

Tim Farrell
Iglu Pty Ltd
Level 4, 68 York Street
Sydney NSW 2000

17 August 2018

Dear Sir

**RE: PROPOSED STUDENT ACCOMMODATION
80 - 88 REGENT STREET, REDFERN
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE**

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project and we advise you that the estimated cost at rates current in August 2018 is \$38,900,000 (excluding GST) as shown in the attached Summary of Estimated Costs.

We understand that the project is the construction of an 18 storey building comprising:

- 265 student accommodation beds within 185 units, arranged as follows:
 - 163 x studio units;
 - 6 x loft units; and
 - 16 x 6-bed cluster units.
- Communal student facilities including study areas, lounge rooms, laundry facilities and a rooftop terrace;
- Three ground floor retail tenancies;
- A single commercial tenancy;
- Landscaping works including terrace planting; and
- Extension and augmentation of services and infrastructure as required.

We note the estimate has been based on architectural drawing prepared by Bates Smart listed in the attached Schedule of Information Used.

We further note we have prepared the estimated Capital Investment Value based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Department of Planning.

We specifically note that the above estimate is based on preliminary design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimate may be subject to changes as the design develops.

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase - 170 jobs created;
- Operational phase - 4 jobs created

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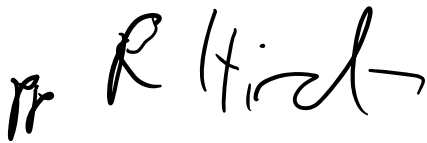
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We note the estimate in relation to jobs created during the operational phase has been prepared and provided by Iglu Pty Limited.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully
WT Partnership

A handwritten signature in black ink, appearing to read 'R Hensley' with a stylized flourish at the end.

SIMON HENSLEY
National Director

SUMMARY OF ESTIMATED COSTS		\$
DEMOLITION - PROVISIONAL		950,000
SITE CLEARING, BULK EARTHWORKS - PROVISIONAL		100,000
SITE REMEDIATION		EXCLUDED
PIILING TO FOUNDATIONS - PROVISIONAL		350,000
RETAIL TENANCIES - 3 NO.		1,100,000
STUDENT ACCOMMODATION - 265 BEDS		
COMMUNAL AREAS	2,800,000	
STUDENT ROOMS	26,450,000	
COURTYARDS AND TERRACES	600,000	
FURNITURE, FITTINGS & EQUIPMENT	EXCLUDED	
PLANT AND BACK OF HOUSE AREAS	1,850,000	
VERTICAL TRANSPORTATION	800,000	32,500,000
EXTERNAL WORKS AND SERVICES - PROVISIONAL		1,000,000
WORKS OUTSIDE SITE BOUNDARY		EXCLUDED
		\$36,000,000
CONSULTANT & DEVELOPMENT MANGEMENT FEES - 8%		2,900,000
DEVELOPMENT COST/ AUTHORITY FEES		EXCLUDED
SECTION 94 CONTRIBUTIONS - DEVELOPMENT LEVY		EXCLUDED
MARKETING FEES		EXCLUDED
SALES COST/ FEES		EXCLUDED
ESCALATION IN COSTS		EXCLUDED
FINANCE COSTS/ FEES		EXCLUDED
ESTIMATED CAPITAL INVESTMENT VALUE AT AUGUST 2018 RATES (EXCLUDING GST)		\$38,900,000



SCHEDULE OF INFORMATION USED

A03.101	Ground Floor Plan
A03.102	Level 00
A03.103	Level 01
A03.104	Level 02
A03.110	Typical Floor Plate Level 2-16
A03.119	Roof Terrace Level
A09.001	Elevation East
A09.002	Elevation South
A09.003	Elevation West
A10.001	Section A
A10.002	Section B