

Ref: 44912165/SN

29th April 2026

Holdmark Property Group
Suite 2/2-4 Giffnock Avenue
Macquarie Park NSW 2113

Attention: Eliyah El Khoury

Dear Eliyah,

Re: Burwood Place – Affordable Housing Uplift

Altus Group Cost Management Pty Ltd are the Quantity Surveyors for this project appointed by Holdmark Property Group to provide independent preliminary cost estimate advice.

We have reviewed the Scoping Report prepared by Studio.SC dated 20 April 2026. We note below the details of the current proposal.

Burwood Place - Affordable Housing Uplift

Approx. Site Area (including Wynne Avenue):	15,763	m2
Planning GFA for Affordable Housing Uplift:	42,785	m2
Total Number of Apartments:	440	No

We confirm that in our opinion the estimated development cost of the proposed uplift is **\$166,320,000** excluding GST.

We confirm that the Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 25-004 dated October 2025, an update to PS 24-002 dated 27 February 2024, issued under the Environmental Planning and Assessment Regulation 2021.

Should you have any queries or require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

ALTUS GROUP COST MANAGEMENT PTY LTD



Stephen Ngai

Director, Grad Dip Des Sc, MAIQS, CQS, MRICS, MCIOB