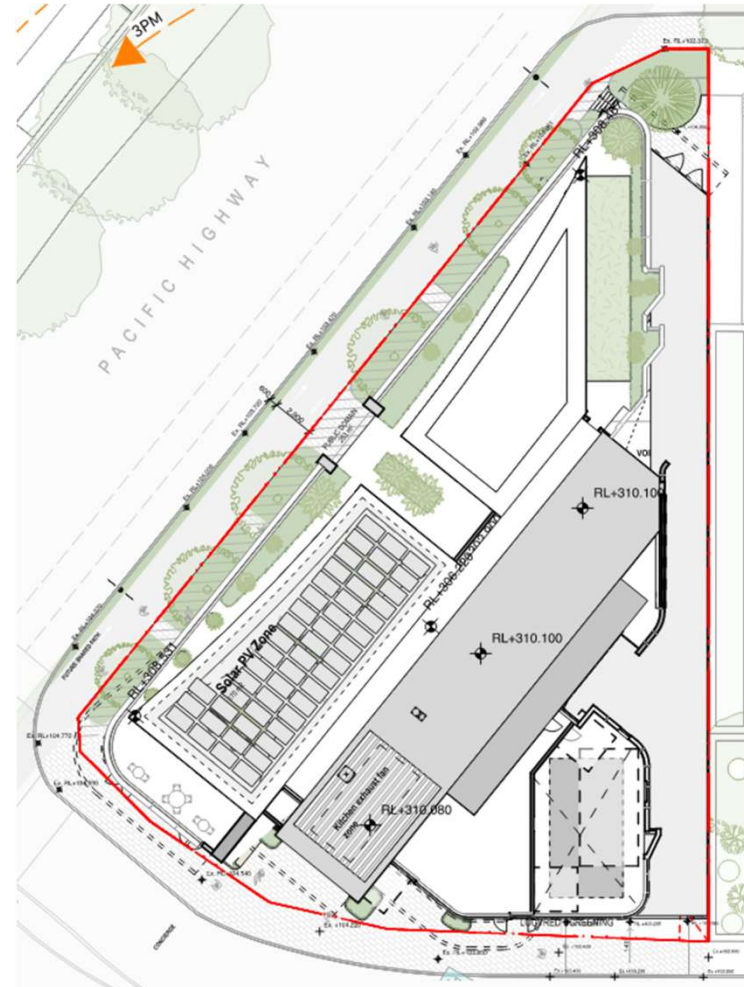


815 Pacific Highway Chatswood - Assumptions & Methodology



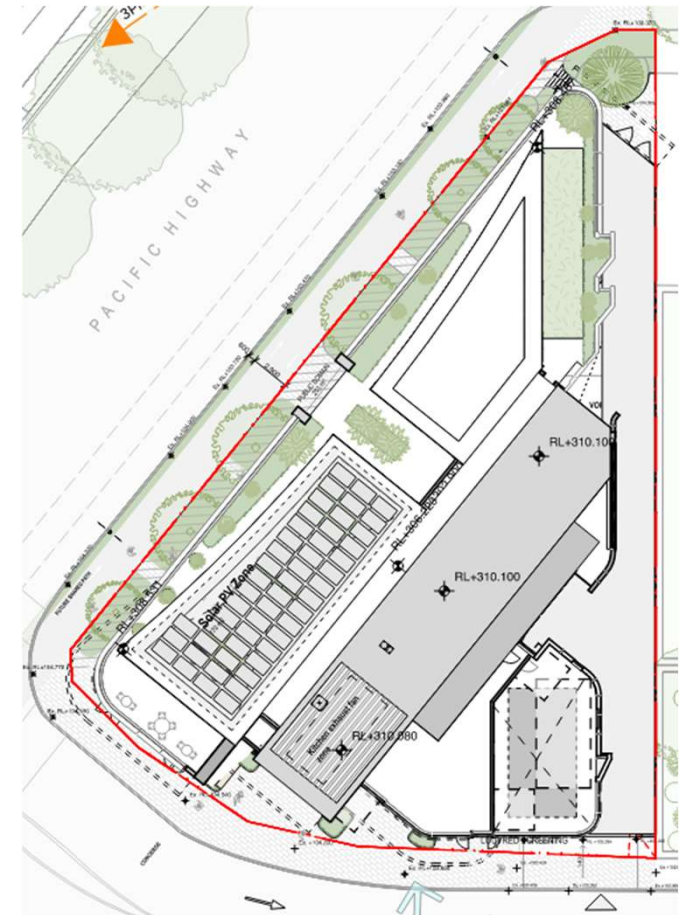
Site Establishment + Initial Sub-structure works

