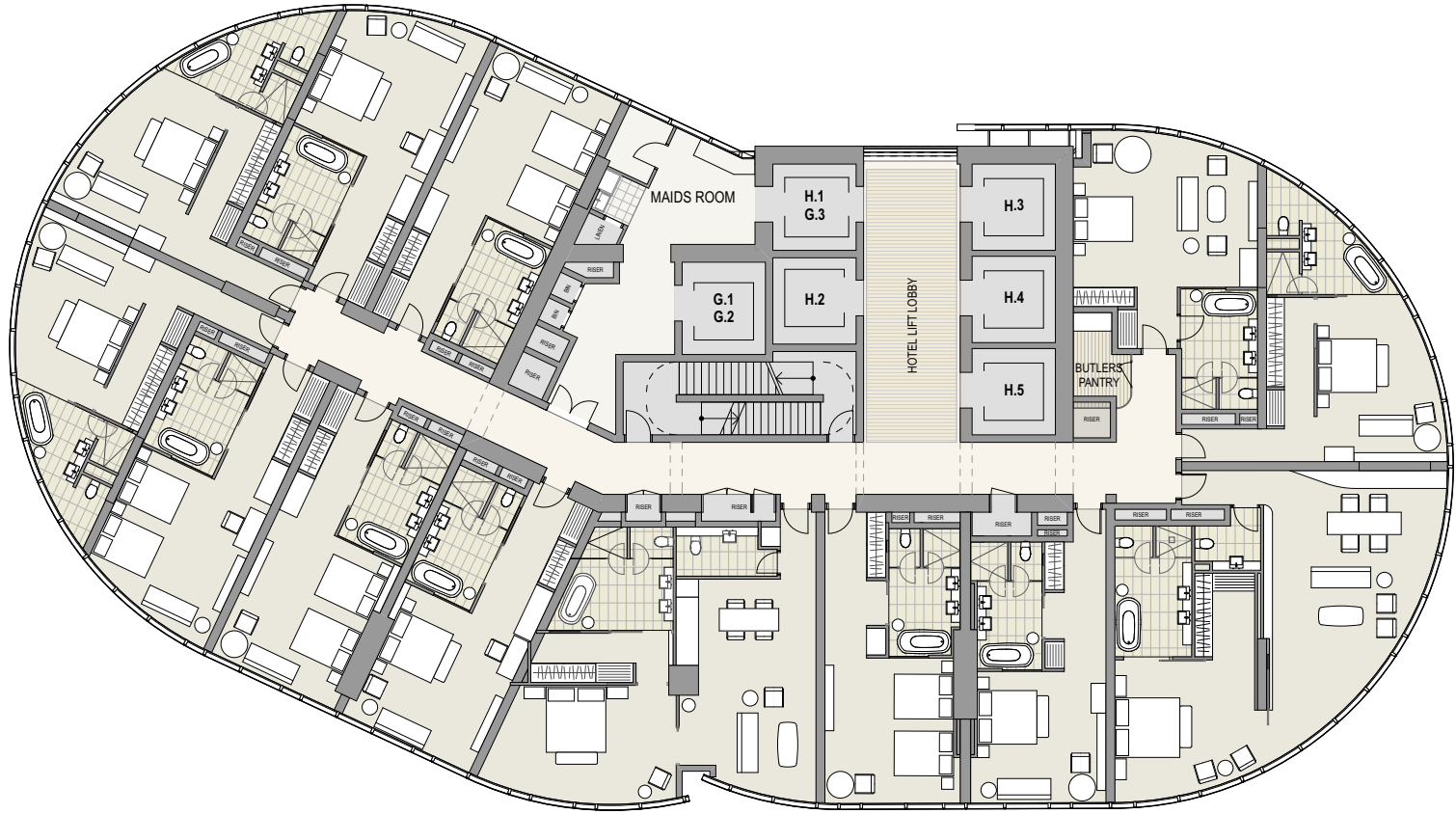


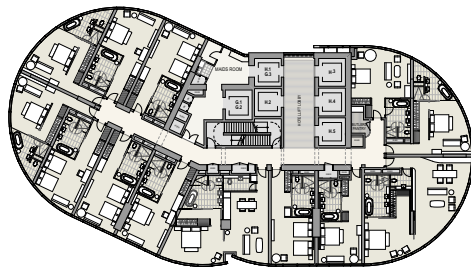
10.2 Guest Accommodation

Guest accommodation has been based on generous room modules with floor-to-ceiling and wall-to-wall glazing to soak in the exciting panoramic views.

