Estate Masterplan - Option 4

Area Schedule

<table>
<thead>
<tr>
<th>Area Schedule</th>
<th>Total Site Area</th>
<th>Total Developable Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1A</td>
<td>11,905 sqm</td>
<td>204,805 sqm</td>
</tr>
<tr>
<td>Lot 1B</td>
<td>11,907 sqm</td>
<td>213,350 sqm</td>
</tr>
<tr>
<td>Lot 2A</td>
<td>18,005 sqm</td>
<td>193,150 sqm</td>
</tr>
<tr>
<td>Lot 2B</td>
<td>15,912 sqm</td>
<td>117,638 sqm</td>
</tr>
<tr>
<td>Lot 3</td>
<td>62,473 sqm</td>
<td>106,746 sqm</td>
</tr>
<tr>
<td>Lot 4</td>
<td>72,942 sqm</td>
<td>106,746 sqm</td>
</tr>
<tr>
<td>Total Site Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Developable Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Carparking Requirements

DCP Council Requirements:

- Office (GFA): 1 Space/40 sqm
- Warehouse ≤ 7,500sqm (GFA): 1 Space/75 sqm
- Warehouse > 7,500sqm (GFA): 1 Space/200 sqm
- Total Carparking Required: 1,033 Spaces

Cars Required:

- Based on DMC Sales & Marketing
- Total Carparking Provided: 670 Spaces
- Parking Proposal (Refer Traffic Report)

Estate Masterplan - Option 4

Lot 1A
- Site Area: 11,905 sqm
- Warehouse Area: 6,233 sqm
- Office (2 Level) Area: 2,023 sqm
- Total Building Area: 10,265 sqm
- Total Carparking Provided: 522 Spaces
- Site Efficiency: 56%

Lot 1B
- Site Area: 11,907 sqm
- Warehouse Area: 6,280 sqm
- Office (2 Level) Area: 400 sqm
- Total Building Area: 7,080 sqm
- Total Carparking Provided: 44 Spaces
- Site Efficiency: 58%

Lot 2A
- Site Area: 18,005 sqm
- Warehouse Area: 9,322 sqm
- Office (2 Level) Area: 500 sqm
- Total Building Area: 10,822 sqm
- Total Carparking Provided: 106 Spaces
- Site Efficiency: 56%

Lot 2B
- Site Area: 15,912 sqm
- Warehouse Area: 8,747 sqm
- Office (2 Level) Area: 500 sqm
- Total Building Area: 10,746 sqm
- Total Carparking Provided: 80 Spaces
- Site Efficiency: 57%

Lot 3
- Site Area: 62,473 sqm
- Warehouse Area: 35,344 sqm
- Office (2 Level) Area: 2,023 sqm
- Total Building Area: 37,367 sqm
- Total Carparking Provided: 171 Spaces
- Site Efficiency: 58%

Lot 4
- Site Area: 72,942 sqm
- Warehouse Area: 40,800 sqm
- Office (2 Level) Area: 2,023 sqm
- Total Building Area: 42,800 sqm
- Total Carparking Provided: 209 Spaces
- Site Efficiency: 56%