- The programme commences from the SSDA Lodgement activity – the client has indicated that the latest date for lodgement is 28th April '26 and that they intend to lodge a month prior to this date, however, our programme commences from the latest date for SSDA submission.
- The SSDA approval period has been indicated as taking 9 months; however construction commencement is driven by granting of CC#1. Our pre-construction portion of the programme is based on a programme Zancon has previously prepared for the client.
- Site establishment has been given a duration of 10 days and is assumed to include establishment of the compound, provision of temporary services, establishment of silt traps, security fencing and installation of Traffic Control measures.



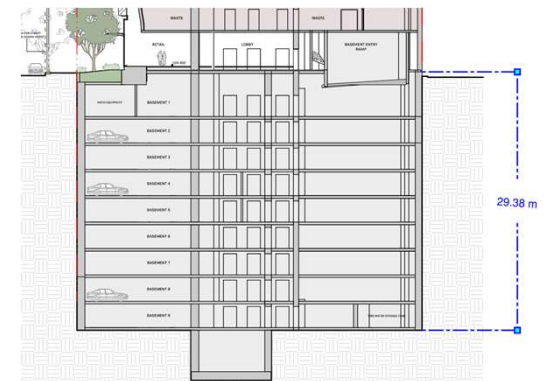
Demolition

- The demolition phase commences following site establishment, with a 5 day allowance for making safe existing services prior to perimeter scaffold erection.
- Scaffold erection follows from services disconnections – we have allowed 3 days per level for scaffold erection benchmarked against a similar project Zancon has provided advice for. The number of floors for the existing building was estimated using a google street level view of the existing building, whereby we estimated 16 levels of existing building above ground. An allowance for establishment of demolition cranes and hoists runs in parallel to the critical scaffold erection activity.
- Following scaffold erection, 5 days has been allowed to remove any roof plant prior to demolition commencement. It is assumed that the internal soft strip activities are conducted during the scaffold erection phase, with hard demolition commencing from completion of scaffold and plant removal. Hard demolition has been calculated at 7 days per level.
- A Hazmat removal allowance of 10 days has been included following the structural demolition activity.
- It is recommended that the client seek the advice of a structural engineer prior to demolition to ensure stability of the extant structure throughout the demolition phase.