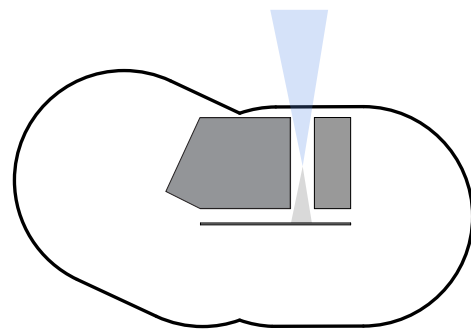
The structural grid, side core location and capsule form geometries come together to form a typical hotel floor exhibiting a high degree of standardisation and operational efficiency, opportunities for various modes of room or suite interconnectivity, and great lobby amenity with incredible views to the west.



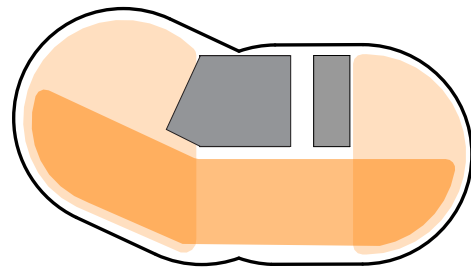
Typical Hotel Plan _ Level 46-58 / H5-H17



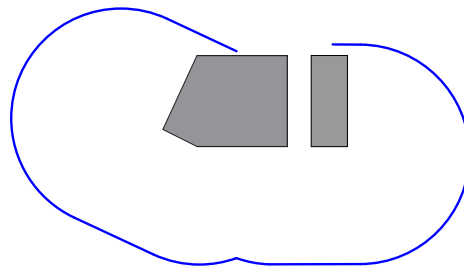
Typical Hotel Plan _ Level 42-45 / H1-H4



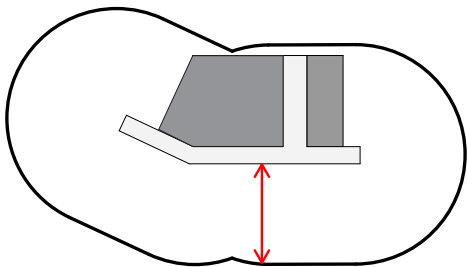
External views from lift lobby



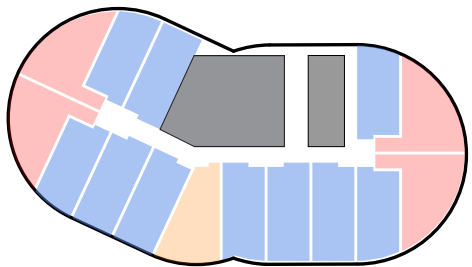
Sky lobby - increased connectivity within open floor plate



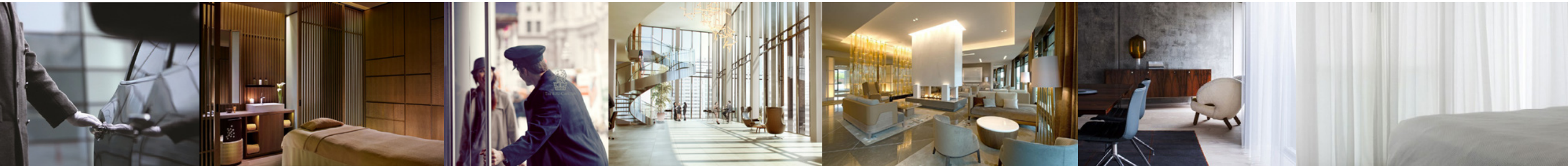
Curtain wall perimeter - 115m



Core distance from facade - 10m nom.



