

15th January 2021

Ms Erin Dethridge
Associate Director
URBIS
Angel Place, Level 8
123 Pitt St,
SYDNEY NSW 2000

Re: Project Cost Plan – Charter Hall Huntingwood Manufacturing Facility Expansion

Dear Erin,

We are pleased to provide our Project Cost Plan for the design and construction of the proposed expansion works at the Charter Hall Huntingwood Manufacturing Facility.

Our costing is exclusive of:-

- Authority fees
- GST
- Tenant manufacturing equipment

Trade	Value
Demolition	\$263,950
Site Preparation	\$1,657,988
Ground Conditions	\$200,000
Detention tank	\$572,800
Substructure	\$3,665,715
Tunnels	\$400,841
Suspended Slabs	\$10,381,840
Structural steel	\$4,226,985
Services Air-Bridge Structure	\$107,250
Services Air-Bridge Interface works	\$40,000
Masonry Walls	\$1,967,047
PIR panel Walls/Ceilings	\$5,723,338
Roofing & wall Cladding	\$1,459,833
Windows	\$94,360

Metalwork	\$1,615,275
Ceilings & Partitions	\$839,925
Doors	\$200,300
Floor & Wall Finishes	\$1,663,593
Roller Shutters & Rapid Rollers	\$516,500
Fitments	\$141,200
Siteworks	\$1,195,978
Landscaping	\$300,000
Services Diversions	\$250,000
Hydraulics	\$1,970,600
Stormwater Quality	\$250,000
Electrical	\$2,968,245
Security	\$150,000
Communications	\$150,000
Mechanical	\$5,569,305
Fire services	\$1,874,665
Gas Main Extension	\$50,000
Lifts (1)	\$90,560
Office fitout	\$100,000
End of Trip Facility	\$150,000
Remote amenities (3)	\$199,500
Warehouse Building	\$2,752,000
Maintenance Building	\$119,700
1MW Solar	\$1,097,000
Design	\$2,102,100
HV Power	\$2,000,000
Preliminaries, Overheads & Margin	\$7,812,982

Project Total **\$66,891,375**

We trust the above is self explanatory, however should you have any queries in relation this matter please do not hesitate to contact the undersigned.

Yours Faithfully,
FDC Construction (NSW) Pty Ltd

A handwritten signature in black ink, appearing to read 'David Sanders', with a long horizontal flourish extending to the right.

David Sanders
Group Director