

LIVERPOOL RETAIL + COMMERCIAL  
DA AREA SCHEDULE

|                                       |                                                                   |
|---------------------------------------|-------------------------------------------------------------------|
| LEP NO. 52 - 2018, B3 COMMERCIAL CORE | WESTFIELD LIVERPOOL                                               |
| EXISTING SITE AREA (sqm)              | 72,370                                                            |
| SITE FSR ALLOWANCE                    | 5:1 ADDITIONAL 1:1 DUE TO LARGE SITE AREA (CLAUSE 4.4, 2B AND 2C) |
| MAX FSR ALLOWANCE (sqm)               | 361,850                                                           |
| MAX BUILDING HEIGHT UNDER LEP         | 35M                                                               |

|                                    | EXISTING CENTRE (SQM) |        |                   | INCREMENTAL |          |                   | PROPOSED SCHEME AT COMPLETION |        |                   |
|------------------------------------|-----------------------|--------|-------------------|-------------|----------|-------------------|-------------------------------|--------|-------------------|
|                                    | GFA                   | GLA    | GLA including LSA | GFA         | GLA      | GLA including LSA | GFA                           | GLA    | GLA including LSA |
| BASEMENT 2                         | 0.0                   | 0.0    | 0.0               | 0.0         | 0.0      | 0.0               | 0.0                           | 0.0    | 0.0               |
| BASEMENT 1                         | 180.0                 | 0.0    | 0.0               | 180         | 0.0      | 0.0               | 360                           | 0.0    | 0.0               |
| LEVEL 1 RETAIL                     | 46,025.5              | 35,477 | 35,477            | -78         | -255.0   | -255.0            | 45,948                        | 35,222 | 35,222            |
| LEVEL 1M                           | 1,238.0               | 0.0    | 0.0               | 0.0         | 0.0      | 0.0               | 1,238                         | 0.0    | 0.0               |
| LEVEL 2 RETAIL                     | 51,670.0              | 38,689 | 38,947            | 376         | 357      | 255               | 52,046                        | 39,046 | 39,202            |
| LEVEL 2M RETAIL                    | 1,524.0               | 1,464  | 1,464             | 151         | 151.0    | 151.0             | 1,675                         | 1,615  | 1,615             |
| LEVEL 3 RETAIL                     | 8,287.5               | 7,978  | 7,978             | 4,654       | 3,299.4  | 4,072             | 12,942                        | 11,277 | 12,050            |
| LEVEL 4 RETAIL                     |                       |        |                   | 2,699       | 2,493.1  | 2,493             | 2,699                         | 2,493  | 2,493             |
| COMMERCIAL TOWER                   |                       |        |                   | 9,827       | 9,038    | 9,038.0           | 9,827                         | 9,038  | 9,038             |
| TOTAL RETAIL                       | 108,925.0             | 83,607 | 83,865            | 7,982.3     | 6,045.9  | 6,716.3           | 116,907                       | 98,690 | 90,581            |
| TOTAL COMMERCIAL                   | 0.0                   | 0      | 0                 | 9,827.0     | 9,038.0  | 9,038.0           | 9,827                         | 9,038  | 9,038             |
| TOTAL                              | 108,925.0             | 83,607 | 83,865            | 17,809.3    | 15,083.9 | 15,754.3          | 126,734                       | 98,690 | 99,619            |
| GFA RATIO                          | 1.51                  |        |                   |             |          |                   | 1.75                          |        |                   |
| REMAINING ALLOWANCE FOR 5:1 (sqm)  | 252,925.0             |        |                   |             |          |                   | 235,116                       |        |                   |
| TOTAL GFA + 75% ABOVE GRND CARPARK | 181,518.3             |        |                   |             |          |                   | 199,328                       |        |                   |
| FSR INCL. 75% ABOVE GRND CAR PARK  | 2.75                  |        |                   |             |          |                   | 2.75                          |        |                   |

