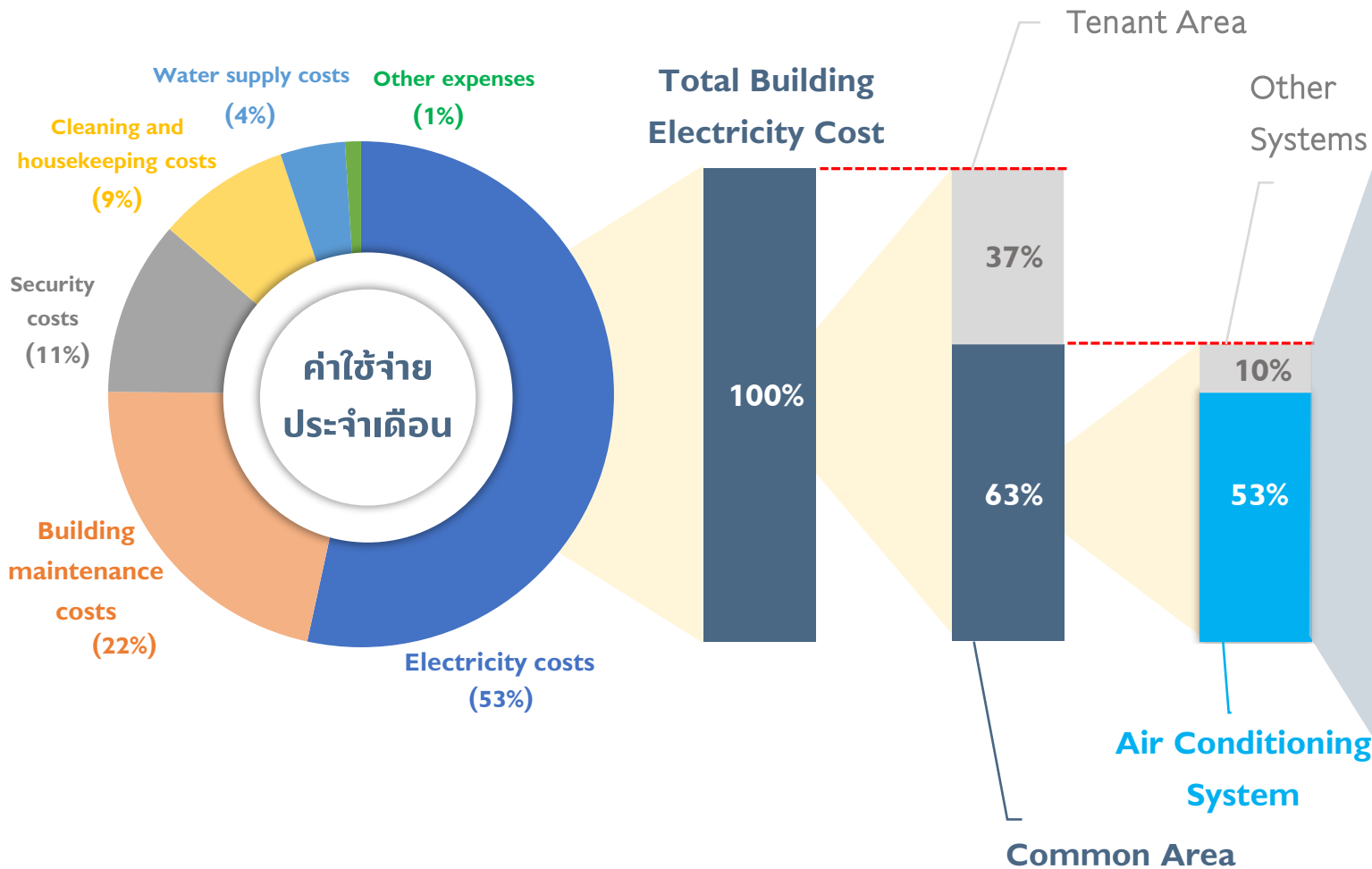
	2023 A (base year)	2024 A	2025 A	2026 TG	2026 A (6 months)
Energy consumption (GWh)	16.50	16.85	16.16	15.09	7.49
Energy Consumption (% from 2023)	-	2%	-2%	-8.5%	
Energy consumption intensity (kWh/person)	16.88	16.04	14.65	13.40	13.34
Renewable energy (kWh)	0	23,780	57,072	51,500	28,536
Renewable Energy Utilization Rate (%)	-	0.1%	0.4%	0.3%	0.4%
Average Electricity Rate	4.83	4.12	4.06	4.16	3.91
Electricity Cost (Million THB)	79.64	69.38	65.59	64.15	34.48
Electricity Cost Change Compared to 2023 (%)	-	-12.9%	-17.6%	-19.5%	



