

OPTION 6													
Existing Warehouse													
	Cluster	Studio	Beds per floor	LKD sq.m	Corridor sq.m	Amenity sq.m	Outdoor sq.m	Commercial sq.m	NIA sq.m	NIA sq.ft	GIA sq.m	GIA sq.ft	Gross to Net %
Level -01	11	14	25	64	45	403		271	403	4336	1031	11097	39
Level 00						362			633	6811	1031	11096	61
Level MEZ									146	1464	456	2185	32
Level 01									629	6765	941	10129	67
Level 02									629	6765	941	10129	67
Level 03						103	90		667	7175	879	9457	76
Total	33	35				867	90	416	3,106	33,316	5,280	56,815	
	68					1,373							

Tower													
	Cluster	Studio	Beds per floor	LKD sq.m	Corridor sq.m	Amenity sq.m	Outdoor sq.m	Commercial sq.m	NIA sq.m	NIA sq.ft	GIA sq.m	GIA sq.ft	Gross to Net %
Level 04	10	6	16	47	24				346	3719	494	5313	70
Level 05	10	6	16	47	24				346	3718	494	5313	70
Level 06	10	6	16	47	24				346	3718	494	5313	70
Level 07	10	6	16	47	24				346	3718	494	5313	70
Level 08	10	6	16	47	24				346	3718	494	5313	70
Level 09	10	6	16	47	24				346	3718	494	5313	70
Level 10	10	6	16	47	24				346	3718	494	5312	70
Level 11	10	6	16	47	24				346	3718	494	5312	70
Level 12	10	6	16	47	24				346	3718	494	5312	70
Level 13	10	6	16	47	24				346	3718	494	5312	70
Level 14	10	6	16	47	24				346	3718	494	5312	70
Level 15	10	6	16	47	24				346	3718	494	5312	70
Level 16	10	6	16	47	24				346	3718	494	5312	70
Level 17	10	6	16	47	24				346	3718	494	5312	70
Level 18	10	5	15	47	24				327	3513	494	5312	66
Level 19	10	6	16	47	24				346	3718	494	5312	70
Level 20	10	6	16	47	24				346	3718	494	5312	70
Level 21	10	6	16	47	24				346	3718	494	5312	70
Level 22	10	6	16	47	24				346	3718	494	5312	70
Level 23	10	6	16	47	24				346	3718	495	5329	70
Level 24	10	6	16	47	24				346	3718	495	5329	70
Level 25	10	6	16	47	24				346	3718	495	5329	70
Level 26	10	6	16	47	24				346	3718	495	5329	70
Level 27		16	16						323	3478	495	5329	65
Level 28		16	16						323	3478	495	5329	65
Level 29		16	16						323	3478	495	5329	65
Level 30		16	16						323	3478	495	5329	65
Level 31		16	16						323	3478	495	5329	65
Level 32		16	16						323	3478	495	5329	65
Level 33		16	16						323	3478	495	5329	65
Level 34		16	16						323	3478	495	5329	65
Level 35		16	16						323	3478	495	5329	65
Level 36		16	16						323	3478	495	5329	65
Level 37											260	2795	0
Total	230	297							11,160	120,077	16,575	178,346	
	527												

Accommodation Mix			Total Amenity/Commercial	
	Total	% Mix		Total
Cluster	263	44%	sq.m	1,373
Studio	332	56%		
	595			

Fresh Guide Comparison		
	Fresh sqm	Proposed sqm
Gym	100 - 125	61
Digital Games Room	40-50	63
Priv. Cinema	n/a	60
Study Area	65 - 85	95
Games Area	50 - 70	n/a
Reception	80	90
Laundry	n/a	25
Break-out space	n/a	48
Lounge	45 - 55	208
Parcel Room	15	23
Staff Room	n/a	28
Private Dining	n/a	138
Meeting Rooms	n/a	25
Private Study	n/a	42
Mezzanine Lounge	n/a	n/a
Winter Garden	n/a	81

Total Building GIA		
	sqm	sqft
	21,855	235,161

Total Building NIA		
	sqm	sqft
	14,266	153,500

Gross/Net %	
65	

Total Building GEA		
	sqm	sqft
	24,102	259,333

*NIA calculation includes corridors and LKD of clusters.

NIA has been measured to the inside of full height glazing in accordance with NIA 4 of the RICS Guidance - on the basis that elements of the window structure or design do not render the space substantially unusable. In accordance with NIA 1 an area is usable if it can be used for any sensible purpose in connection with the purposes for which the premises are to be used.

*GIA calculation is taken with the structural columns set within the facade of the tower.