Efficient number of hotel room types



HOTEL MIX		Double Queen	King	Exec (Corners)	Double-key Suite	Presidential Suite	Ritz-Carlton Room			
		45 sqm	45 sqm	50sqm	96 sqm	180sqm	270sqm	Floor Room Yield	Accessible Room	Connectivity
Level 61	H18 Mezz									
Level 60	H18				2	1	1	4		
Level 59	Lounge									
Level 58	H17	3	4	3	2			12	1	2
Level 57	H16	4	4	3	2			13	1	2
Level 56	H15	4	4	3	2			13	1	2
Level 55	H14	4	4	3	2			13	1	2
Level 54	H13	4	4	3	2			13	1	2
Level 53	H12	4	4	3	2			13	1	2
Level 52	H11	4	4	3	2			13	1	2
Level 51	H10	4	4	3	2			13	1	2
Level 50	H9	4	4	3	2			13	1	2
Level 49	H8	4	4	3	2			13	1	2
Level 48	H7	4	4	3	2			13		2
Level 47	H6	4	4	3	2			13		
Level 46	H5	4	4	3	2			13		
Level 45	H4	4	5	4	1			14		
Level 44	H3	4	5	4	1			14		
Level 43	H2	4	5	4	1			14		
Level 42	H1/BOH		4	2				6		
TOTALS		63.00	71	53	31	1	1	220	10	22
		28.6%	32.3%	24.1%	14.1%	0.5%				10.00%
		(30%)	56.4%		(14%)	(1)	(1)	(220)	10 Rooms	(10%)
			(55%)							

HOTEL TYPES

DOUBLE QUEEN

KING

CORNER EXECUTIVE

SUITE

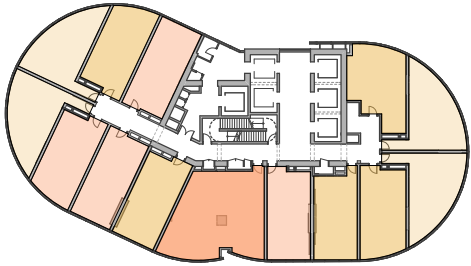
2 LEVEL SUITE

PRESIDENTIAL SUITE

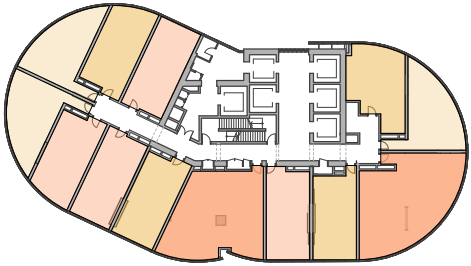


Hotel mix and yield schedule summary

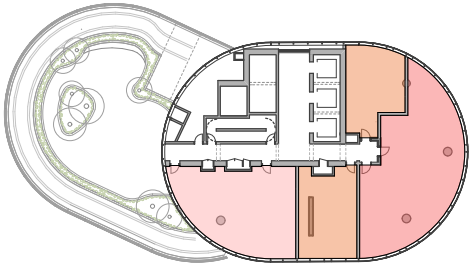
- 220 keys
- 30% Double Queens / 55% Kings / 14% Double module Suites / 1% Presidential and Ritz Carlton Suites
- 10% connectivity