|               | EXISTING | TOTAL DEMOLISHED | TOTAL RETAIL<br>NEW | TOTAL RETAIL<br>AT COMPLETION | INCREMENTAL RETAIL | TOTAL COMMERCIAL AT<br>COMPLETION | TOTAL ON SITE AT<br>COMPLETION |
|---------------|----------|------------------|---------------------|-------------------------------|--------------------|-----------------------------------|--------------------------------|
| TOTAL CAR NO. | 3498     | -845             | 719                 | 3372                          | -126               | 66                                | 3438                           |

| LEVEL 1    |           |                       |                |                                            |           |                     |         |                       |                       |
|------------|-----------|-----------------------|----------------|--------------------------------------------|-----------|---------------------|---------|-----------------------|-----------------------|
| DEMOLISHED |           |                       |                | PROPOSED                                   |           |                     |         | INCREMENTAL           |                       |
|            | DEMO SHOP | DEMO GLA (SQM)        | DEMO LSA (SQM) | SHOP NO                                    | SHOP TYPE | NEW GLA (SQM)       | NEW LSA | INCREMENTAL GLA (SQM) | INCREMENTAL LSA (SQM) |
|            | JB HIFI   | -255                  | 0              | JB HIFI STORAGE (PREVIOUS PRICELINE STORE) | STORAGE   | 0                   | 0       | -255                  | 0                     |
| SHOP COUNT |           | TOTAL DEMOLISHED AREA |                | TOTAL SHOP COUNT                           |           | TOTAL PROPOSED AREA |         | SHOPS LOST            | INCREMENTAL AREA      |
| 1          |           | -255                  |                | 1                                          |           | 0                   |         | 0                     | -255                  |

| LEVEL 2    |                     |                       |                |                  |           |                                        |         |                       |                       |
|------------|---------------------|-----------------------|----------------|------------------|-----------|----------------------------------------|---------|-----------------------|-----------------------|
| DEMOLISHED |                     |                       |                | PROPOSED         |           |                                        |         | INCREMENTAL           |                       |
| SHOP NO    | SHOP NAME           | DEMO GLA (SQM)        | DEMO LSA (SQM) | SHOP NO          | SHOP TYPE | NEW GLA (SQM)                          | NEW LSA | INCREMENTAL GLA (SQM) | INCREMENTAL LSA (SQM) |
| 227        | INDUSTRIE CLOTHING  | -107.6                | 0              |                  |           |                                        |         | 357                   | -102.5                |
| 2057A      | BURGERS ON BROADWAY | -139.5                | -35            | S2.01            | RETAIL    | 165                                    | -       |                       |                       |
| 2057       | SUSHI BAY           | -235.7                | -30.3          | S2.05            | RETAIL    | 141                                    | -       |                       |                       |
| 2056       | ESPRESSO WARRIORS   | -44.6                 | -59            | S2.06            | RETAIL    | 49                                     | -       |                       |                       |
| 2055       | Vacant              | -169.9                | 0              | S2.02            | FOOD      | 59                                     | 21.8    |                       |                       |
| 2053       | COTTON-ON           | -496.6                | 0              | S2053            | RETAIL    | 1020                                   |         |                       |                       |
|            |                     |                       |                |                  |           |                                        |         | TOTAL SHOP AREA       |                       |
|            |                     |                       |                | SHOP COUNT       | 4         | SUBTOTAL (INCL. CONTINGENCY REDUCTION) | 1390    | 21.8                  | 1412                  |
| KIOSKS     |                     |                       |                |                  |           |                                        |         |                       |                       |
| K2007      | RASHAY'S CAFE       | -40                   | 0              | K2000A           | KIOSK     | 24                                     | -       |                       |                       |
| K2000B     |                     | -29                   | 0              | K2007            | KIOSK     | 34                                     | -       |                       |                       |
|            |                     |                       |                | K203             | KIOSK     | 24                                     | -       |                       |                       |
|            |                     |                       |                | SHOP COUNT       | 3         | SUBTOTAL                               | 82      | 0                     | 82                    |
|            |                     |                       |                |                  |           |                                        |         | TOTAL SHOP AREA       |                       |
|            |                     | -1265.9               | -124.3         | MEZZANINE        |           |                                        |         |                       |                       |
|            |                     |                       |                | S2.01 MEZZANINE  | RETAIL    | 151                                    | -       | 151                   |                       |
| SHOP COUNT |                     | TOTAL DEMOLISHED AREA |                | TOTAL SHOP COUNT |           | TOTAL PROPOSED AREA                    |         | SHOPS LOST            | INCREMENTAL AREA      |
| 7          |                     | -1390.2               |                | 7                |           | 1845                                   |         | 0                     | 255                   |

