

Allies and Morrison  
Architects

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| rev. | date     | issue record        |
|------|----------|---------------------|
| P01  | 25.04.25 | Planning Submission |
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SISTER PLOT C - Schedule Of Accommodation

SISCO-AAM-ZZ-ZZ-SH-AR-07901

part 01/03

C1

|                              |                  | Gross External Area |         | Gross Internal Area |         | Extrnal Amenity Area |        |
|------------------------------|------------------|---------------------|---------|---------------------|---------|----------------------|--------|
| Floor                        | Use              | sqm                 | sqft    | sqm                 | sqft    | sqm                  | sqft   |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
|                              |                  |                     |         |                     |         |                      |        |
| 11th                         | Office           | 52                  | 560     | 33                  | 355     |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 0                    | 0      |
| 10th                         | Office           | 1,137               | 12,239  | 1,038               | 11,173  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 327                  | 3,520  |
| 9th                          | Office           | 2,208               | 23,767  | 2,035               | 21,905  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 21                   | 226    |
| 8th                          | Office           | 2,208               | 23,767  | 2,035               | 21,905  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 21                   | 226    |
| 7th                          | Office           | 2,208               | 23,767  | 2,035               | 21,905  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 21                   | 226    |
| 6th                          | Office           | 2,208               | 23,767  | 2,047               | 22,034  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 410                  | 4,413  |
| 5th                          | Office           | 2,624               | 28,245  | 2,438               | 26,243  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 21                   | 226    |
| 4th                          | Office           | 2,624               | 28,245  | 2,438               | 26,243  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 21                   | 226    |
| 3rd                          | Office           | 2,624               | 28,245  | 2,438               | 26,243  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 21                   | 226    |
| 2nd                          | Office           | 2,624               | 28,245  | 2,443               | 26,296  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 372                  | 4,004  |
| 1st                          | Office           | 2,826               | 30,419  | 2,708               | 29,149  |                      |        |
|                              | Community        | 0                   | 0       | 0                   | 0       |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 168                  | 1,808  |
| Arches Mezz                  | Flexible Uses    | 0                   | 0       | 0                   | 0       |                      |        |
| Upper Ground                 | Office           | 1,376               | 14,811  | 1,165               | 12,540  |                      |        |
|                              | Community        | 0                   | 0       | 0                   | 0       |                      |        |
|                              | Flexible Uses    | 1,455               | 15,662  | 1,560               | 16,792  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 172                  | 1,851  |
| Lower Ground                 | Office           | 2,339               | 25,177  | 2,272               | 24,456  |                      |        |
|                              | Service Tunnel   | 990                 | 10,656  | 837                 | 9,009   |                      |        |
|                              | Flexible Uses    | 761                 | 8,191   | 725                 | 7,804   |                      |        |
| Basement                     | Flexible Uses    | 1,606               | 17,287  | 1,517               | 16,329  |                      |        |
| OFFICE AND ANCILARY TOTAL    |                  | 27,058              | 291,252 | 25,125              | 270,446 |                      |        |
| COMMUNITY TOTAL              |                  | 0                   | 0       | 0                   | 0       |                      |        |
| FLEXIBLE USES TOTAL          |                  | 3,822               | 41,140  | 3,802               | 40,925  |                      |        |
| SERVICE TUNNEL TOTAL         |                  | 990                 | 10,656  | 837                 | 9,009   |                      |        |
| TOTAL                        |                  | 31,870              | 343,049 | 29,764              | 320,380 |                      |        |
| EXTERNAL AMENITY SPACE TOTAL |                  |                     |         |                     |         | 1,575                | 16,953 |

NOTES

Areas measured according to RICS.  
All areas are subject to further detailed design development by design team.  
Office GEA area measurements exclude external amenity space.  
Office GIA area measure taken to internal line of external facade and exclude external amenity space.  
Lower ground levels area split between C1 and C2 as indicated on phase drawings.  
Minor discrepancies between this schedule and the Area Plan schedules extracted from BIM model due to differences in rounding methods.

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SISTER PLOT C - Schedule Of Accommodation