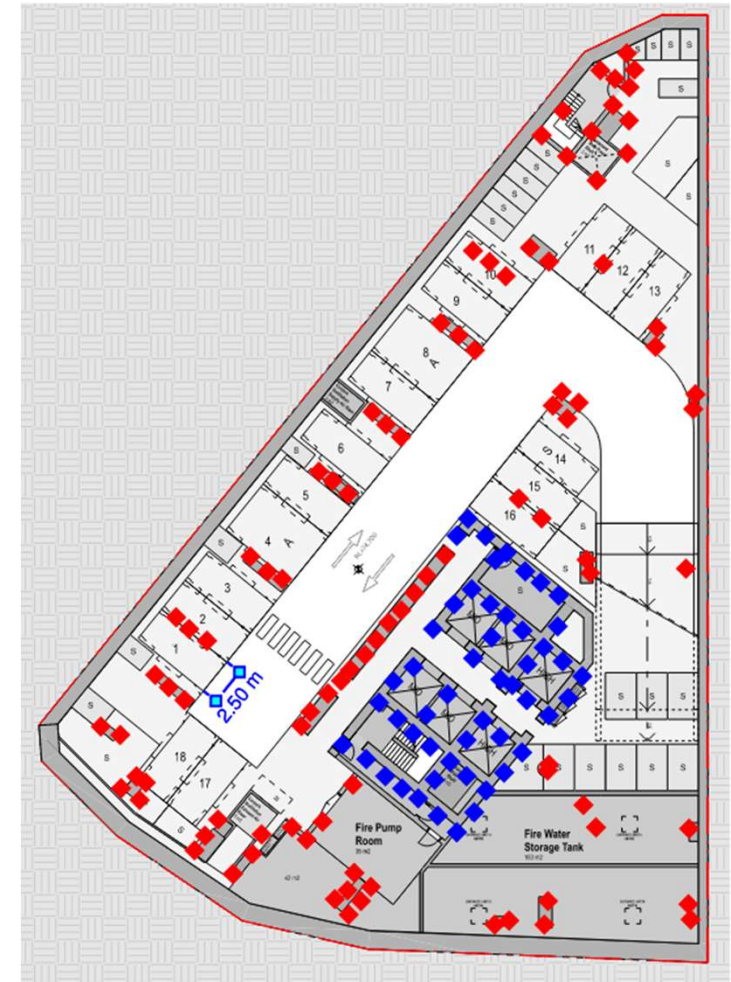
Retention & Excavation

- Following completion of the initial demolition to ground level, piling retention works begin with establishment of the piling mat as required.
- Retention piling is based on the indicated Typical B2-B7 basement plan drawings indicating the perimeter of typical basement levels. A depth of 30m is assumed, with piles being 600mm in diameter, yielding a total of 308 piles. Piling has been calculated on a lineal metre basis and assumes 2x rigs are capable of installing 50 lineal m of piles per day (100m of pile installed per day overall).
- We have allowed a further demolition allowance for existing basements based on the 601 Pacific highway scheme (we have no indication of how many extant basement levels are in the current scheme). A further 10 days has been allowed for demolition of existing foundations.
- Bulk excavation commences in earnest following final demolition; due to site access constraints, we have assumed that a truck and dog with a cubic capacity of 30m³ can be loaded every 20 minutes, yielding 720 m³ of material moved in an 8 hour day (62 days total for bulk ex). An allowance of 15 days has been included after the bulk excavation activity to factor in completion of ground retention anchors (if any) and ramp modifications as necessary.