| LEVEL 3    |           |                                        |                |                                        |                |            |                  |                       |                       |
|------------|-----------|----------------------------------------|----------------|----------------------------------------|----------------|------------|------------------|-----------------------|-----------------------|
| DEMOLISHED |           |                                        |                | PROPOSED                               |                |            |                  | INCREMENTAL           |                       |
| SHOP NO    | SHOP NAME | DEMO GLA (SQM)                         | DEMO LSA (SQM) | SHOP NO                                | SHOP TYPE      | NEW GLA    | NEW LSA          | INCREMENTAL GLA (SQM) | INCREMENTAL LSA (SQM) |
| S150       | GYM       | -354                                   | 0              | S3.05                                  | RESTAURANT     | 368.7      | 85.8             | 3,299                 | 773                   |
|            | CINEMA    | -1540                                  | 0              | S3.06                                  | RESTAURANT     | 91.4       | 30               |                       |                       |
|            |           | -1894                                  | 0              | S3.07                                  | RESTAURANT     | 153.3      | 29.7             |                       |                       |
|            |           |                                        |                | S3.08                                  | RESTAURANT     | 126        | 21               |                       |                       |
|            |           |                                        |                | S3.09                                  | RESTAURANT     | 247.8      | 55.9             |                       |                       |
|            |           |                                        |                | S3.10                                  | RESTAURANT     | 274.3      | 40.6             |                       |                       |
|            |           |                                        |                | S3.11                                  | RESTAURANT     | 263.2      | 70.5             |                       |                       |
|            |           |                                        |                | S3.12                                  | FOOD SPECIALTY | 69.8       | 23.7             |                       |                       |
|            |           |                                        |                | S3.13                                  | FOOD SPECIALTY | 61.2       | 20.6             |                       |                       |
|            |           |                                        |                | S3.14                                  | RESTAURANT     | 400        | 40.2             |                       |                       |
|            |           |                                        |                | S3.15                                  | FOOD SPECIALTY | 50.6       | 10.6             |                       |                       |
|            |           |                                        |                | S3.16                                  | RESTAURANT     | 256.6      | 15.3             |                       |                       |
|            |           |                                        |                | S3.17                                  | RESTAURANT     | 59.6       | 16.8             |                       |                       |
|            |           |                                        |                | S3.20                                  | TAVERN         | 974        | 129              |                       |                       |
| SHOP COUNT |           | TOTAL DEMOLISHED AREA                  |                | SUBTOTAL (INCL. CONTINGENCY REDUCTION) |                | TOTAL SHOP |                  | TOTAL SHOP            |                       |
| 2          |           | -1894                                  |                | 14                                     |                | 3294       |                  | 590                   |                       |
|            |           |                                        |                |                                        |                |            |                  | 3884                  |                       |
|            |           |                                        |                | KIOSK                                  |                |            |                  |                       |                       |
|            |           |                                        |                | S3.01                                  | FOOD KIOSK     | 18         | COMMUNAL SEATING |                       |                       |
|            |           |                                        |                | S3.02                                  | FOOD KIOSK     | 18         | COMMUNAL SEATING |                       |                       |
|            |           |                                        |                | S3.04                                  | FOOD KIOSK     | 18         | COMMUNAL SEATING |                       |                       |
| SHOP COUNT |           | SUBTOTAL (INCL. CONTINGENCY REDUCTION) |                | 71                                     |                | 183        |                  | TOTAL SHOP            |                       |
|            |           |                                        |                |                                        |                |            |                  | 254                   |                       |
|            |           |                                        |                | ENTERTAINMENT                          |                |            |                  |                       |                       |
|            |           |                                        |                | E3.31                                  | ENTERTAINMENT  | 1685       | N/A              |                       |                       |
|            |           |                                        |                | CINEMA                                 | CINEMA         | 200        | N/A              |                       |                       |
| SHOP COUNT |           | SUBTOTAL (INCL. CONTINGENCY REDUCTION) |                | 2                                      |                | 1828       |                  | TOTAL SHOP            |                       |
|            |           |                                        |                |                                        |                |            |                  | 1828                  |                       |
| 2          |           | -1894                                  |                | 20                                     |                | 5966       |                  | SHOPS GAINED          | INCREMENTAL AREA      |
|            |           |                                        |                |                                        |                |            |                  | 18                    | 4072                  |

