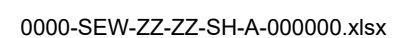


Revision Date: 29/11/2022

Axonometric



Project Name: Albert Bridge House
Project Number: 0412
Client: Oval Real Estate
Document Title: Area Schedule
Sheet: General Notes

Areas are measured in accordance with RICS Property Measurement (2nd Edition), comprising of IPMS 1, IPMS 2 & IPMS 3 (International Property Measurement Standards: Office Buildings) for Office use and GEA, GIA & NIA (RICS Code of Measuring Practice (6th Ed.)) for all other uses.

GEA = Gross External Area
Gross External Area is the area of a building measured externally at each floor level.

GIA = Gross Internal Area
Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level.

NIA = Net Internal Area
Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor level.

IPMS 1 = International Property Measurement Standards 1- Office Buildings Only
IPMS 1 is the sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor by floor basis. IPMS 1 equates closely to GEA therefore has been included in the schedule's total GEA for all use classes.

IPMS 2 = International Property Measurement Standards 2- Office Buildings Only
IPMS 2 is the sum of the areas of each floor level of an office building measured to the internal dominant face and reported on a floor by floor basis. IPMS 2 equates approximately to GIA therefore has been included in the schedule's total GEA for all use classes.

IPMS 3 = International Property Measurement Standards 3- Office Buildings Only
IPMS 3 is the floor area available on an exclusive basis to an occupier, but excluding standard facilities and shared circulation areas and calculated on a floor by floor basis. IPMS 3 equates approximately to GIA therefore has been included in the schedule's total NIA for all use classes.

Applicable to all RIBA Work Stages

- These areas have been prepared for our client Oval Real Estate, are approximate only and have been measured from preliminary drawings
- Survey irregularities, survey scale, design development, construction tolerances, workmanship and design by others may affect the stated areas.
- An allowance of at least +/-5% should be allowed.
- All areas have been calculated in metric units, unless otherwise specified.
- Areas in imperial units (if provided) have been calculated using a factor of 10.7639.
- All these factors should be considered before making any decisions on the basis of these predictions whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for increases and decreases inherent in the design development and construction processes.
- **No allowance has been made for wheelchair accommodation at this stage.**
- Tenure split is based on unit numbers, not habitable rooms
- Use classes within the schedule are in line with the September 2020 use classes

RIBA Work Stage 0-1

- GEA is measured and calculated generally in accordance with the RICS Property Measurement (2nd Edition), comprising of IPMS (International Property Measurement Standards: Office Buildings) for Office use and GEA (RICS Code of Measuring Practice (6th Ed.)) for all other uses.

RIBA Work Stage 2

- Areas are measured and calculated generally in accordance with the RICS Property Measurement (2nd Edition), comprising of IPMS (International Property Measurement Standards: Office Buildings) for Office use and RICS Code of Measuring Practice (6th Ed.) for all other uses. The noted IPMS 2 area is the sum of all listed IPMS components. For IPMS 2 & 3, areas are measured to dominant face of external envelope, however, window locations are subject to change at detail design stage.
- For IPMS 2 & 3 include internal atrium space, in accordance with RICS Code of Measuring Practice (6th Ed.)
- NIA includes riser stacks within flats.

Project Specific Notes:

- C3 Residential GEA, GIA and NIA areas **include** internal private amenity in the form of winter gardens.
- C3 Residential NIA excludes ground floor active uses, lobby, cycle store, plant and BOH and shared residential internal amenity at higher level (PRS rentable dining room, yoga room, work-from-home room etc..).
- C3 Communal Amenity Area **indicates** residential lobby, cycle store and shared residential internal amenity at higher level (PRS rentable dining room, yoga room, work-from-home room etc..). This figure is **not** included in the total building NIA
- E (g) Office IPMS 3 (NIA) and total Building B NIA exclude ground floor lobby. E (g) Office Lobby Area is indicated in a separate column.
- Sui Generis Basement GEA and GIA evenly split the shared basement areas between the two buildings (basement ramp area, access hatch and car park extract chamber)