Background and Significance of Energy Management



Background and Significance of Energy Management



1. Installation of Air Scrubber



Decrease Importation OA

2. Chiller Plant Replacement



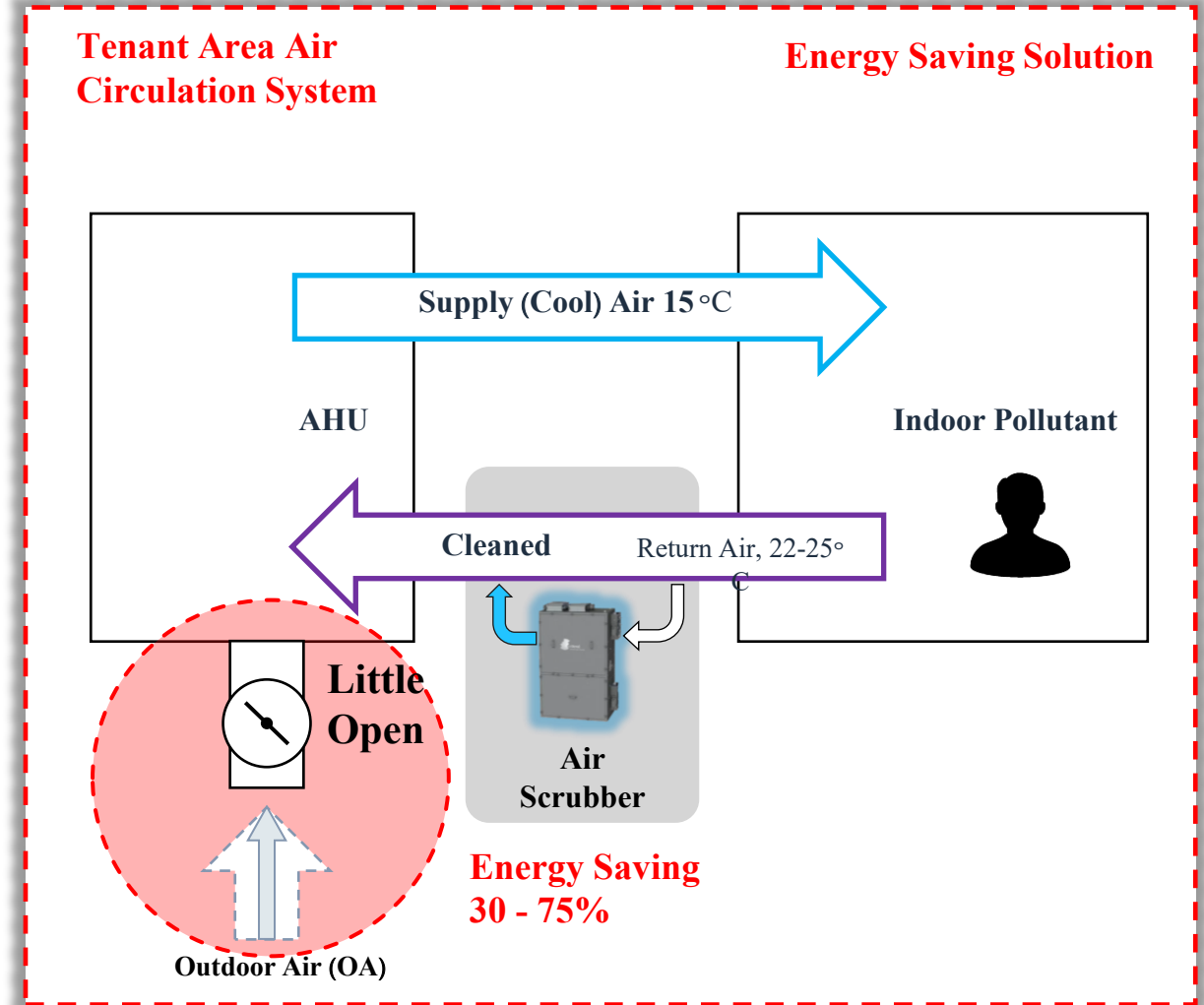
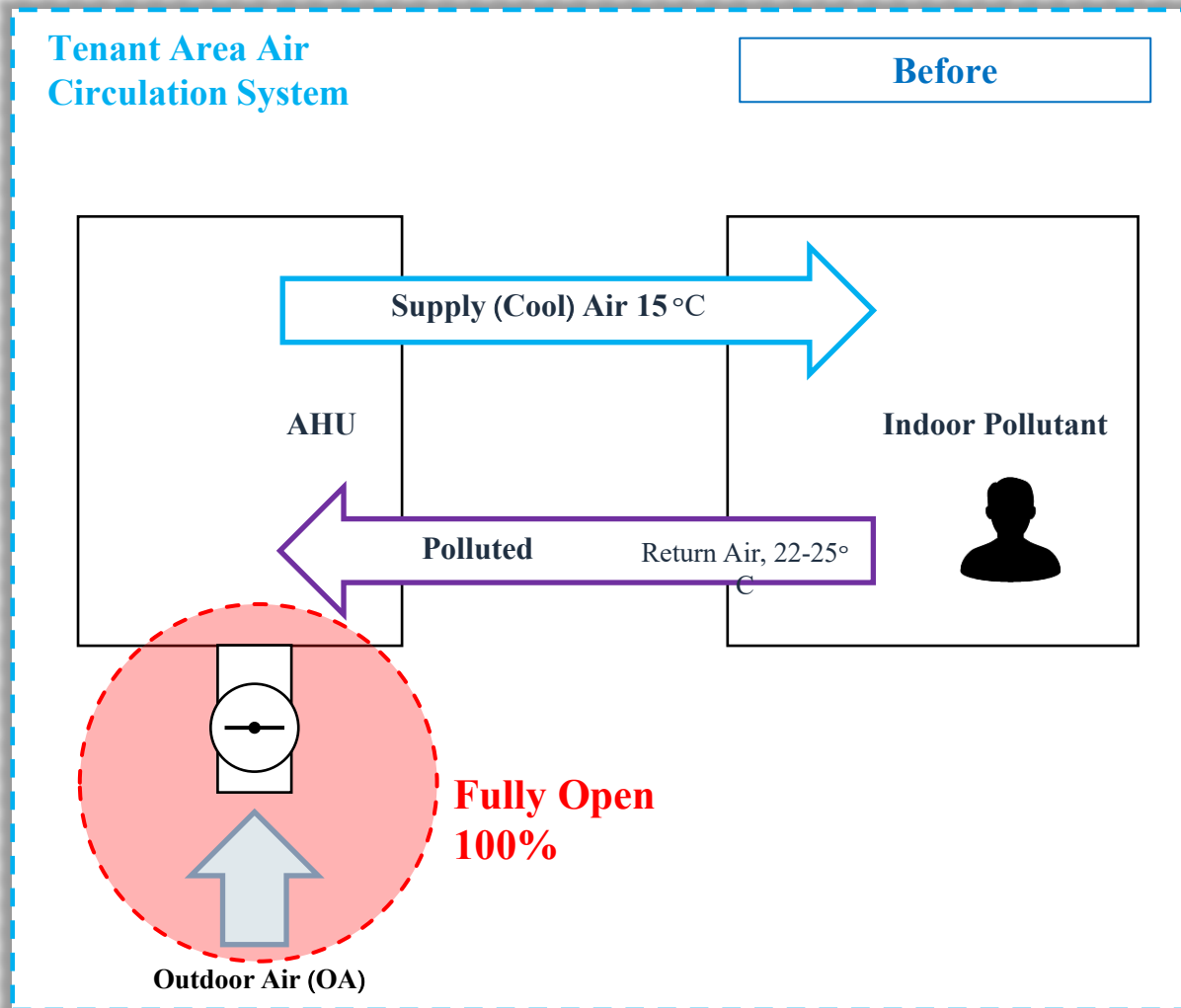
Compressor Magnetic Oil free

