

Project: 242-258 242-258 Young Street, Waterloo  
Client: Charvic Pty Ltd  
Date: 17/12/2023

|                                                                          |       | A            |            | B             |       | C          |       | D = A + B + C     |       | E               |       | F              |       | G           |       | H = D + E + F + G |             |
|--------------------------------------------------------------------------|-------|--------------|------------|---------------|-------|------------|-------|-------------------|-------|-----------------|-------|----------------|-------|-------------|-------|-------------------|-------------|
| Description                                                              | m2    | Trade        |            | Preliminaries |       | Margin     |       | Construction Cost |       | Consultant Fees |       | Authority Fees |       | Contingency |       | Development Cost  |             |
|                                                                          |       |              | \$/m2      | 18%           | \$/m2 | 5%         | \$/m2 |                   | \$/m2 | 10%             | \$/m2 | 1.2%           | \$/m2 | 0%          | \$/m2 |                   | \$/m2       |
| 242-258 242-258 Young Street, Waterloo Option 16 (Student Accommodation) |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| BASEMENT                                                                 |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Basement Carpark (58 Spaces)                                             | 2,977 | \$ 2,381,600 | \$ 800     |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
|                                                                          |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Basement Subtotal                                                        | 2,977 | 2,381,600    | \$ 800     | \$ 428,688    | 144   | \$ 140,514 | 47    | \$ 2,950,802      | 991   | \$ 295,080      | 99    | \$ 38,951      | 13    | \$ -        | -     | \$ 3,284,833      | \$ 1,103.40 |
| EDUCATION                                                                |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Ground                                                                   |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| GLS/Classroom                                                            |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Café                                                                     | 38    | \$ 182,400   | \$ 4,800   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| GLS Primary                                                              | 121   | \$ 520,300   | \$ 4,300   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Green Room                                                               | 71    | \$ 177,500   | \$ 2,500   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Admin                                                                    |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Admin                                                                    | 236   | \$ 944,000   | \$ 4,000   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Storage/Loading                                                          |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Services/Substation                                                      | 164   | \$ 410,000   | \$ 2,500   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Loading and Storage                                                      | 684   | \$ 1,162,800 | \$ 1,700   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Circulation Space                                                        |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Circulation Space                                                        | 305   | \$ 854,000   | \$ 2,800   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Internal Hallway                                                         | 145   | \$ 406,000   | \$ 2,800   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Ground ramp to basement                                                  | 331   | \$ 182,050   | \$ 550     |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Outdoor                                                                  |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Outdoor                                                                  | 626   | \$ 751,200   | \$ 1,200   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Void                                                                     |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Void                                                                     | 144   | \$ 187,200   | \$ 1,300   |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| External                                                                 |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Entry Steps and Ramps                                                    | 277   | \$ 152,350   | \$ 550     |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Public Walkway and Driveway                                              | 1415  | \$ 353,750   | \$ 250     |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Other                                                                    |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Fire Stairs                                                              | 48    | \$ 20,160    | \$ 420     |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Internal Staircase (count)                                               | 1     | \$ 250,000   | \$ 250,000 |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
|                                                                          |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |
| Ground Subtotal                                                          | 4,606 | 6,553,710    | \$ 1,423   | \$ 1,179,668  | 256   | \$ 386,669 | 84    | \$ 8,120,047      | 1,763 | \$ 812,005      | 176   | \$ 107,185     | 23    | \$ -        | -     | \$ 9,039,236      | \$ 1,962.49 |
|                                                                          |       |              |            |               |       |            |       |                   |       |                 |       |                |       |             |       |                   |             |

|                               |       | A     |            | B             |         | C      |           | D = A + B + C     |       | E               |       | F              |            | G           |       | H = D + E + F + G |       |    |         |    |    |   |   |    |            |    |          |