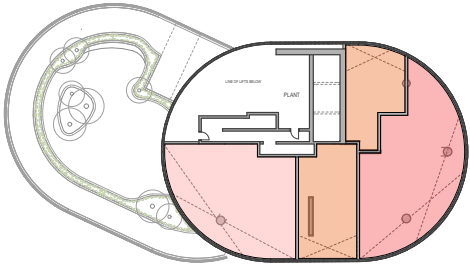
Typical Floor_ H1-H4



Typical Floor_ H5-H17



H18



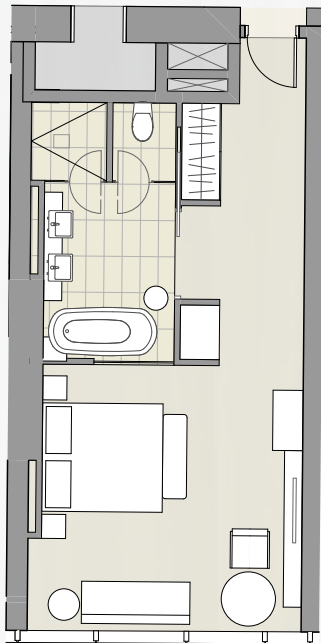
H18 Mezz



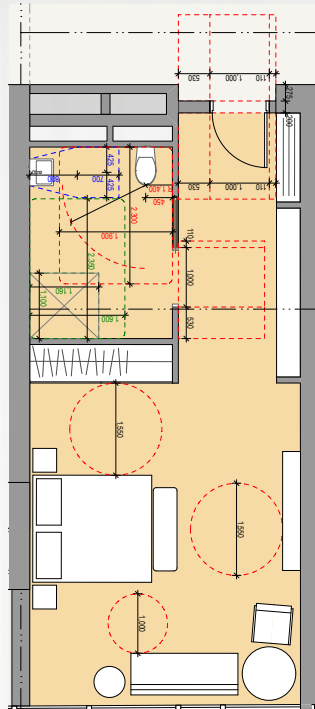
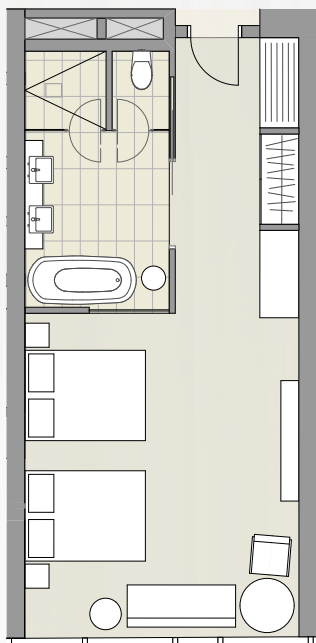
10.3 Room Types

Contrary to the external building form, a very high level of typical hotel room modulation is achieved improving design, FFE, and operational efficiencies and flexibility.

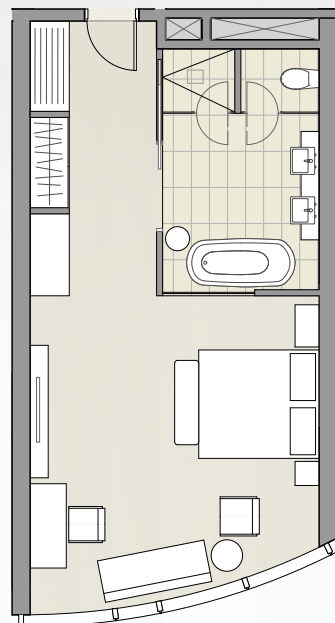
The standard hotel room module is 4.55m wide clear and 45sqm NLA, with slightly larger 47sqm rooms on the 'corners' where facade and view amenity is more expansive.



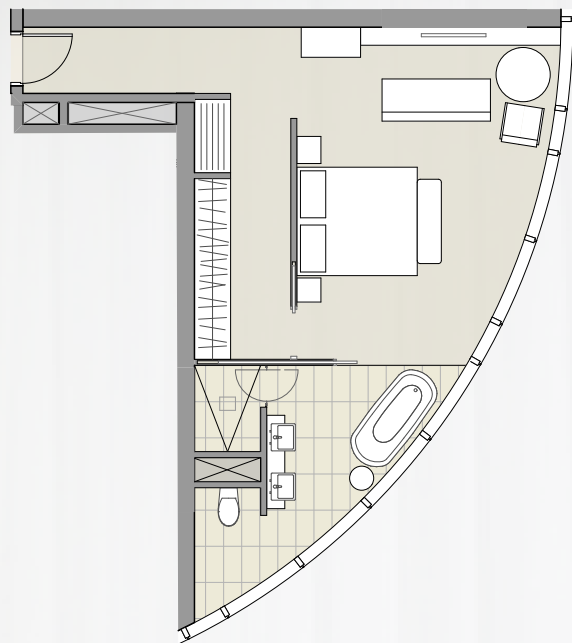
Module A
— King or Double Queen
— 45sqm NLA
— 1:100



