Street Smart. World Wise.



23rd February 2016

**Logos Australian Logistics** C/O DBL Property Pty Ltd Level 6, 423 Kent Street Sydney NSW 2000

#### Attention: Jeffrey Lord

Dear Jeffrey,

## Re: Warehouse 5 – Yarrunga Street, Prestons, NSW 2170 Statement of Capital Investment Value

Further to your request, we wish to confirm our estimated Capital Investment Value (CIV) for the proposed industrial development located at the above address to be **\$51,002,000** excluding GST as summarised below. The applicable GST on this amount is **\$5,102,200**.

	\$
Total Construction Cost	47,772,.000
Professional Fees	3,250,000
	\$ 51,002,000

The Capital Investment Value has been calculated in accordance with the definition under the Environmental Planning and Assessment Regulation 2010.

We note that our estimated Capital Investment Value is based on the level of information available, which appears to be accurate at the date of preparation.

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

Yours Faithfully, Altus Group Cost Management Pty Ltd

). 4 ....

David Collins Director

Research, Valuation & Advisory | Cost Consulting & Project Management | Realty Tax Consulting | Geomatics Altus Group Cost Management Pty Ltd (formerly Page Kirkland Cost Management Pty Ltd) ABN 96 093 302 455 The Podium Building 1 Market Street Sydney NSW 2000 Australia T 61 2 9283 7311 F 61 2 9283 7322 E sydney@altusgroup.com altusgroup.com

# Logos Australian Logistics Venture Trust



WAREHOUSE 5, Yarrunga Street, Prestons

Details Amount   1 Early Works and Piling \$3,900,000   2 Portal Frame Warehouse Construction \$24,150,000   3 Warehouse Mezzanine Construction \$2,000,000   4 Office Construction (Base Build) \$2,000,000   5 Office Fit Out EXCLUDED   6 Lift Access to Car Park \$160,000   7 Fire Access Road \$242,000   8 Hardstand Works \$2,200,000   9 On Grade Car Park \$1,900,000   10 Civil Works & Major Services Connections \$2,220,000   11 Retaining Walls \$2,100,000   12 Main Contractor Preliminaries, Overheads and Margin \$6,100,000   12 Main Contractor Preliminaries, Overheads and Margin \$51,022,000   13 Professional Fees \$3,250,000   14 Construction works to Warehouse 1,2,3 & 4 Facilities including hardstands, carparks and landscaping works. EXCLUDED   15 Private Access Road EXCLUDED   16 Demolition Works EXCLUDED   17	23/02/20	016	
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26Long Service LevyEXCLUDED27Development ContributionsEXCLUDED	24	Authority fees	EXCLUDED
27 Development Contributions EXCLUDED	25	Land Costs, holding costs or finance costs	EXCLUDED
	26		EXCLUDED
28 Escalation after December 2015 EXCLUDED	27		EXCLUDED
	28	Escalation after December 2015	EXCLUDED
	30	Yarrunga Street External Works	EXCLUDED

Street Smart. World Wise.



23rd February 2015

**Logos Australian Logistics** C/O DBL Property Pty Ltd Level 6, 423 Kent Street Sydney NSW 2000

#### Attention: Jeffrey Lord

Dear Jeffrey,

## Re: Prestons Warehouse Estate – Yarrunga Street, Prestons, NSW 2170 Statement of Capital Investment Value

Further to your request, we wish to confirm our estimated Capital Investment Value (CIV) for the proposed industrial development located at the above address to be **\$131,145,000** excluding GST as summarised below. The applicable GST on this amount is **\$13,114,500**.

	\$
Total Construction Cost	125,450,000
Professional Fees	5,645,000
	\$131,145,000

The Capital Investment Value has been calculated in accordance with the definition under the Environmental Planning and Assessment Regulation 2010.

We note that our estimated Capital Investment Value is based on the level of information available, which appears to be accurate at the date of preparation.

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

Yours Faithfully, Altus Group Cost Management Pty Ltd

d Collins Director

Research, Valuation & Advisory | Cost Consulting & Project Management | Realty Tax Consulting | Geomatics Altus Group Cost Management Pty Ltd (formerly Page Kirkland Cost Management Pty Ltd) ABN 96 093 302 455 The Podium Building 1 Market Street Sydney NSW 2000 Australia T 61 2 9283 7311 F 61 2 9283 7322 E sydney@altusgroup.com altusgroup.com

# Logos Australian Logistics Venture Trust



Prestons Industrial Estate, Yarrunga Street, Prestons

23/02/20	mary Estimate 116	
	Details	Amount
1	Demolition Works	\$150,000
2	Early Works and Piling	\$9,112,000
3	Portal Frame Warehouse Construction	\$64,440,000
4	Warehouse Mezzanine Construction	\$1,890,000
5	Office Construction (Base Build)	\$10,480,000
6	Office Fit Out	EXCLUDED
7	Lift Access to Car Park	\$160,000
8	Fire Access Road	\$429,000
9	Hardstand Works	\$3,107,000
10	On Grade Car Park	\$3,315,000
11	Civil Works (Incl. Earthworks, Drainage, Retaining Walls, Internal Roadworks, Streetscape, External Roadworks, Working with Transmission Easement, Water Quality System, and a Stormwater System)	\$15,000,000
12	Archaeological Excavation & Precautions	\$250,000
13	Major Services Connection & Augmentation Works (Incl. Substation Works, Electrical Services Connection, Sewer Connection)	\$2,500,000
14	Soft Landscaping	\$566,000
15	Main Contractor Preliminaries, Overheads and Margin	\$14,050,790
	TOTAL CONSTRUCTION COSTS	\$125,449,790
16	Professional Fees	\$5,645,241
	TOTAL CAPITAL INVESTMENT VALUE	\$131,095,031
17	Staging Works	EXCLUDED
18	Racking & Other FF&E	EXCLUDED
19	Office Fit Out	EXCLUDED
20	GST	EXCLUDED
21	Contingency	EXCLUDED
22	Direct & operational costs	EXCLUDED
23	Sales/Marketing/Legal fees	EXCLUDED
24	Authority fees	EXCLUDED
25	Land Costs, holding costs or finance costs	EXCLUDED
26	Long Service Levy	EXCLUDED
27	Development Contributions	EXCLUDED
28	Escalation after December 2015	EXCLUDED