|-------------------------------|-------|-------|------------|---------------|---------|--------|-----------|-------------------|-------|-----------------|-------|----------------|------------|-------------|-------|-------------------|-------|----|---------|----|----|---|---|----|------------|----|----------|
| Description                   | m2    | Trade |            | Preliminaries |         | Margin |           | Construction Cost |       | Consultant Fees |       | Authority Fees |            | Contingency |       | Development Cost  |       |    |         |    |    |   |   |    |            |    |          |
|                               |       |       | \$/m2      | 18%           | \$/m2   | 5%     | \$/m2     |                   | \$/m2 | 10%             | \$/m2 | 1.2%           | \$/m2      | 0%          | \$/m2 |                   | \$/m2 |    |         |    |    |   |   |    |            |    |          |
| Level 1                       |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| GLS/Classroom                 |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Food Tech/Kitchen/ Cold store | 132   | \$    | 633,600    | \$            | 4,800   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| General Purpose GLA           | 742   | \$    | 3,190,600  | \$            | 4,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Kids Spaces / Rehearsal       | 319   | \$    | 1,371,700  | \$            | 4,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Breakout room                 | 72    | \$    | 309,600    | \$            | 4,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Admin                         |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Staff                         | 30    | \$    | 120,000    | \$            | 4,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Amenities                     |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Amenities                     | 49    | \$    | 245,000    | \$            | 5,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| STG                           | 66    | \$    | 264,000    | \$            | 4,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Services                      |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| AV room                       | 26    | \$    | 130,000    | \$            | 5,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Services/Substation           | 6     | \$    | 15,000     | \$            | 2,500   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Outdoor                       |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Outdoor                       | 154   | \$    | 184,800    | \$            | 1,200   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Circulation Space             |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Circulation Space             | 547   | \$    | 1,531,600  | \$            | 2,800   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Viewing Area                  | 50    | \$    | 150,000    | \$            | 3,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Void                          |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Void                          | 702   | \$    | 912,600    | \$            | 1,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Library                       |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Library                       | 282   | \$    | 1,269,000  | \$            | 4,500   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Other                         |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Fire Stairs                   | 58    | \$    | 24,360     | \$            | 420     |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Internal Staircase (count)    | 1     | \$    | 400,000    | \$            | 400,000 |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
|                               |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Level 1 Subtotal              | 3,236 |       | 10,751,860 | \$            | 3,323   | \$     | 1,935,335 | 598               | \$    | 634,360         | 196   | \$             | 13,321,555 | 4,117       | \$    | 1,332,155         | 412   | \$ | 175,845 | 54 | \$ | - | - | \$ | 14,829,555 | \$ | 4,582.68 |
|                               |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Level 2                       |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| GLS/Classroom                 |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| General Purpose GLS           | 987   | \$    | 4,244,100  | \$            | 4,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Specialist                    | 461   | \$    | 1,982,300  | \$            | 4,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Teaching                      | 164   | \$    | 705,200    | \$            | 4,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Admin                         |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Admin                         | 53    | \$    | 212,000    | \$            | 4,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Staff                         | 32    | \$    | 128,000    | \$            | 4,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Amenities                     |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Amenities                     | 29    | \$    | 139,200    | \$            | 4,800   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| STG                           | 60    | \$    | 240,000    | \$            | 4,000   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Storage/Loading               |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Equip Hire                    | 60    | \$    | 150,000    | \$            | 2,500   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Storage                       | 35    | \$    | 87,500     | \$            | 2,500   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Services/Substation           | 42    | \$    | 105,000    | \$            | 2,500   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Circulation Space             |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Circulation Space             | 641   | \$    | 1,794,800  | \$            | 2,800   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Library                       |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Library                       | 282   | \$    | 1,269,000  | \$            | 4,500   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Void                          |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Void                          | 216   | \$    | 280,800    | \$            | 1,300   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Outdoor                       |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Passive outdoor               | 154   | \$    | 184,800    | \$            | 1,200   |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Other                         |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Fire Stairs                   | 58    | \$    | 24,360     | \$            | 420     |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