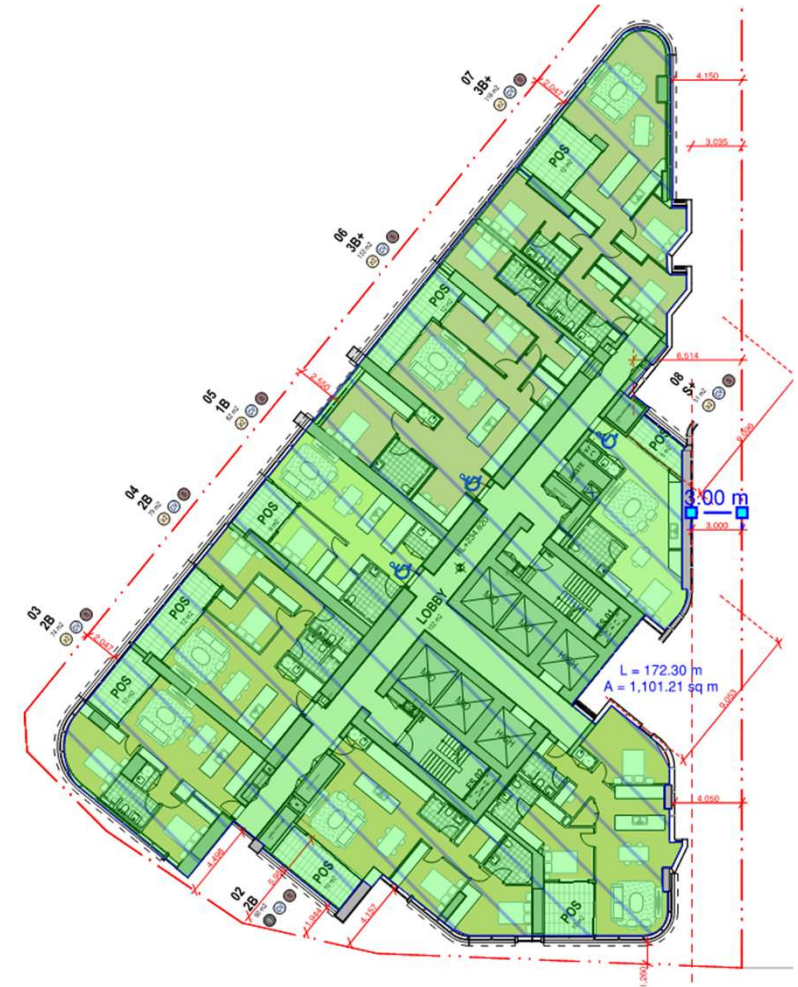
Foundations

- Following Completion of excavation, foundation piling commences to the Basement 09 Level.
- It is assumed 2 piling rigs will be used during this stage, with 1 rig prioritising lift core piles (indicated in blue) while the other rig completing the remainder structural piles (indicated in red).
- Pile depth has been estimated at 12 metres, with pile installation being calculated assuming 50 lineal metres of pile are completed per day.
- FRP of the lift pit and kickers commences following completion of piling activities, with 30 days allowed for this activity due to the size of the form and recent experience on another project for establishment of the Jump form.



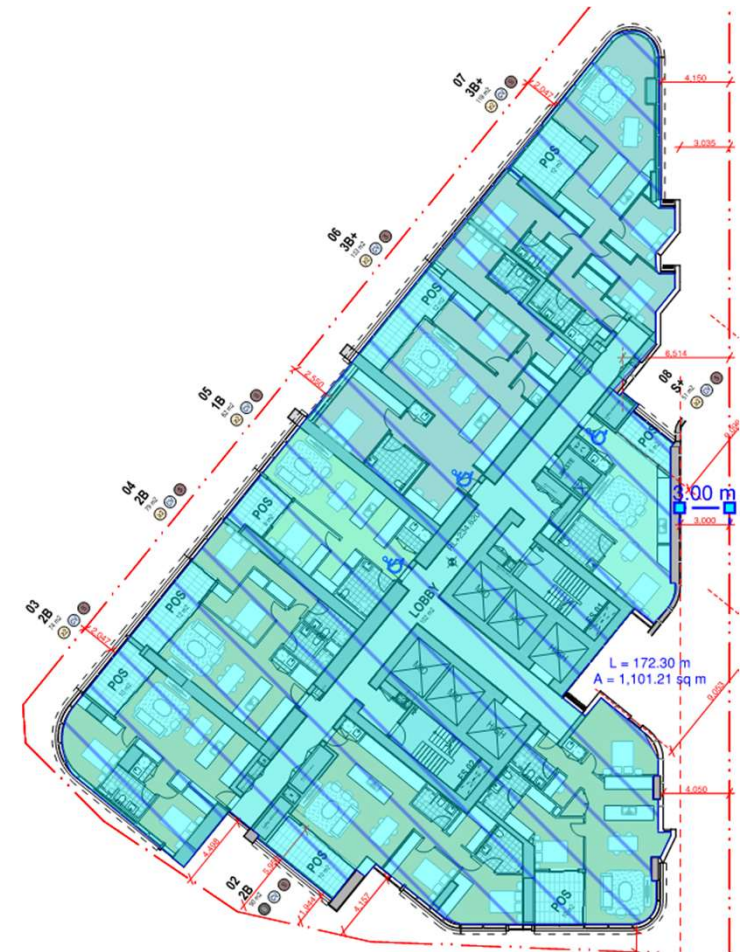
Structure

- The programme follows a typical high-rise construction sequence thereafter.
- Weight of steel has been assumed at 120kg/m³ for suspended slabs, with 7 tonnes being installed per day. Slab depth assumed to be 220mm.
- Formwork erection has been calculated at 180 m² per day.
- The average plate cycle resulting from these figures is 9 to 11 days per plate.