Project Name: Albert Bridge House

Project Number: 0412

Client: Oval Real Estate

Document Title: Area Schedule

Sheet: General Summary

Revision Date: 29/11/2022

Use Class	C3 Residential <i>Area including internal private amenity, excluding basement</i>							C3 Communal Amenity		Car Parking Spaces	E (a,b,c) Retail/ Restaurant/ Café, Sui Generis						E (g) Office <i>Area excluding basement</i>						E (g) Office Lobby Area		E (g) Office External Amenity	Car Parking Spaces	Ancillary Space (Basement)		Total					
Area	GEA		GIA		NIA		Units				GEA		GIA		NIA		IPMS 1(GEA)		IPMS 2		IPMS 3						GEA		GIA		NIA			
	sqm	sft	sqm	sft	sqm	sft					sqm	sqft	sqm	sqft	sqm	sqft	sqm	sq.ft	sqm	sq.ft	sqm	sq.ft					sqm	sq.ft	sqm	sf.ft	sqm	sq.ft	sqm	sq.ft

ALBERT BRIDGE HOUSE																																		
Building A - Residential	41,036	441,711	37,814	407,026	26,100	280,935	367	982	10,570	8	162	1,742	146	1,568	156	1,675	0	0	0	0	0	0	0	0	0	0	1,572	1,429	42,771	460,379	39,389	423,978	26,255	282,611
Building B - Office	0	0	0	0	0	0	0	0	0	0	2,407	25,908	2,194	23,616	2,196	23,633	50,850	547,341	43,457	467,762	34,061	366,635	509	5,482	23,379	16	3,635	3,321	56,892	612,376	48,971	527,124	36,257	390,268
TOTAL	41,036	441,711	37,814	407,026	26,100	280,935	367	982	10,570	8	2,569	27,650	2,340	25,184	2,351	25,308	50,850	547,341	43,457	467,762	34,061	366,635	509	5,482	23,379	16	5,207	4,750	99,662	1,072,754	88,360	951,102	62,512	672,879

All areas are representing revised massing and are work-in-progress. These figures are subject to layout development and coordination. The illustrated GIA and GEA figures assume managed bin collection twice a week

* C3 Residential NIA **includes** private amenity space in the form of winter gardens.

C3 Communal Amenity Area indicates residential lobby, cycle store and shared residential internal amenity at higher level (PRS rentable dining room, yoga room, work-from-home room etc.). This figure is **not included in the total building NIA

***E (g) Office IPMS 1 (GEA) include internal atrium area, IPMS 2 (GIA) include internal atrium area only at the ground floor, in accordance with RICS Code of Measuring Practice (6th Ed.)

**** E (g) Office IPMS 3 (NIA) and total Building B NIA **exclude** ground floor lobby.
E (g) Office Lobby Area is indicated in a separate column.

***** Sui Generis Basement GEA and GIA evenly split the shared basement areas between the two buildings

[illegible]