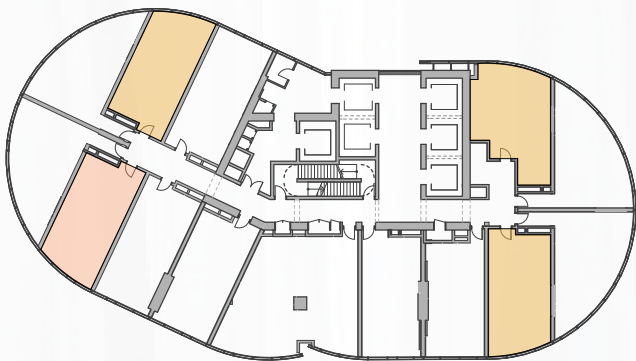
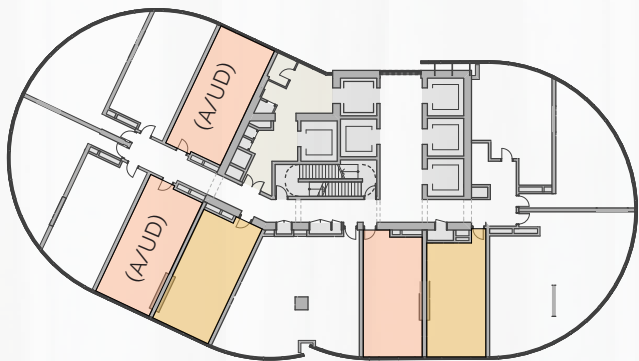
Adaptable / Universal Design Hotel Module
— King
— 45sqm NLA
— 1:100



Module B
— King or Double Queen
— 45sqm NLA
— 1:100

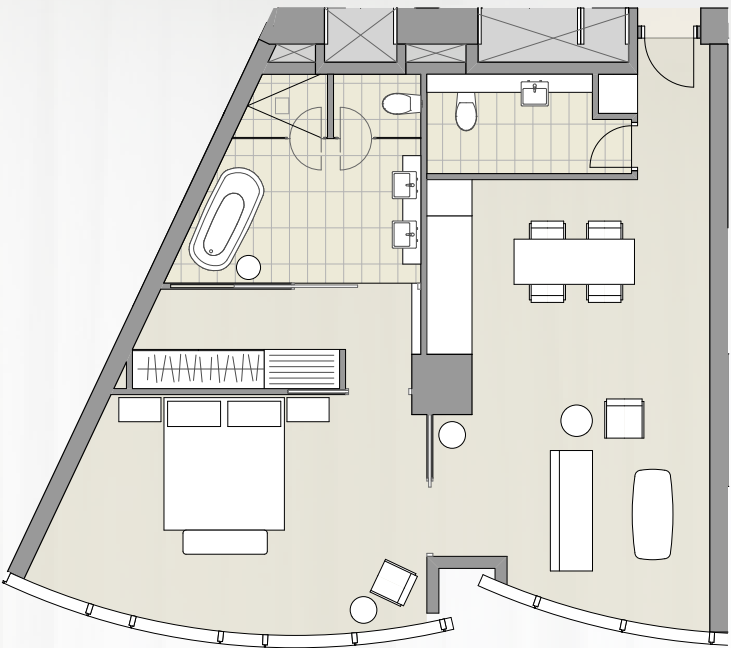


Module C
— Corner Executive
— 47sqm NLA
— 1:100

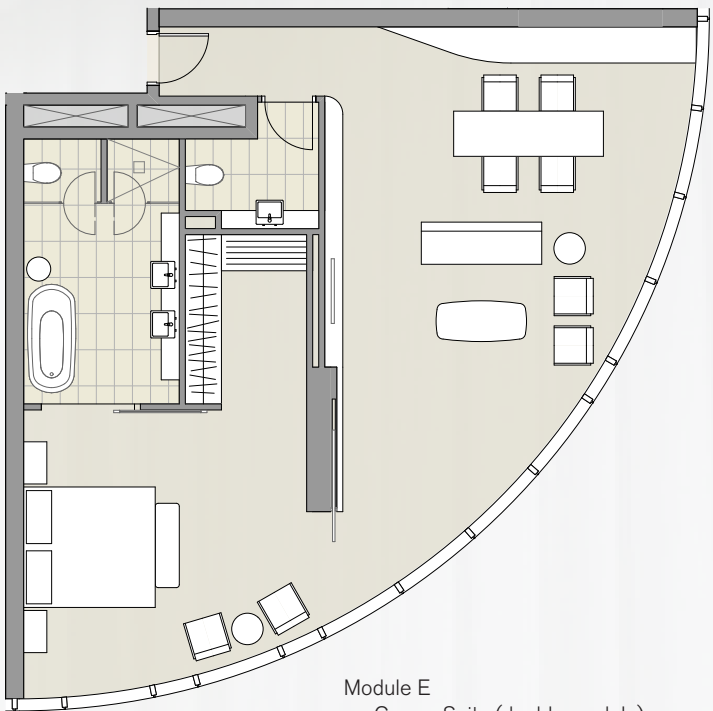


10.4 Suites

The suites have been located to take advantage of those areas of the floor plate geometry with broad and expansive outlooks, and in the most view-desirable locations; the northeast corner and the east facade with the stunning city and harbour views.