| Internal Staircase (count)    | 1     | \$    | 400,000    | \$            | 400,000 |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |
|                               |       |       |            |               |         |        |           |                   |       |                 |       |                |            |             |       |                   |       |    |         |    |    |   |   |    |            |    |          |

|                            |       | A            |            | B             |       | C           |       | D = A + B + C     |       | E               |       | F              |       | G           |       | H = D + E + F + G |             |
|----------------------------|-------|--------------|------------|---------------|-------|-------------|-------|-------------------|-------|-----------------|-------|----------------|-------|-------------|-------|-------------------|-------------|
| Description                | m2    | Trade        |            | Preliminaries |       | Margin      |       | Construction Cost |       | Consultant Fees |       | Authority Fees |       | Contingency |       | Development Cost  |             |
|                            |       |              | \$/m2      | 18%           | \$/m2 | 5%          | \$/m2 |                   | \$/m2 | 10%             | \$/m2 | 1.2%           | \$/m2 | 0%          | \$/m2 |                   | \$/m2       |
| Level 2 Subtotal           | 3,275 | 11,947,060   | \$ 3,648   | \$ 2,150,471  | 657   | \$ 704,877. | 215   | \$ 14,802,407     | 4,520 | \$ 1,480,241    | 452   | \$ 195,392     | 60    | \$ -        | -     | \$ 16,478,040     | \$ 5,031.46 |
| Level 3                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| GLS/Classroom              |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| General Purpose GLS        | 794   | \$ 3,414,200 | \$ 4,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Specialist                 | 525   | \$ 2,257,500 | \$ 4,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Green Room                 | 42    | \$ 105,000   | \$ 2,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Props Room                 | 48    | \$ 206,400   | \$ 4,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Carpentry                  | 82    | \$ 377,200   | \$ 4,600   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Admin                      |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Staff                      | 32    | \$ 128,000   | \$ 4,000   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Amenities                  |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Amenities/ STG             | 60    | \$ 288,000   | \$ 4,800   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Theatre                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Black Box Theatre          | 173   | \$ 865,000   | \$ 5,000   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Storage/Loading            |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Flats storage              | 42    | \$ 105,000   | \$ 2,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Storage                    | 35    | \$ 87,500    | \$ 2,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Services/Substation        | 42    | \$ 105,000   | \$ 2,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Library                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Library                    | 282   | \$ 1,269,000 | \$ 4,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Circulation Space          |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Circulation Space          | 688   | \$ 1,926,400 | \$ 2,800   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Void                       |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Void                       | 216   | \$ 280,800   | \$ 1,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Outdoor                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Passive outdoor            | 154   | \$ 184,800   | \$ 1,200   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Other                      |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Fire Stairs                | 58    | \$ 24,360    | \$ 420     |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Internal Staircase (count) | 1     | \$ 400,000   | \$ 400,000 |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Level 3 Subtotal           | 3,274 | 12,024,160   | \$ 3,673   | \$ 2,164,349  | 661   | \$ 709,425  | 217   | \$ 14,897,934     | 4,550 | \$ 1,489,793    | 455   | \$ 196,653     | 60    | \$ -        | -     | \$ 16,584,380     | \$ 5,065.48 |
| Level 4                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| GLS/Classroom              |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| GLS                        | 186   | \$ 799,800   | \$ 4,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Specialist                 | 665   | \$ 2,859,500 | \$ 4,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Proj                       | 17    | \$ 73,100    | \$ 4,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Admin                      |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Staff                      | 32    | \$ 128,000   | \$ 4,000   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Canteen                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Food Canteen               | 61    | \$ 292,800   | \$ 4,800   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Sound Stage                |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Sound Stage                | 103   | \$ 494,400   | \$ 4,800   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Amenities                  |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Amenities / STG            | 60    | \$ 288,000   | \$ 4,800   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Storage/Loading            |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Storage                    | 35    | \$ 87,500    | \$ 2,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Services                   | 36    | \$ 90,000    | \$ 2,500   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Cinema                     |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Cinema                     | 92    | \$ 460,000   | \$ 5,000   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Circulation Space          |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Circulation Space          | 392   | \$ 1,097,600 | \$ 2,800   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Void                       |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Void                       | 313   | \$ 406,900   | \$ 1,300   |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |
| Outdoor                    |       |              |            |               |       |             |       |                   |       |                 |       |                |       |             |       |                   |             |

|                            |        | A     |            | B             |              | C      |            | D = A + B + C     |               | E               |              | F              |            | G           |       | H = D + E + F + G |               |             |
|----------------------------|--------|-------|------------|---------------|--------------|--------|------------|-------------------|---------------|-----------------|--------------|----------------|------------|-------------|-------|-------------------|---------------|-------------|
| Description                | m2     | Trade |            | Preliminaries |              | Margin |            | Construction Cost |               | Consultant Fees |              | Authority Fees |            | Contingency |       | Development Cost  |               |             |
|                            |        |       | \$/m2      | 18%           | \$/m2        | 5%     | \$/m2      |                   | \$/m2         | 10%             | \$/m2        | 1.2%           | \$/m2      | 0%          | \$/m2 |                   | \$/m2         |             |
| Outdoor Space              | 1,303  | \$    | 1,563,600  | \$ 1,200      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Other                      |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Fire Stairs                | 58     | \$    | 24,360     | \$ 420        |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Internal Staircase (count) | 1      | \$    | 50,000     | \$ 50,000     |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
|                            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Level 4 Subtotal           | 3,354  |       | 8,715,560  | \$ 2,599      | \$ 1,568,801 | 468    | \$ 514,218 | 153               | \$ 10,798,579 | 3,220           | \$ 1,079,858 | 322            | \$ 142,541 | 42          | \$ -  | -                 | \$ 12,020,978 | \$ 3,584.07 |
|                            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Level 5                    |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Amenities                  |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Amenities                  | 29     | \$    | 139,200    | \$ 4,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Amenities/ Change          | 100    | \$    | 480,000    | \$ 4,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| STG                        | 118    | \$    | 472,000    | \$ 4,000      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Canteen                    |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Canteen                    | 68     | \$    | 326,400    | \$ 4,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Animation                  |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Animation                  | 31     | \$    | 148,800    | \$ 4,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Audio                      |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Audio                      | 52     | \$    | 249,600    | \$ 4,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Editing Lab                |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Editing Lab                | 113    | \$    | 542,400    | \$ 4,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Grading                    |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Grading                    | 37     | \$    | 166,500    | \$ 4,500      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Storage/Loading            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Services                   | 6      | \$    | 15,000     | \$ 2,500      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Circulation Space          |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Circulation Space          | 135    | \$    | 378,000    | \$ 2,800      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Void                       |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Void                       | 128    | \$    | 166,400    | \$ 1,300      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Outdoor                    |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Outdoor space              | 1,192  | \$    | 1,430,400  | \$ 1,200      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Hard Landscape             | 83     | \$    | 99,600     | \$ 1,200      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Basketball Court           | 758    | \$    | 909,600    | \$ 1,200      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Other                      |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Fire Stairs                | 58     | \$    | 24,360     | \$ 420        |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Internal Staircase (count) | 1      | \$    | 50,000     | \$ 50,000     |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
|                            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Level 5 Subtotal           | 2,909  |       | 5,598,260  | \$ 1,924      | \$ 1,007,687 | 346    | \$ 330,297 | 114               | \$ 6,936,244  | 2,384           | \$ 693,624   | 238            | \$ 91,558  | 31          | \$ -  | -                 | \$ 7,721,427  | \$ 2,654.32 |
|                            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Level 6/Roof               |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Storage/Loading            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Services                   | 435    | \$    | 1,087,500  | \$ 2,500      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Void                       |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Void                       | 740    | \$    | 962,000    | \$ 1,300      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Outdoor                    |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Outdoor space              | 1,214  | \$    | 1,456,800  | \$ 1,200      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Other                      |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| External Staircase (count) | 1      | \$    | 75,000     | \$ 75,000     |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Roof                       |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Roof                       | 435    | \$    | 739,500    | \$ 1,700      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