Building B																																					
E Basement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a		0	0	0	0	3,635	39,127	3,321*	35,746	3,635	39,127	3,321	35,746	0	0
E Level 00	0	0	0	0	0	0	0	0	0	1,163	12,514	1,119	12,045	1,121	12,071	1,205	12,973	1,189	12,802	0	0	0%	n/a	509	5,482	0	0	0	0	0	0	2,388	25,487	2,308	24,848	1,121	12,071
E Level 01	0	0	0	0	0	0	0	0	0	1,244	13,394	1,075	11,571	1,074	11,562	1,149	12,365	747	8,045	325	3,497	43%	n/a	0	0	0	0	0	0	2,393	25,759	1,822	19,616	1,399	15,059		
E Level 02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,527	37,963	3,145	33,849	2,063	28,861	85%	3	0	0	0	0	0	3,527	37,963	3,145	33,849	2,663	28,861			
E Level 03	0	0	0	0	0	0	0	0	0	4,104	44,171	3,544	38,143	3,026	32,567	4,104	44,171	3,544	38,143	2,063	22,567	85%	3	0	123	1,324	0	0	4,104	44,171	3,544	38,143	3,026	32,567			
E Level 04	0	0	0	0	0	0	0	0	0	4,066	43,786	3,403	36,626	2,893	31,136	4,066	43,786	3,403	36,626	2,893	28,861	85%	3	0	0	0	0	4,066	43,786	3,403	36,626	2,893	31,136				
E Level 05	0	0	0	0	0	0	0	0	0	4,123	44,380	3,668	39,494	3,155	33,965	4,123	44,380	3,668	39,494	3,155	33,965	86%	3	0	0	0	0	4,123	44,380	3,668	39,494	3,155	33,965				
E Level 06	0	0	0	0	0	0	0	0	0	3,995	43,006	3,492	37,586	2,992	32,208	3,995	43,006	3,492	37,586	2,992	32,208	86%	3	0	97	1,044	0	0	3,995	43,006	3,492	37,586	2,992	32,208			
E Level 07	0	0	0	0	0	0	0	0	0	3,797	40,868	3,356	36,123	2,864	30,824	3,797	40,868	3,356	36,123	2,864	30,824	85%	3	0	108	1,163	0	0	3,797	40,868	3,356	36,123	2,864	30,824			
E Level 08	0	0	0	0	0	0	0	0	0	3,688	39,699	3,249	34,974	2,759	29,702	3,688	39,699	3,249	34,974	2,759	29,702	85%	3	0	97	1,044	0	0	3,688	39,699	3,249	34,974	2,759	29,702			
E Level 09	0	0	0	0	0	0	0	0	0	3,399	36,587	2,963	31,890	2,477	26,659	3,399	36,587	2,963	31,890	2,477	26,659	84%	2	0	227	2,443	0	0	3,399	36,587	2,963	31,890	2,477	26,659			
E Level 10	0	0	0	0	0	0	0	0	0	3,219	34,654	2,729	29,373	2,246	24,180	3,219	34,654	2,729	29,373	2,246	24,180	82%	2	0	157	1,690	0	0	3,219	34,654	2,729	29,373	2,246	24,180			
E Level 11	0	0	0	0	0	0	0	0	0	2,928	31,522	2,508	27,001	2,027	21,818	2,928	31,522	2,508	27,001	2,027	21,818	81%	2	0	147	1,582	0	0	2,928	31,522	2,508	27,001	2,027	21,818			
E Level 12	0	0	0	0	0	0	0	0	0	2,746	29,552	2,305	24,808	1,889	20,336	2,746	29,552	2,305	24,808	1,889	20,336	82%	2	0	108	1,163	0	0	2,746	29,552	2,305	24,808	1,889	20,336			
E Level 13	0	0	0	0	0	0	0	0	0	2,446	26,364	2,040	21,559	1,631	17,551	2,446	26,364	2,040	21,559	1,631	17,551	80%	2	0	97	1,044	0	0	2,446	26,364	2,040	21,559	1,631	17,551			
E Level 14	0	0	0	0	0	0	0	0	0	2,211	23,794	1,781	19,167	1,442	15,534	2,211	23,794	1,781	19,167	1,442	15,534	78%	1	0	157	1,690	0	0	2,211	23,794	1,781	19,167	1,442	15,534			
E Level 15	0	0	0	0	0	0	0	0	0	1,859	20,009	1,463	15,748	1,136	12,223	1,859	20,009	1,463	15,748	1,136	12,223	78%	1	0	209	2,250	0	0	1,859	20,009	1,463	15,748	1,136	12,223			
E Level 16	0	0	0	0	0	0	0	0	0	1,243	13,384	853	9,178	537	5,784	1,243	13,384	853	9,178	537	5,784	63%	1	0	0	585	6,297	0	0	1,243	13,384	853	9,178	537	5,784		
E Level 17	0	0	0	0	0	0	0	0	0	706	7,599	632	6,802	0	0	706	7,599	632	6,802	0	0	0%	1	0	0	0	0	0	706	7,599	632	6,802	0	0			
E Level 18	0	0	0	0	0	0	0	0	0	435	4,683	391	4,204	0	0	435	4,683	391	4,204	0	0	0%	1	0	0	0	0	0	435	4,683	391	4,204	0	0			
Subtotal										2,407	25,908	2,194	23,616	2,196	23,633	50,850	547,341	43,457	467,762	34,061	366,635	78%	/	509	5,482	2,172	23,379	3,635	39,127	3,321	35,746	66,892	612,376	48,971	527,124	36,257	390,283

* C3 Residential NIA includes private amenity space in the form of winter gardens.

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