



gardiner&theobald

Residential Towers: Benchmark

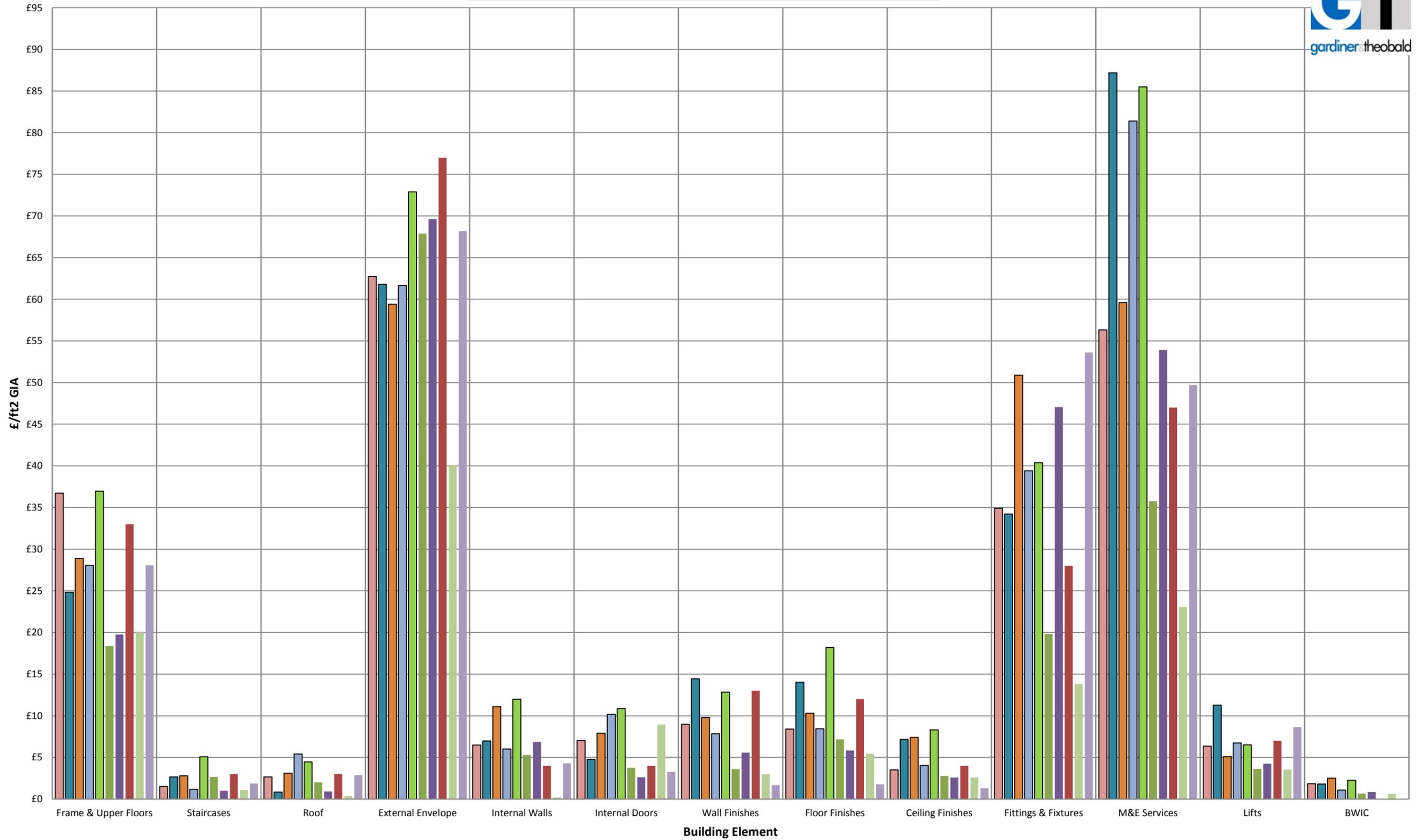
The attached residential benchmark paper has been prepared to compare the cost of plots C, F and G with other Central London private residential tower schemes where Gardiner & Theobald LLP have been acting.

All costs are current day including contractor preliminaries, overheads and profit but excluding demolition, basements, podiums, enabling works, substructure, fees and any abnormal costs.

The specification of Plots C, F and G are similar to these benchmark projects, and their costs are within a range of £275/ft² GIA - £325/ft² GIA. These costs are in excess of Plots D and E where the specification is lower and the facades are less complex.

