

Dan Malone
ALTIS Property Partners
Level 14
60 Castlereagh Street
SYDNEY NSW 2010

18 June 2018

Dear Dan,

**SSD 7173 – 585 MAMRE ROAD, ORCHARD HILLS
SNACK BRANDS – STAGE 1 CAPITAL INVESTMENT VALUE**

We have prepared an estimate of the Capital Investment Value (CIV) for the Snack Brands Stage 1 development in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV is **\$\$59,859,000 (excluding GST)**.

This comprises the following:

Construction Costs (Trade costs, Preliminaries, Margin, & Authority Fees etc.)	\$38,699,000
Design & Consultant Fees	\$1,160,000
Snack Brands Fitout	\$20,000,000
TOTAL	\$59,859,000

This estimated Capital Investment Value includes all design and construction costs together with all relevant infrastructure works, site services, plant & equipment and all anticipated labour costs.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact us.

Yours faithfully
WT PARTNERSHIP



PETER TAYLOR-HILL
Associate

WTP REF: 184861 Snack Brands SSD 7173 - CIV