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14 April 2022

For the attention of:- Ben Avallone

LCI

Level 5,

73 Miller Street,

North Sydney, NSW 2060

Dear Ben,

714895 – Confidential Client – SYD08

DEVELOPMENT APPLICATION CAPITAL INVESTMENT VALUE (CIV) ESTIMATE

Linesight has been requested by our Confidential Client to prepare a Development Application Capital Investment Value (CIV) estimate for their new Development at 57 Station Road, Seven Hills, NSW 2147, Australia.

Our estimate is based on the design document as included with the Development Application documents, a summary of the documents used can be found within Appendix A

Based on the above documentation Linesight's estimate for the CIV (Excl. Land Cost & GST) is as follows:

- Confidential Client – SYD08 Development Application = **\$167,632,802 (Excl. GST)** or **\$184,396,082 (Incl. GST)**

Please see overleaf breakdown to the above costs in line with the Department of Planning and Environment – Planning Circular PS 21-020.

Table 1: ESTIMATED COST OF WORKS

Please see below list of inclusions and exclusion for the above CIV estimate:

| Code | Description | SubTotal |
|----------|---|-----------------------|
| 1 | CSA TRADES | |
| 1.01 | Site Construction / Earthworks / Utilities | \$ 6,758,169 |
| 1.02 | Concrete (inc form, reo, pour) | \$ 8,093,146 |
| 1.03 | Structural Steel | \$ 6,197,159 |
| 1.04 | Cladding, Walls, Doors & Windows | \$ 13,288,626 |
| 1.05 | Roofing | \$ 3,417,079 |
| 1.06 | Finishes | \$ 3,920,055 |
| 1.07 | Aisle Containment | \$ 2,414,400 |
| 1.08 | Specialities | \$ 786,298 |
| 1.09 | Furnishings | \$ 268,342 |
| | Sub-Total (CSA Trades) | \$ 45,143,275 |
| 2 | SERVICES | |
| 2.01 | Hydraulics Installation | \$ 2,242,574 |
| 2.02 | Mechanical Installation | \$ 11,997,860 |
| 2.03 | Electrical Installation | \$ 37,714,818 |
| 2.04 | Security Installation | \$ 1,637,181 |
| 2.05 | Fire Installation | \$ 1,216,349 |
| 2.06 | Data Center Equipment (inclusions as per the below) | \$ 50,594,214 |
| | - Medium Voltage Switchgear (MVS) | |
| | - Air Handling Units (AHU) | |
| | - Uninterruptible Power Supply (UPS) | |
| | - Low Voltage Switchgear (LVS) | |
| | - Power Distribution Units (PDU) | |
| | - Automated Transfer Switches (ATS) | |
| | - Electrical Power Management System (EPMS) | |
| | - Generators (incl back-up) (GEN) | |
| | - Utility Transfer Switch (UTS) | |
| | Sub-Total (Services Works) | \$ 105,402,997 |
| 3 | OTHER ITEMS | |
| 3.01 | GC Preliminaries | \$ 9,995,206 |
| 3.02 | GC Margin | \$ 3,848,154 |
| 3.03 | Design & CA Fees | \$ 2,844,885 |
| 3.04 | Long Service Levy | \$ 398,284 |
| | Sub-Total (Other Items) | \$ 17,086,530 |
| 4 | TOTAL (Excl. GST) | \$ 167,632,802 |
| 5 | GST - 10% | \$ 16,763,280 |
| 6 | TOTAL (Incl. GST) | \$ 184,396,082 |

Inclusions

- Site Preparation Costs
- Shell and Core Costs for Data Halls and Office
- Warm Shell Fit-out for Offices and Data Halls
- External Works including site services
- Loose furniture, fitments, and equipment
- Data Hall Fit outs
- Supply and Delivery of the following Data Center Equipment
 - Medium Voltage Switchgear
 - Air Handling Units
 - Uninterrupted Power Supply

- Low Voltage Switchgear
- Power Distribution Units
- Automated Transfer Switch
- Electrical Power Management System
- Generators
- Utility Transfer Switch
- Preliminaries and Margin for Main Contractor
- Professional / Design Fees
- Long Service Levy
- Goods and Services Tax (GST)

Exclusions:


- Cost of Land
- Land, Legal, Finance and Holding costs
- Infrastructure and Headworks costs outside site boundary
- Planning Fees and Contributions
- Escalation

CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

I have provided the estimated costs of the proposed development and that those costs are based on industry recognized prices; and the estimated costs have been prepared having regard to the matters set out in clause 255 of the Environmental Planning and Assessment Regulation 2000.

Signed:

A handwritten signature in black ink, appearing to read "B. Coyle", written over a light blue grid background.

Name: Brian Coyle

Position: Associate Director


Date: 14 April 2022

Contract Number: 0400 798 485

Contract Address: L1, 8 Spring Street, Sydney, 2000

Should you have any comments or queries please do not hesitate to contact us.

Your sincerely,

A handwritten signature in black ink, appearing to read "B. Coyle", written over a light blue grid background.

Brian Coyle,
MRICS

Associate Director

Linesight

APPENDIX A – Drawing List

| Drawing No. | Drawing Name | Rev | Rev Date |
|---------------------|--------------------------------------|-----|----------|
| ARCHITECTURE | | | |
| SEARS-arsk0001 | SITE PLAN | A01 | 28.03.22 |
| SEARS-arsk0002 | LEVEL 1 PLAN | A01 | 28.03.22 |
| SEARS-arsk0003 | LEVEL 2 PLAN | A01 | 28.03.22 |
| SEARS-arsk0004 | ROOF LOBBY PLAN | A01 | 28.03.22 |
| SEARS-arsk0005 | ROOF PLAN | A01 | 28.03.22 |
| SEARS-arsk0006 | SECTIONS | A01 | 28.03.22 |
| SEARS-arsk0007 | ELEVATIONS - SHEET 1 | A01 | 28.03.22 |
| SEARS-arsk0008 | ELEVATIONS - SHEET 2 | A01 | 28.03.22 |
| SEARS-arsk0009 | LANDSCAPE AREA CALCULATION | A01 | 28.03.22 |
| SEARS-arsk0010 | GFA AREA CALCULATION | A01 | 28.03.22 |
| CIVIL | | | |
| NSW202013_C101.01 | COVER SHEET AND DRAWING LIST | | |
| NSW202013_C101.02 | LEGENDS SHEET | B | 22.03.22 |
| NSW202013_C101.03 | NOTES | B | 22.03.22 |
| NSW202013_C101.05 | DETAILS SHEET 1 | B | 22.03.22 |
| NSW202013_C101.06 | DETAILS SHEET 2 | B | 22.03.22 |
| NSW202013_C101.07 | DETAILS SHEET 3 | B | 22.03.22 |
| NSW202013_C101.08 | DETAILS SHEET 4 | B | 22.03.22 |
| NSW202013_C101.10 | GENERAL ARRANGEMENT AND PHASING PLAN | B | 22.03.22 |
| NSW202013_C103.01 | CIVIL WORKS PLAN | B | 22.03.22 |
| NSW202013_C103.10 | STORMWATER CATCHMENT PLAN | C | 22.03.22 |
| NSW202013_C103.11 | WATER BALANCE CATCHMENT PLAN | B | 22.03.22 |
| NSW202013_C105.01 | SOIL AND WATER MANAGEMENT PLAN | B | 22.03.22 |
| NSW202013_C107.01 | VEHICLE TURN PATHS PLAN | B | 22.03.22 |
| 4591-00-SYD08 | SSDA Design Report | A | 03.22 |