

GFA: Gross Floor Area
 Rates Current At January 2026

LOCATION SUMMARY

| Ref | Location | GFA m ² | GFA AUD/m ² | Total Cost AUD |
|----------|--|-----------------------|---------------------------|-------------------|
| A | Site Preparation & Demolition | | | |
| B | Carpark | | | |
| B1 | Substructure | | | |
| B2 | Rock Excavation | | | |
| B3 | Basement Level B02 : Carpark / Plant / BoH | | | |
| B4 | Basement Level B01 : Carpark / Plant / BoH | | | |
| B5 | Level 01 : Carpark Entry Ramp & Porte Cochere / Drop Off (Paving & landscaping incl. in Location G1) | | | |
| B6 | Lid Over Basement | | | |
| | B - Carpark | | | |
| C | Retail | | | |
| C1 | Level 01 : Retail | | | |
| | C - Retail | | | |
| D | Major Transfer Structure (Level 2) | | | |
| E | Residential Building A (Sth Tower) | | | |
| E1 | Substructure | | | |
| E2 | Level 01 | | | |
| E3 | Mezzanine Level | | | |
| E4 | Level 02 - 04 (In 3 No.) | | | |
| E5 | Level 05 | | | |
| E6 | Level 06 - 11 (In 6 No.) | | | |
| E7 | Level 12 - 13 (In 2 No.) | | | |
| E8 | Level 14 | | | |
| E9 | Level 15 | | | |
| E10 | Level 16 | | | |
| E11 | Level 17 | | | |
| E12 | Roof : Plant & Lift Overrun | | | |
| E13 | Vertical Transportation | | | |
| E14 | Facade Lighting | | | |
| E15 | Facade Embelishments | | | |
| E16 | Facade Access & Fall Restraint | | | |
| E17 | DAS | | | |
| E18 | Sustainability | | | |
| | E - Residential Building A (Sth Tower) | | | |
| F | Residential Building B (Nth Tower) | | | |
| F1 | Substructure | | | |
| F2 | Level 01 | | | |
| F3 | Mezzanine Level | | | |
| F4 | Level 02 - 06 (In 5 No.) | | | |

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79 VICTORIA PARADE

SCHEMATIC ESTIMATE 01A



GFA: Gross Floor Area
Rates Current At January 2026

LOCATION SUMMARY

| Ref | Location | GFA m ² | GFA AUD/m ² | Total Cost AUD |
|---|--|-----------------------|---------------------------|--------------------|
| F5 | Level 07 | | | |
| F6 | Level 08 - 17 (In 10 No.) | | | |
| F7 | Level 18 - 21 (In 4 No.) | | | |
| F8 | Level 22 | | | |
| F9 | Level 23 | | | |
| F10 | Roof : Plant & Lift Overrun | | | |
| F11 | Vertical Transportation | | | |
| F12 | Facade Lighting | | | |
| F13 | Facade Embelishments | | | |
| F14 | Facade Access & Fall Restraint | | | |
| F15 | DAS | | | |
| F16 | Sustainability | | | |
| F - Residential Building B (Nth Tower) | | | | |
| G | External Works | | | |
| G1 | Ground Plane / Public Realm Landscaping | | | |
| G2 | Site Services | | | |
| G3 | Works Outside Site Boundary (Make Good Only) | | | |
| G - External Works | | | | |
| ESTIMATED NET COST | | | | |
| MARGINS & ADJUSTMENTS | | | | |
| | Design Development Contingency | | | |
| | Project Decarbonization | | | |
| | Builder's Preliminaries | | | |
| | Builder's Overheads and Margin | | | |
| | Escalation beyond January 2026 | | | |
| | Furniture, Fittings and Equipment | | | |
| Estimated Construction Cost @ January 2026 | | | | |
| OTHER DEVELOPMENT COSTS | | | | |
| | Design Contingency | | | |
| | Construction Contingency | | | |
| | Headworks and Authority Charges | | | |
| | Furniture, Fittings and Equipment | | | |
| | Professional & Design Consultants Fees | | | |
| | Project Contingency | | | |
| | Other Development Costs (Land Purchase, Sales / Marketing, Legal, etc) | | | |
| | GST | | | |
| ESTIMATED TOTAL COST | | | | 301,900,000 |