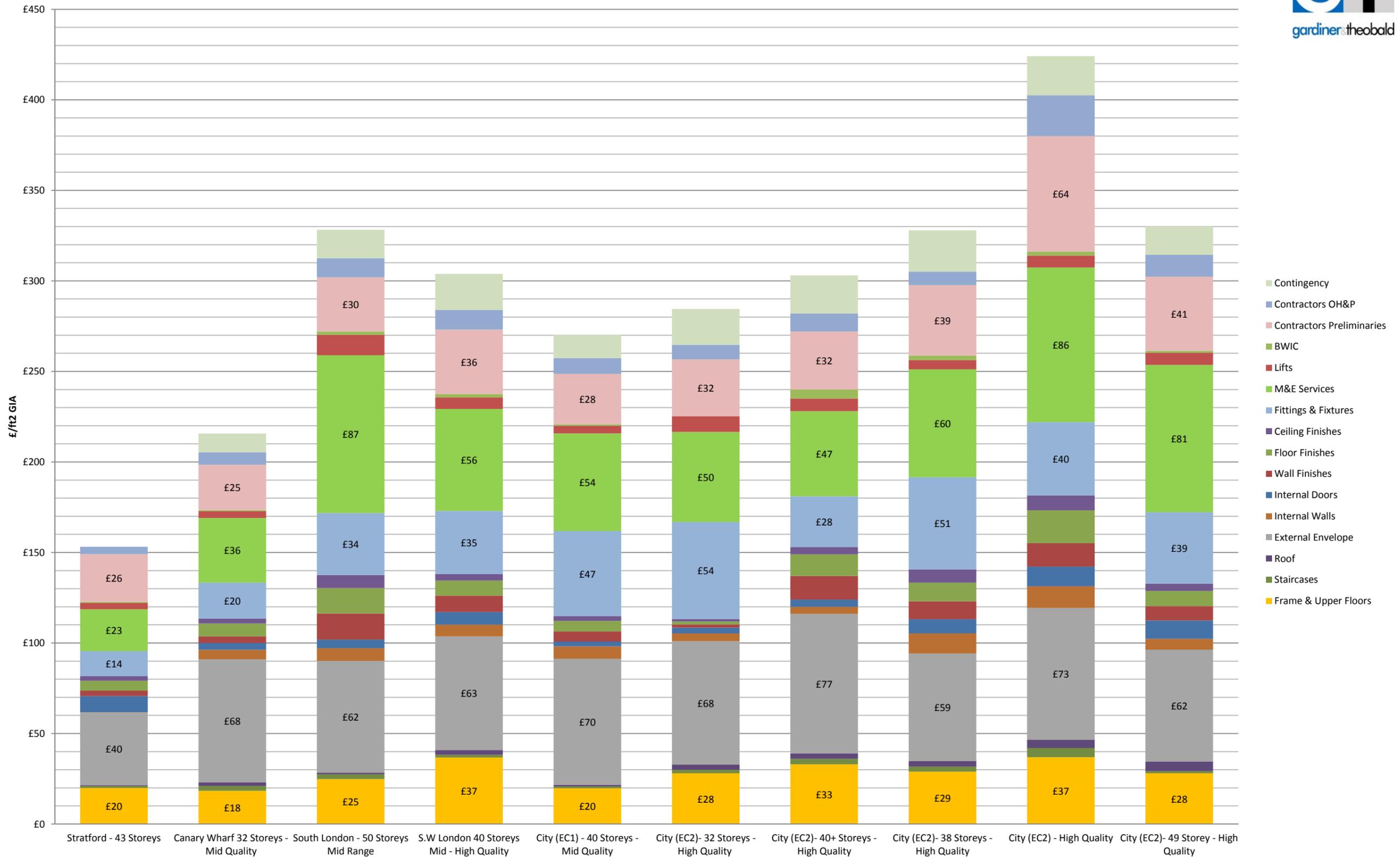
24 April 2014

Residential Tower: Elemental Benchmark (£/ft2 GIA)