Module D
— Centre Suite (double module)
— 93sqm NLA
— 1:100



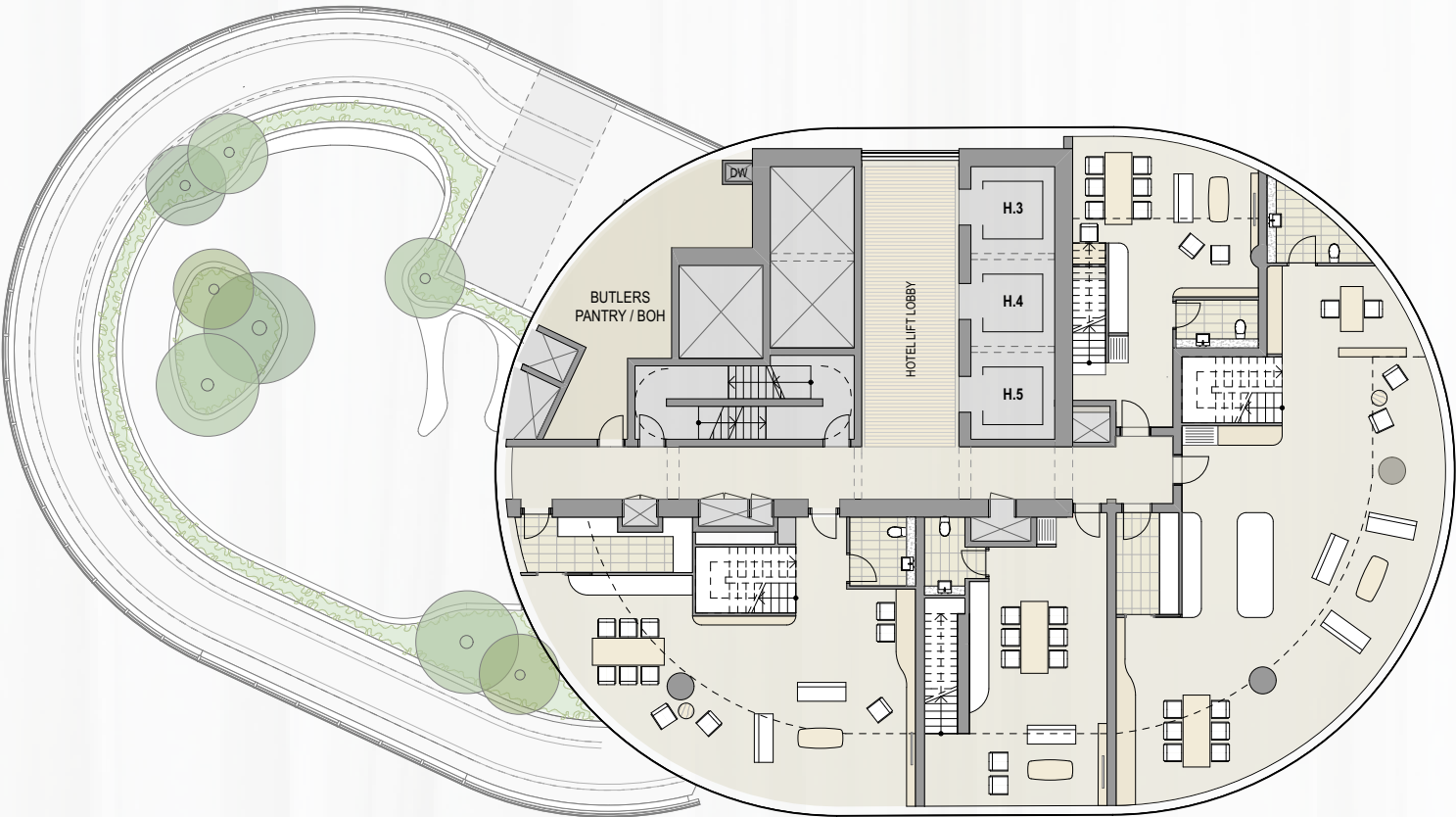
Module E
— Corner Suite (double module)
— 92sqm NLA
— 1:100