|                            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Level 6/Roof Subtotal      | 2,825  |       | 4,320,800  | \$ 1,529      | \$ 777,744   | 275    | \$ 254,927 | 90                | \$ 5,353,471  | 1,895           | \$ 535,347   | 190            | \$ 70,666  | 25          | \$ -  | -                 | \$ 5,959,484  | \$ 2,109.55 |
|                            |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Education Subtotal         | 23,479 |       | 59,911,410 | \$ 2,552      | 10,784,054   | 459    | 3,534,773  | 151               | 74,230,237    | 3,162           | 7,423,024    | 316            | 979,839    | 42          | -     | -                 | 82,633,100    | \$ 3,519.45 |
| HALL                       |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Auditorium                 |        |       |            |               |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Auditorium                 | 599    | \$    | 2,815,300  | \$ 4,700      |              |        |            |                   |               |                 |              |                |            |             |       |                   |               |             |
| Auditorium Subtotal        | 599    | \$    | 2,815,300  | \$ 4,700      | \$ 506,754   | 846    | \$ 166,103 | 277               | \$ 3,488,157  | 5,823           | \$ 348,816   | 582            | \$ 46,044  | 77          | \$ -  | -                 | \$ 3,883,016  | \$ 6,482.50 |

|                                                                  |        | A             |          | B             |        | C            |       | D = A + B + C     |          | E               |        | F              |       | G           |       | H = D + E + F + G |             |
|------------------------------------------------------------------|--------|---------------|----------|---------------|--------|--------------|-------|-------------------|----------|-----------------|--------|----------------|-------|-------------|-------|-------------------|-------------|
| Description                                                      | m2     | Trade         |          | Preliminaries |        | Margin       |       | Construction Cost |          | Consultant Fees |        | Authority Fees |       | Contingency |       | Development Cost  |             |
|                                                                  |        |               | \$/m2    | 18%           | \$/m2  | 5%           | \$/m2 |                   | \$/m2    | 10%             | \$/m2  | 1.2%           | \$/m2 | 0%          | \$/m2 |                   | \$/m2       |
| FILM SCHOOL                                                      |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Ground                                                           |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Film School                                                      |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Film School                                                      | 166    | \$ 830,000    | \$ 5,000 |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Film School Subtotal                                             | 166    | \$ 830,000    | \$ 5,000 | \$ 149,400    | 900    | \$ 48,970    | 295   | \$ 1,028,370      | 6,195    | \$ 102,837      | 620    | \$ 13,574      | 82    | \$ -        | -     | \$ 1,144,781      | \$ 6,896.27 |
|                                                                  |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
|                                                                  |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| OTHER                                                            |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Vertical transportation (5 no) - Basement 1 to level 6           |        | \$ 1,800,000  |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Provisional sum for hazardous materials (Assumed 50% excavation) |        | \$ 4,000,000  |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Allowance for works outside boundary                             |        | \$ 250,000    |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Subtotal                                                         |        | \$ 6,050,000  |          | \$ 1,089,000  |        | \$ 356,950   |       | \$ 7,495,950      |          | \$ 749,595      |        | \$ 98,947      |       | \$ -        |       | \$ 8,344,492      |             |
| TOTAL COST (WARM SHELL)                                          | 27,221 | \$ 71,988,310 | 2,645    | \$ 12,957,896 | 476    | \$ 4,247,310 | 156   | \$ 89,193,516     | 3,277    | \$ 8,919,352    | 328    | \$ 1,177,354   | 43    | \$ -        | -     | \$ 99,290,222     | 3,648       |
|                                                                  |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| Fitout Costs (School)                                            | 23,479 | \$ 26,068,800 | \$ 1,600 | \$ 4,692,384  | 288    | \$ 1,538,059 | 94    | \$ 32,299,243     | 1,982    | \$ 3,229,924    | 198    | \$ 426,350     | 26    | \$ -        | -     | \$ 35,955,518     | \$ 2,206.81 |
| Fitout Costs (Hall)                                              | 599    | \$ 958,400    | \$ 1,600 | \$ 172,512    | 288    | \$ 56,546    | 94    | \$ 1,187,458      | 1,982    | \$ 118,746      | 198    | \$ 15,674      | 26    | \$ -        | -     | \$ 1,321,878      | 2,207       |
| Fitout Costs (Film School)                                       | 166    | \$ 265,600    | \$ 1,600 | \$ 47,808     | 288    | \$ 15,670    | 94    | \$ 329,078        | 1,982    | \$ 32,908       | 198    | \$ 4,344       | 26    | \$ -        | -     | \$ 366,330        | \$ 2,206.81 |
|                                                                  |        |               |          |               |        |              |       |                   |          |                 |        |                |       |             |       |                   |             |
| TOTAL COST (COLD SHELL SCHOOL ONLY)                              | 27,221 | \$ 44,695,510 | \$ 1,642 | \$ 8,045,192  | \$ 296 | \$ 2,637,035 | \$ 97 | \$ 55,377,737     | \$ 2,034 | \$ 5,537,774    | \$ 203 | \$ 730,986     | \$ 27 | \$ -        | \$ -  | \$ 61,646,497     | \$ 2,265    |