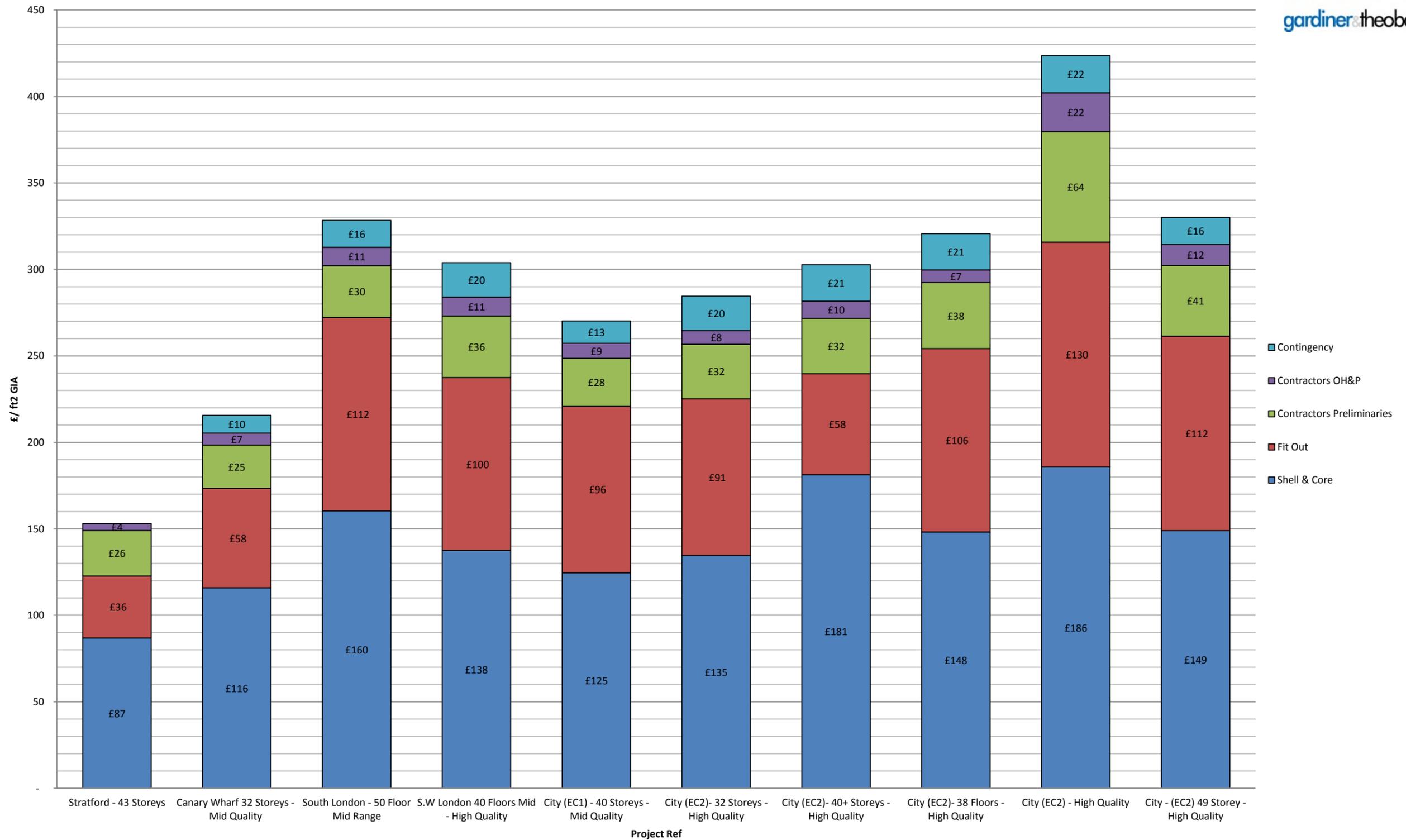
- S.W London 40 Storeys Mid - High Quality
- South London - 50 Storeys Mid Range
- City (EC2)- 38 Storeys - High Quality
- City (EC2)- 49 Storey - High Quality
- City (EC2) - High Quality
- Canary Wharf 32 Storeys - Mid Quality
- City (EC1) - 40 Storeys - Mid Quality
- City (EC2)- 40+ Storeys - High Quality
- Stratford - 43 Storeys
- City (EC2)- 32 Storeys - High Quality

Residential Towers: Elemental Benchmark (£/ft2 GIA)



1) All projects exclude, demo, basements, substructure, enabling works, fees.
 2) South London Tower (Includes Suite Hotel on Levels Grd to 9)
 3) City (EC2) 40+ Storey Towers (All M&E costs included in Shell & Core costs)

Residential Towers: Shell & Core Compared to Fit Out : (£ft2 GIA)



- Notes:
- 1) All projects exclude, demo, basements, substructure, enabling works, fees.
 - 2) South London Tower (Includes Suite Hotel on Levels Grd to 9)
 - 3) City (EC2) 40+ Storey Towers (All M&E costs included in Shell & Core costs)