

Building A	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	401.0	4,316	354.0	3,810	224.0	2,411
First	407.0	4,381	362.0	3,897	282.0	3,035
Second	362.0	3,897	316.0	3,401	246.0	2,648
TOTAL	1170.0	12594	1032.0	11108	752.0	8095

percentage of units by type

Mews B	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Mews 1	106.0	1,141	85.0	915	85.0	915
Mews 2	103.0	1,109	85.0	915	85.0	915
Mews 3	106.0	1,141	85.0	915	85.0	915
Mews 4	108.0	1,163	86.0	926	86.0	926
Mews 5	106.0	1,141	87.0	936	87.0	936
Mews 6	118.0	1,270	93.0	1,001	93.0	1,001
Mews 7	117.0	1,259	93.0	1,001	93.0	1,001
Mews 8	120.0	1,292	93.0	1,001	93.0	1,001
TOTAL	884.0	9515	707.0	7610	707.0	7610

percentage of units by type

Building C	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	10.0	108	6.0	65	0.0	0
First	18.0	194	16.0	172	0.0	0
Second	73.0	786	62.0	667	50.0	538
TOTAL	101.0	1087	84.0	904	50.0	538

percentage of units by type

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
2	2				4
6					6
2		2			4
10	2	2	0	0	14
71.4%	14.3%	14.3%	0.0%	0.0%	100.0%

10	4	0	14
71.4%	28.6%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
10	10
12	12
10	12
32	34

32	34
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APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
		1			1
		1			1
		1			1
		1			1
		1			1
		1			1
		1			1
		1			1
0	0	8	0	0	8
0.0%	0.0%	100.0%	0.0%	0.0%	100.0%

0	8	0	8
0.0%	100.0%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
3	4
3	4
3	4
3	4
3	4
3	4
3	4
3	4
24	32

24	32
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APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
					0
					0
1					1
1	0	0	0	0	1
100.0%	0.0%	0.0%	0.0%	0.0%	100.0%

1	0	0	1
100.0%	0.0%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
0	0
0	0
2	2
2	2

2	2
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TOTAL	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Block A	1170.0	12,594	1032.0	11,108	752.0	8,095
Block B	884.0	9,515	707.0	7,610	707.0	7,610
Block C	101.0	1,087	84.0	904	50.0	538
TOTAL	2155.0	23196	1823.0	19623	1509.0	16243

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
10	2	2	0	0	14
0	0	8	0	0	8
1	0	0	0	0	1
11	2	10	0	0	23
47.8%	8.7%	43.5%	0.0%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
32	34
24	32
2	2
58	68

percentage of units by type

11	12	0	23
47.8%	52.2%	0.0%	100.0%

Employment	GEA		GIA	
	sq m	sq ft	sq m	sq ft
Retail A3	138.0	1,485	120.0	1,292
Office B1	214.0	2,303	181.0	1,948
Total	352.0	3,789	301.0	3,240

Parking Spaces 21
 Parking Ratio 0.91 spaces per unit
 Average Hab Rooms per unit 2.52
 Average Bed Spaces per unit 2.96

The NSA is the sum of the all of the GIAs of the individual apartments

The areas have been measured as shown on the following drawings: P1-100_revPC; P1-101_revPC; P1-102_revPC; P1-103_revPC

The areas are approximate and relate to the likely areas of the building at the current state of the design.

The standard RICS Code of Practice for measuring areas has been used with the exception that internal balconies are not included in GIA/NSA

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:

1. Design development.
2. Accurate site survey, site levels and dimensions.
3. Construction methods and building tolerances.
4. Local Authority consents.