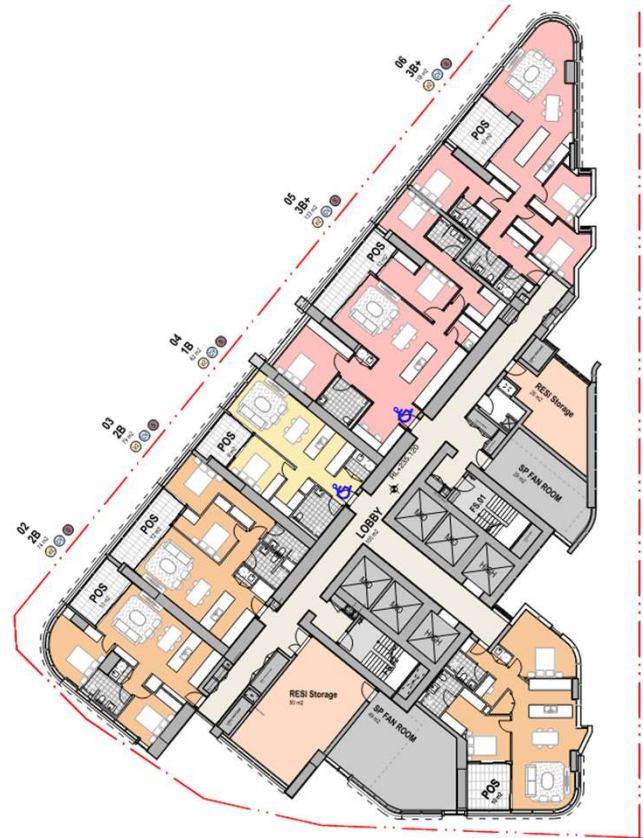
Facade

- Façade is assumed to be unitised, with a panel width of 1.8 metres and an installation rate of 10 panels per day (inclusive of bracketry).



Fitout

- Fitout has been assumed to be 100 days for a regular floor plate and 140 days for a tower plant room (plant rooms at Levels 10, 11, 43 & 44).
- Basement fitout is assumed to be 90 days per level.



Rates Used in Calculations

The below table summarises the production rates utilised to calculate activity durations within the Programme.

Item	Rate	Comments
Scaffold Erection	3 days per level to erect	Based on typical industry benchmarks.
Structural Demolition	5 days per level	Client indicated a week per level
Piling - Retention	50 lineal m per day per rig	Piles calculated on perimeter of B7, assumes 600mm dia pile @ 27 m in depth, 2x rigs installing 50m each per day, 100m per day total.
Bulk Excavation	720 m3 per day	Rate based on Truck & Dog of 30 m3 being loaded every 20 minutes.
Piling - Structural	50 lineal m per day	Rate as per retention piling, depth assumes 12m depth for core and structural piles.
Formwork Erection	180 m2 per day	Median Rate based on typical industry benchmarks.
Steel Installation	7 tonnes per crew	Median Rate based on typical industry benchmarks.
Façade Installation	10 units per day	Façade is assumed to be of unitised construction with a unit width of 1.8 m, installed at 10 units per day inclusive of bracketry.
Fitout – Basement Level	90 Days	Based on typical industry benchmarks.
Fitout - Standard Floor Plate	100 days	Based on typical industry benchmarks.
Fitout - Plant Room	140 days	Based on typical industry benchmarks.