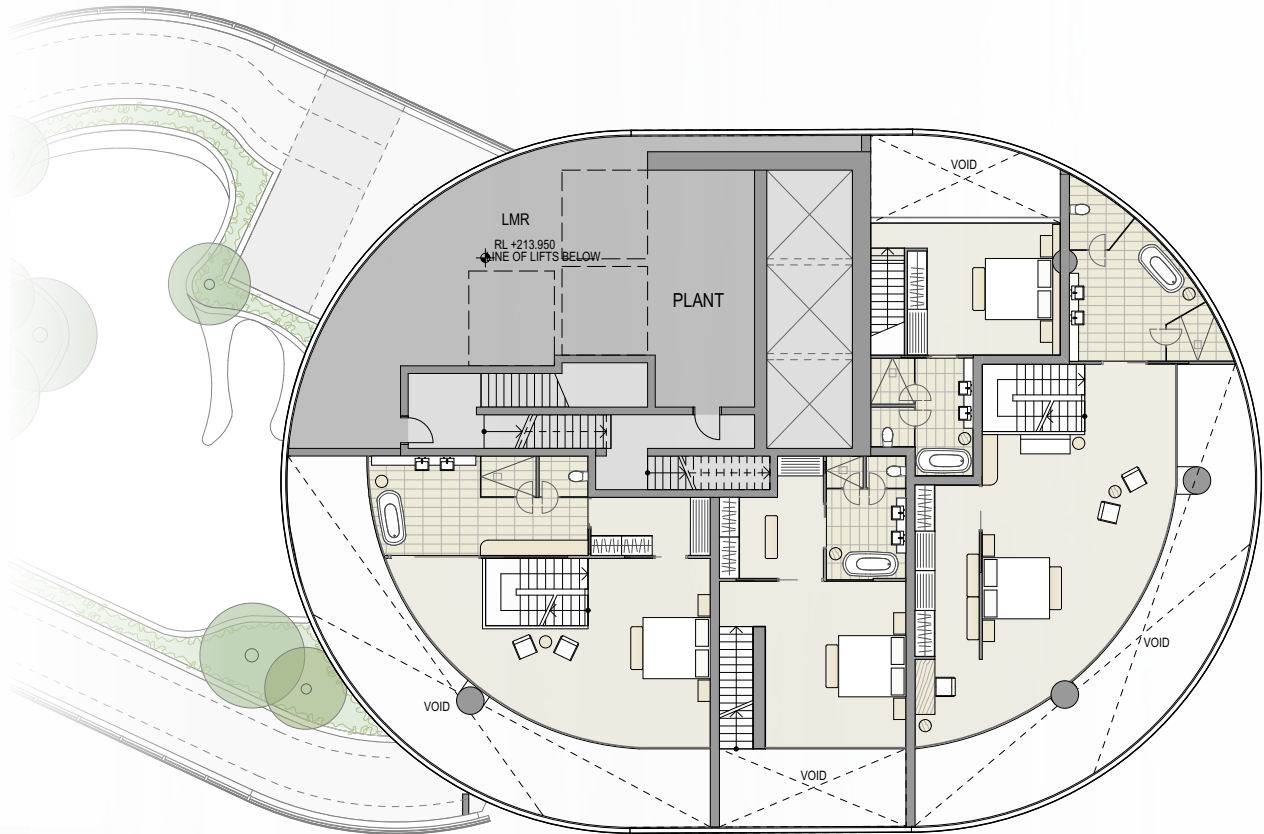
10.5 Penthouse Villas

The top of the tower houses four generous mezzanine villas which utilise the height and volume created in the northern tower form from the angled solar access plane.

Mezzanine voids are located along the facades to maximise expansive view experiences across Sydney.



Level 60 / H18



Level 61 / H18 Mezzanine