3. Escalator Replacement Project

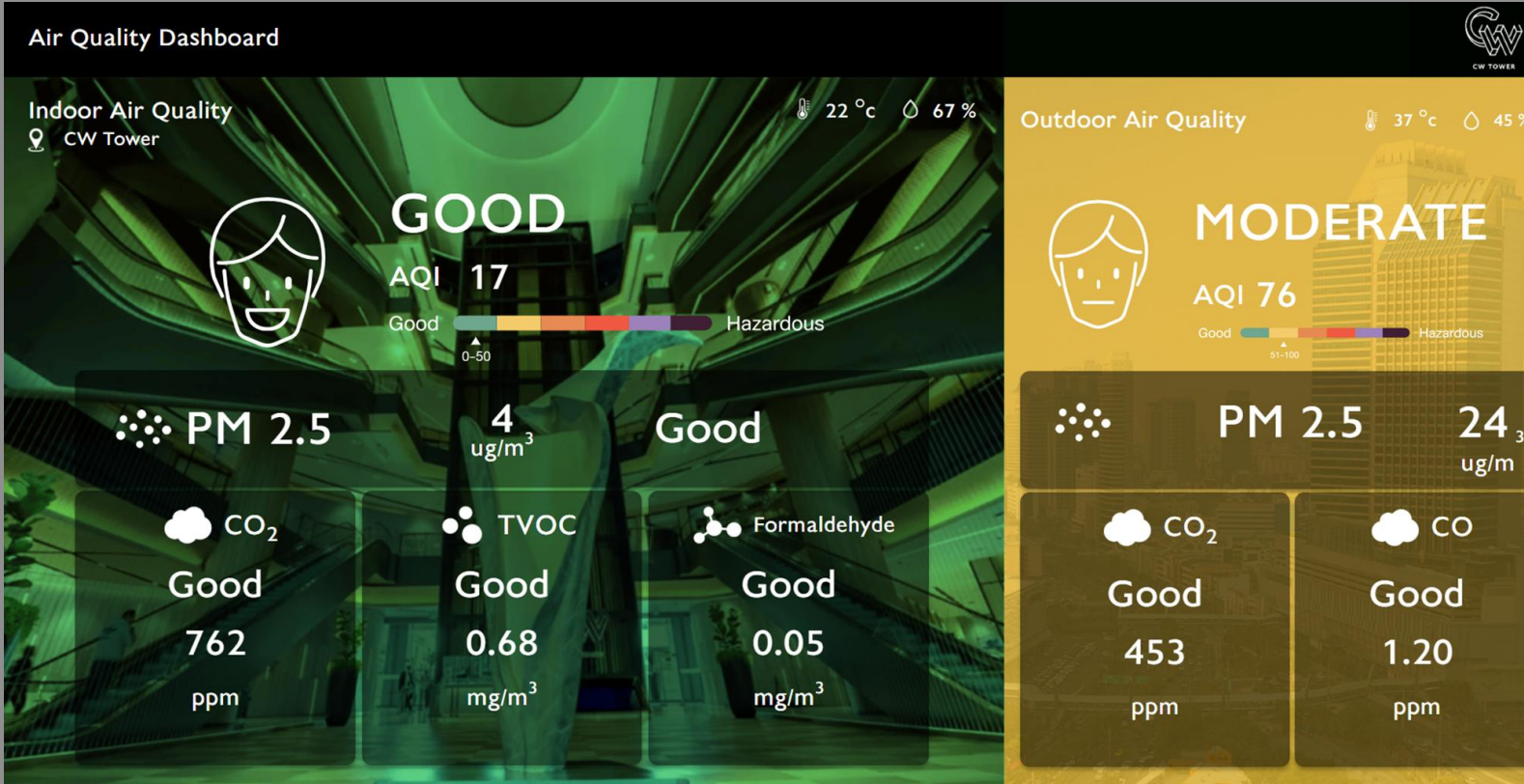


Energy Waste Reduction

Installation of Air Scrubber



Air Quality Dashboard



Air Quality Index US AQI



“ตัวเลขยิ่งน้อย ยิ่งดีต่อสุขภาพนะครับ”



