

Ref: MBM 1605-0005

03rd July, 2019

Touchstone Partners Pty Ltd
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Sydney NSW 2000

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Attention: Tracy Hoven

Dear Tracy,

Re: Proposed Mixed Use Development – 338 Pitt Street, Sydney

Further to the completion of our feasibility cost planning exercise for the above project work, we confirm that the estimated Capital Investment Value for the redevelopment is approximately:

Seven Hundred and Forty Seven Million and Twelve Thousand Four Hundred and Sixty One Dollars (\$747,012,461) Excluding GST.

This estimate is based on the Concept Design as formulated by the Project Architect; FJMT and our attached Concept Design Cost Plan dated June 2019 which is inclusive of:

- Demolition
- Building and Construction Works
- FF&E
- Preliminaries & Builder's Overhead & Margin
- Authority Fees
- Professional Fees

The cost estimates are based on current costs and exclude Goods & Services Tax (GST).

The definition of Capital Investment Value is as per the NSW Environmental Planning and Assessment regulation 2000 and amended by Planning Circular PS10-008 issued 10th May 2010.

Estimate of Job Creation during construction:

MBMpl estimate 3174 jobs will be created by the future development during construction as per the following calculation:

$\$1,000,000 \times 50\% = \$500,000$ (labour cost)

$\$500,000 / \$70 \text{ per hr} = 7,142 \text{ hrs}$

$7,142 \text{ hours} / 1,680\text{hrs} \text{ (1 person works 40hrs x 42 weeks per annum)}$

$= 4.25 \text{ jobs per million dollars}$

$4.25 \text{ jobs} \times \$747 \text{ million} = 3174 \text{ jobs}$

Estimate of Job Creation during operation:

MBMpl have been advised by the Client that an estimated 750 jobs will be created after completion of the development.

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

Yours faithfully,
MBMpl Pty Ltd

A handwritten signature in dark ink, appearing to read 'David Madden', with a stylized, cursive script.

David Madden

Founding Director



SUMMARY



Client: Hans Sydney Pty Ltd
Project: 338 Pitt St Development

Details: CIV Estimate 1
1605-001
Date - 27/06/2019

| Code | Description | Page | % of Cost | Cost/m2 | Total |
|------|--|------|-----------|---------|--------------------|
| 1 | General | 4 | | | 0 |
| 2 | Demolition | 5 | 2.43 | | 18,154,500 |
| 3 | Hotel | 5 | 17.40 | | 129,943,202 |
| 4 | Residential | 6 | 51.31 | | 383,261,358 |
| 5 | Retail | 7 | 2.37 | | 17,670,500 |
| 6 | Services Infrastructure | 7 | 0.67 | | 5,000,000 |
| 7 | SUB-TOTAL | | 74.17 | | 554,029,560 |
| 8 | Preliminaries & Margin (23%) | | 17.06 | | 127,426,799 |
| 9 | TOTAL CONSTRUCTION COST (Excl GST) | | 91.22 | | 681,456,359 |
| 10 | Professional Fees (8%) | | 7.30 | | 54,516,509 |
| 11 | Authority Fees (1.5%) | | 1.48 | | 11,039,593 |
| 12 | CAPITAL INVESTMENT VALUE (Excl GST) | | 100.00 | | 747,012,461 |

Project Total (Excl GST): 747,012,461