| LEVEL 4    |           |                       |                |                                        |           |            |         |                       |                       |
|------------|-----------|-----------------------|----------------|----------------------------------------|-----------|------------|---------|-----------------------|-----------------------|
| DEMOLISHED |           |                       |                | PROPOSED                               |           |            |         | INCREMENTAL           |                       |
| SHOP NO    | SHOP NAME | DEMO GLA (SQM)        | DEMO LSA (SQM) | SHOP NO                                | SHOP TYPE | NEW GLA    | NEW LSA | INCREMENTAL GLA (SQM) | INCREMENTAL LSA (SQM) |
|            |           |                       |                | S4.01                                  | GYM       | 2000       | N/A     | 0                     | 2,493                 |
|            |           |                       |                | S4.02                                  | GYM       | 570        | N/A     | 0                     | 0                     |
| SHOP COUNT |           | TOTAL DEMOLISHED AREA |                | SUBTOTAL (INCL. CONTINGENCY REDUCTION) |           | TOTAL SHOP |         | TOTAL SHOP            |                       |
| 0          |           | 0                     |                | 2                                      |           | 2499       |         | 2493                  |                       |
|            |           |                       |                |                                        |           |            |         | SHOPS GAINED          |                       |
|            |           |                       |                |                                        |           |            |         | 2                     |                       |
|            |           |                       |                |                                        |           |            |         | INCREMENTAL AREA      |                       |
|            |           |                       |                |                                        |           |            |         | 2493                  |                       |

| COMMERCIAL TOWER             |           |                                                   |                                                                 |                                     |                |
|------------------------------|-----------|---------------------------------------------------|-----------------------------------------------------------------|-------------------------------------|----------------|
| LEVEL                        | LEVEL RL  | GFA (EXCLUDE RISER/ VT) or N/A IF SINGLE TENANTED | N/A (EXCL. AMENITIES & SERVICES/ COMMON AREA) IF MULTI-TENANCES | OCCUPANCY CALC 1/10                 | AMENITIES CALC |
| LEVEL 1 (BASEMENT)           | RL 13.775 | 163                                               | -                                                               | -                                   | -              |
| LEVEL 2 (GROUND LEVEL)       | RL 19.275 | 45                                                | -                                                               | -                                   | -              |
| LEVEL 3                      | RL 31.40  | 65                                                | -                                                               | -                                   | -              |
| LEVEL 4                      | 1.537     | 1,469                                             | 147                                                             | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 5                      | 1.307     | 1,240                                             | 124                                                             | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 6                      | 1.307     | 1,240                                             | 124                                                             | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 7                      | 1.423     | 1,355                                             | 136                                                             | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 8                      | 1.423     | 1,355                                             | 136                                                             | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 9                      | 1.403     | 1,320                                             | 132                                                             | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 10                     | 1.154     | 1,059                                             | 105.90                                                          | M: 3P, 3U, 2B/ F: 4P, 3B/ D: 1 UNSK |                |
| LEVEL 11 (ROOFTOP)           | RL 57.30  |                                                   |                                                                 |                                     |                |
| TOTAL                        |           | 9,827                                             | 9,038                                                           | 904                                 |                |
| LIVERPOOL LEP COMMERCIAL REQ |           |                                                   |                                                                 |                                     |                |
|                              |           | 1 CAR/150sqm OF COMMERCIAL GFA                    | 65.51                                                           |                                     |                |
|                              |           | CARPARK PROVIDED                                  | 66                                                              |                                     |                |
|                              |           | MOTORCYCLE 1 PER 20 CAR SPACE                     | 2                                                               |                                     |                |
|                              |           | BICYCLE 1/200sqm N/A                              | 45.19                                                           |                                     |                |