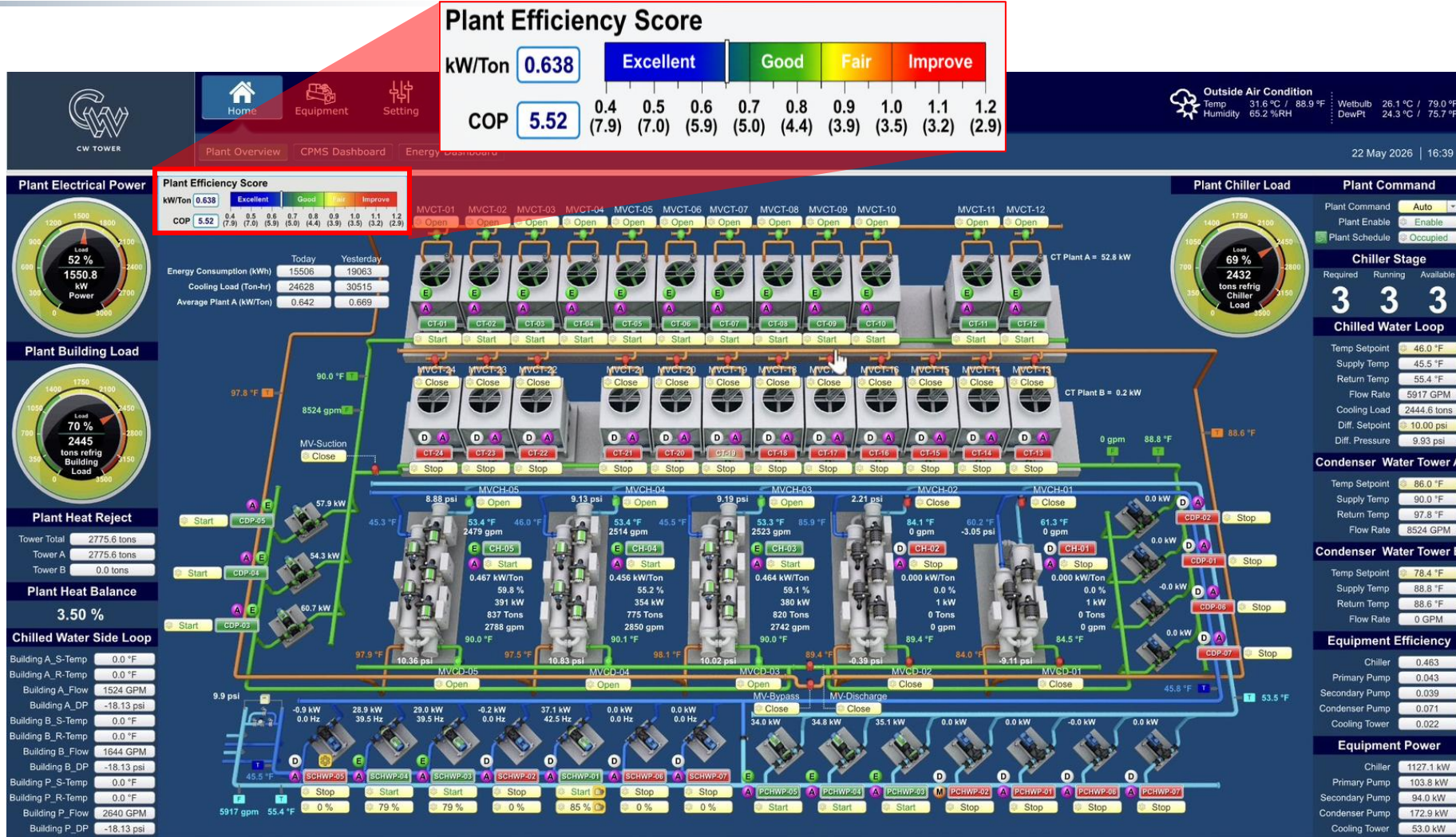
AQI (Air Quality Index) บอกคุณภาพอากาศโดยรวม เป็นคะแนน 0-500 ยิ่งต่ำยิ่งดี
CO₂ (Carbon Dioxide) ใช้ระดับคาร์บอนไดออกไซด์ ในระบบระบายอากาศ
TVOC (Total Volatile Organic Compounds) สารระเหยจากน้ำยา สี ทินเนอร์ เฟอร์นิเจอร์ เป็นต้น อาจก่อให้เกิดโรคภัยคือ
Formaldehyde สารก่อมะเร็ง พบในกาวยาสี ยานิว เฟอร์นิเจอร์ใหม่ อันตรายหากสะสมมาก