SISCO-AAM-ZZ-ZZ-SH-AR-07901

part 02/03

C2

|                              |                  | Gross External Area |         | Gross Internal Area |         | Extrnal Amenity Area |        |
|------------------------------|------------------|---------------------|---------|---------------------|---------|----------------------|--------|
| Floor                        | Use              | sqm                 | sqft    | sqm                 | sqft    | sqm                  | sqft   |
| 20th                         | Office           | 47                  | 506     | 26                  | 280     |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 0                    | 0      |
| 19th                         | Office           | 81                  | 872     | 59                  | 635     |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 0                    | 0      |
| 18th                         | Flexible Uses    | 1,888               | 20,322  | 1,756               | 18,902  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 597                  | 6,426  |
| 17th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 16th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 15th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 14th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 13th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 12th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 11th                         | Office           | 2,543               | 27,373  | 2,370               | 25,511  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 10th                         | Office           | 2,543               | 27,373  | 2,361               | 25,414  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 9th                          | Office           | 2,543               | 27,373  | 2,361               | 25,414  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 8th                          | Office           | 2,543               | 27,373  | 2,361               | 25,414  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 7th                          | Office           | 2,543               | 27,373  | 2,361               | 25,414  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 6th                          | Office           | 2,543               | 27,373  | 2,352               | 25,317  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 5th                          | Office           | 2,543               | 27,373  | 2,352               | 25,317  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 4th                          | Office           | 2,543               | 27,373  | 2,352               | 25,317  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 3rd                          | Office           | 2,543               | 27,373  | 2,352               | 25,317  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 2nd                          | Office           | 2,543               | 27,373  | 2,352               | 25,317  |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 22                   | 237    |
| 1st                          | Office           | 2,191               | 23,584  | 2,089               | 22,486  |                      |        |
|                              | Community        | 56                  | 603     | 54                  | 581     |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 0                    | 0      |
| Arches Mezz                  | Flexible Uses    | 0                   | 0       | 0                   | 0       |                      |        |
| Upper Ground                 | Office           | 1,239               | 13,337  | 1,485               | 15,985  |                      |        |
|                              | Community        | 804                 | 8,654   | 717                 | 7,718   |                      |        |
|                              | Flexible Uses    | 631                 | 6,792   | 608                 | 6,545   |                      |        |
|                              | External Amenity | 0                   | 0       | 0                   | 0       | 0                    | 0      |
| Lower Ground                 | Office           | 1,624               | 17,481  | 1,517               | 16,329  |                      |        |
|                              | Service Tunnel   | 1,264               | 13,606  | 1,128               | 12,141  |                      |        |
|                              | Flexible Uses    | 0                   | 0       | 0                   | 0       |                      |        |
| Basement                     | Flexible Uses    | 0                   | 0       | 0                   | 0       |                      |        |
| OFFICE AND ANCILARY TOTAL    |                  | 45,870              | 493,745 | 42,970              | 462,529 |                      |        |
| COMMUNITY TOTAL              |                  | 860                 | 9,257   | 771                 | 8,299   |                      |        |
| FLEXIBLE USES TOTAL          |                  | 2,519               | 27,115  | 2,364               | 25,446  |                      |        |
| SERVICE TUNNEL TOTAL         |                  | 1,264               | 13,606  | 1,128               | 12,141  |                      |        |
| TOTAL                        |                  | 50,513              | 543,722 | 47,233              | 508,415 |                      |        |
| EXTERNAL AMENITY SPACE TOTAL |                  |                     |         |                     |         | 949                  | 10,215 |

NOTES

Areas measured according to RICS.  
All areas are subject to further detailed design development by design team.  
Office GEA area measurements exclude external amenity space.  
Office GIA area measure taken to internal line of external facade and exclude external amenity space.  
Lower ground levels area split between C1 and C2 as indicated on phase drawings.  
Minor discrepancies between this schedule and the Area Plan schedules extracted from BIM model due to differences in rounding methods.

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SISTER PLOT C - Schedule Of Accommodation  
SISCO-AAM-ZZ-ZZ-SH-AR-07901

part 03/03

|                              |               | Gross External Area |       | Gross Internal Area |       | Extrnal Amenity Area |      |
|------------------------------|---------------|---------------------|-------|---------------------|-------|----------------------|------|
| Floor                        | Use           | sqm                 | sqft  | sqm                 | sqft  | sqm                  | sqft |
| Arches Mezzanine             | Flexible Uses | 259                 | 2,789 | 262                 | 2,825 |                      |      |
| Arches                       | Flexible Uses | 665                 | 7,158 | 561                 | 6,039 |                      |      |
| OFFICE AND ANCILLARY TOTAL   |               | 0                   | 0     | 0                   | 0     |                      |      |
| COMMUNITY TOTAL              |               | 0                   | 0     | 0                   | 0     |                      |      |
| FLEXIBLE USES TOTAL          |               | 924                 | 9,947 | 823                 | 8,864 |                      |      |
| SERVICE TUNNEL TOTAL         |               | 0                   | 0     | 0                   | 0     |                      |      |
| TOTAL                        |               | 924                 | 9,947 | 823                 | 8,864 |                      |      |
| EXTERNAL AMENITY SPACE TOTAL |               |                     |       |                     |       | 0                    | 0    |

Grand Totals

|                              |  | Gross External Area |         | Gross Internal Area |         | Extrnal Amenity Area |        |
|------------------------------|--|---------------------|---------|---------------------|---------|----------------------|--------|
|                              |  | sqm                 | sqft    | sqm                 | sqft    | sqm                  | sqft   |
| OFFICE AND ANCILLARY TOTAL   |  | 72,928              | 784,997 | 68,095              | 732,975 |                      |        |
| COMMUNITY TOTAL              |  | 860                 | 9,257   | 771                 | 8,299   |                      |        |
| FLEXIBLE USES TOTAL          |  | 7,265               | 78,202  | 6,989               | 75,234  |                      |        |
| SERVICE TUNNEL TOTAL         |  | 2,254               | 24,262  | 1,965               | 21,150  |                      |        |
| TOTAL                        |  | 83,307              | 896,718 | 77,820              | 837,658 |                      |        |
| EXTERNAL AMENITY SPACE TOTAL |  |                     |         |                     |         | 2,524                | 27,168 |

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