Replaced with Haier Magnetic Oil-Free Chiller

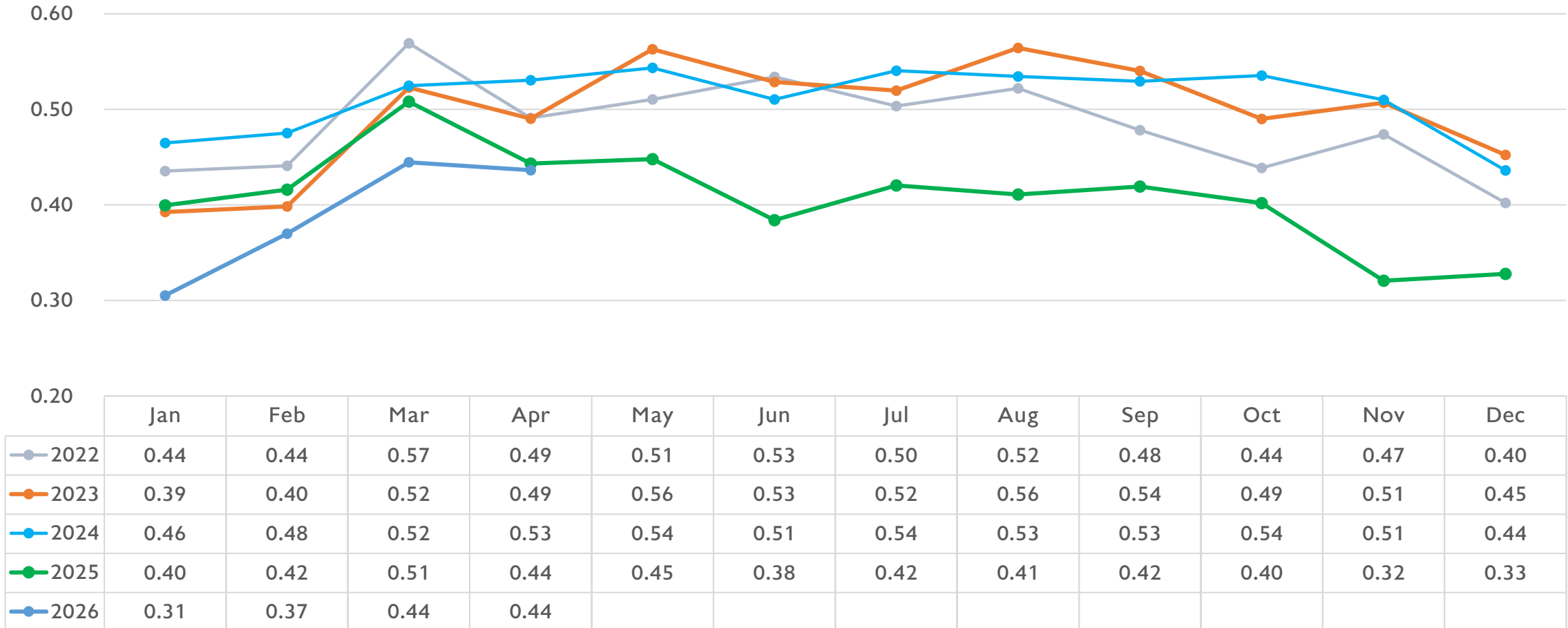


CPMS System



Reduction of Electricity Consumption (2022–2026)

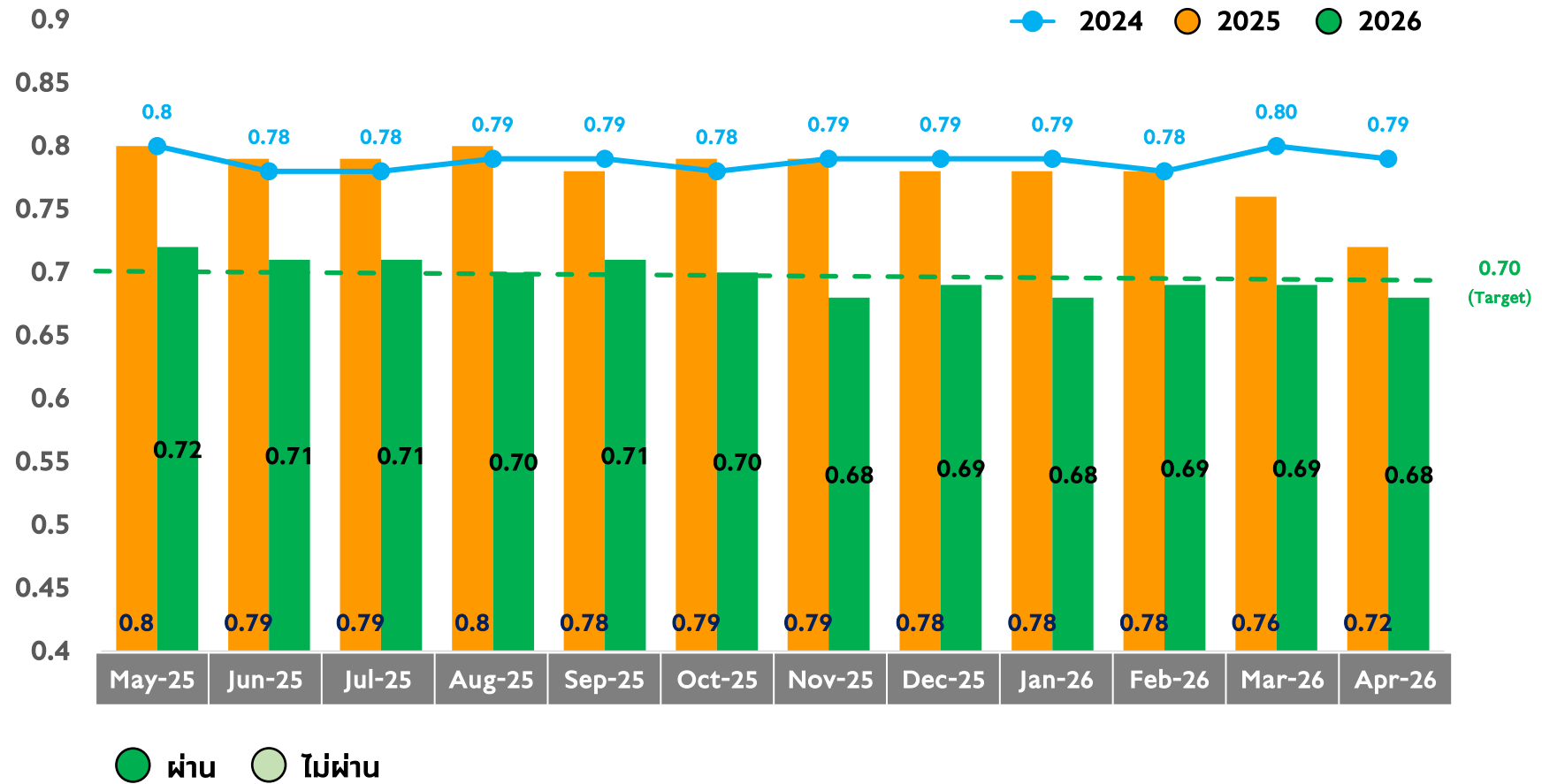
Electricity Consumption Trend of the Chiller Plant System (MWh)



Energy Efficiency Management in the Chiller Plant

Comparison of Chiller Energy Efficiency (kWh/RT)

Target 0.70 kWh/RT





LEED v4.1 for Operations & Maintenance: Existing Buildings - Recertification

Scorecard



Project : CW Tower Recertification

Date: September 8, 2025

Rev:

Y	?	N		
13	0	1	Location and Transportation	13 / 14
13		1	Credit Transportation Performance	14
6	0	9	Water Efficiency	6 / 15
6		9	Credit Water Performance	15
30	0	3	Energy and Atmosphere	30 / 33
30		3	Credit Energy Performance	33
8	0	0	Materials and Resources	8 / 8
8		0	Credit Waste Performance	8

16	0	4	Indoor Environmental Quality	16 / 20
10		0	Credit Indoor Environmental Quality Performance - Occupant satisfaction	10
6		4	Credit Indoor Environmental Quality Performance - CO2 & TVOC score	10
10	0	0	Prior LEED Certification Credit	10 / 10
10		0	Credit Automatically awarded to previously LEED-certified	10
83	0	17	TOTALS	Possible Points: 100

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

Proud Achievements

**Building
Safety Award
2023
“Platinum”**



**MEA ENERGY
AWARDS
2024
“Premium”**



ISO 14064-1



**LEED
(Operation &
Maintenance)
2025
“Platinum”**



**Low Emission
Support Scheme
2023-2025**



**MEA ENERGY
AWARDS
2023
“Gold”**



**Carbon
Footprint for
Organization:
(CFO)**



**LEED
(Operation &
Maintenance)
2023
“Gold”**



Next Step Goal



**THAILAND
ENERGY
AWARDS
2026**



ASEAN Centre for Energy
One Community for Sustainable Energy

THANK YOU

