

Metric

Level	GEA											TOTAL
	A1	A3	Office - B1	D2 - Garden	D2 - Gym	Hub	Office - Servicing	Retail - Servicing	Retail/Office - Servicing	Office - Plant	Office/Retail - Plant	
	m²	m²	m²	m²		m²	m²	m²	m²	m²	m²	m²
B2			280					291	821		1,340	2,732
B1	14		1,364		588		832					2,798
G	122	110	881	63	52		125					1,353
Mezz		465	653	18								1,136
01			1,410	18								1,428
02			1,420	18								1,438
03			1,304	18								1,322
04			1,314	18								1,332
05		171	390	698								1,259
06		202	428									630
07			1,342									1,342
08			1,348									1,348
09			1,355									1,355
10			1,361									1,361
11			1,367									1,367
12			1,373									1,373
13			1,378									1,378
14			1,382									1,382
15			1,386									1,386
16			1,390									1,390
17			1,393									1,393
18			1,396									1,396
19			1,398									1,398
20			1,400									1,400
21			817			428						1,245
22			817			306						1,123
23			1,402									1,402
24			1,401									1,401
25			1,401									1,401
26			1,400									1,400
27			1,398									1,398
28			1,396									1,396
29			1,393									1,393
30			1,390									1,390
31			1,390									1,390
32			1,386									1,386
33			1,378									1,378
34										889		889
35										196		196
Total	136	948	45,682	851	640	734	957	291	821	1,085	1,340	53,485

Area Schedule Notes:

- The above area schedule has been measured in accordance with the RICS Code of Measuring Practice 6th Edition
- The schedule should not be relied upon for any other purpose than this exercise.
- The area schedule has been measured from the drawings listed below:

14032_X_(00)_P118	Rev -	14032_X_(00)_P124	Rev A	14032_X_(00)_P131	Rev -	14032_X_(00)_P138	Rev -	14032_X_(00)_P145	Rev -	14032_X_(00)_P152	Rev -
14032_X_(00)_P119	Rev A	14032_X_(00)_P125	Rev B	14032_X_(00)_P132	Rev -	14032_X_(00)_P139	Rev -	14032_X_(00)_P146	Rev -	14032_X_(00)_P153	Rev -
14032_X_(00)_P120	Rev B	14032_X_(00)_P126	Rev B	14032_X_(00)_P133	Rev -	14032_X_(00)_P140	Rev -	14032_X_(00)_P147	Rev -	14032_X_(00)_P154	Rev -
14032_X_(00)_P120M	Rev A	14032_X_(00)_P127	Rev -	14032_X_(00)_P134	Rev -	14032_X_(00)_P141	Rev A	14032_X_(00)_P148	Rev -	14032_X_(00)_P155	Rev -
14032_X_(00)_P121	Rev A	14032_X_(00)_P128	Rev -	14032_X_(00)_P135	Rev -	14032_X_(00)_P142	Rev A	14032_X_(00)_P149	Rev -	14032_X_(00)_P156	Rev -
14032_X_(00)_P122	Rev A	14032_X_(00)_P129	Rev -	14032_X_(00)_P136	Rev -	14032_X_(00)_P143	Rev -	14032_X_(00)_P150	Rev -		
14032_X_(00)_P123	Rev A	14032_X_(00)_P130	Rev -	14032_X_(00)_P137	Rev -	14032_X_(00)_P144	Rev -	14032_X_(00)_P151	Rev -		

- The apportionment of the areas between uses is based on the following information received from DP9 and AHMM; email from David Shiels dated 05/10/18, and Haydn Thomas email dated 10/10/18. With the following adjustments:

Basement 2 - Corridors not marked up by AHMM are included in Retail/Office - Plant, Cores not marked up have been included as Office - B1
 Basement 1 - Area marked as Servicing included as Office Servicing, area under Keats House included as Office Servicing rather than Retail - A1/A2, Cores not marked up have been included as Office - B1
 GF - Loading bay not marked up therefore included as Office Servicing, Garden Entrance and lift included as Garden rather than Retail, straight stair to basement included as Office rather than Retail.
 Levels GF Mezz to 4 - Garden lift included as garden rather than Office - B1
 LG, GF and L1 retail area allocation is based on AHMM mark-up dated 05/12/2018.
 No garden space included at level 6 as advised by DP9

Imperial

Level	GEA											
	A1	A3	Office - B1	D2 - Garden	D2 - Gym	Hub	Office - Servicing	Retail - Servicing	Retail/Office - Servicing	Office - Plant	Office/Retail - Plant	TOTAL
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²
B2	0	0	3,014	0	0	0	0	3,132	8,837	0	14,424	29,407
B1	151	0	14,682	0	6,329	0	8,956	0	0	0	0	30,117
G	1,313	1,184	9,483	678	560	0	1,345	0	0	0	0	14,564
Mezz	0	5,005	7,029	194	0	0	0	0	0	0	0	12,228
01	0	0	15,177	194	0	0	0	0	0	0	0	15,371
02	0	0	15,285	194	0	0	0	0	0	0	0	15,478
03	0	0	14,036	194	0	0	0	0	0	0	0	14,230
04	0	0	14,144	194	0	0	0	0	0	0	0	14,338
05	0	1,841	4,198	7,513	0	0	0	0	0	0	0	13,552
06	0	2,174	4,607	0	0	0	0	0	0	0	0	6,781
07	0	0	14,445	0	0	0	0	0	0	0	0	14,445
08	0	0	14,510	0	0	0	0	0	0	0	0	14,510
09	0	0	14,585	0	0	0	0	0	0	0	0	14,585
10	0	0	14,650	0	0	0	0	0	0	0	0	14,650
11	0	0	14,714	0	0	0	0	0	0	0	0	14,714
12	0	0	14,779	0	0	0	0	0	0	0	0	14,779
13	0	0	14,833	0	0	0	0	0	0	0	0	14,833
14	0	0	14,876	0	0	0	0	0	0	0	0	14,876
15	0	0	14,919	0	0	0	0	0	0	0	0	14,919
16	0	0	14,962	0	0	0	0	0	0	0	0	14,962
17	0	0	14,994	0	0	0	0	0	0	0	0	14,994
18	0	0	15,026	0	0	0	0	0	0	0	0	15,026
19	0	0	15,048	0	0	0	0	0	0	0	0	15,048
20	0	0	15,069	0	0	0	0	0	0	0	0	15,069
21	0	0	8,794	0	0	4,607	0	0	0	0	0	13,401
22	0	0	8,794	0	0	3,294	0	0	0	0	0	12,088
23	0	0	15,091	0	0	0	0	0	0	0	0	15,091
24	0	0	15,080	0	0	0	0	0	0	0	0	15,080
25	0	0	15,080	0	0	0	0	0	0	0	0	15,080
26	0	0	15,069	0	0	0	0	0	0	0	0	15,069
27	0	0	15,048	0	0	0	0	0	0	0	0	15,048
28	0	0	15,026	0	0	0	0	0	0	0	0	15,026
29	0	0	14,994	0	0	0	0	0	0	0	0	14,994
30	0	0	14,962	0	0	0	0	0	0	0	0	14,962
31	0	0	14,962	0	0	0	0	0	0	0	0	14,962
32	0	0	14,919	0	0	0	0	0	0	0	0	14,919
33	0	0	14,833	0	0	0	0	0	0	0	0	14,833
34	0	0	0	0	0	0	0	0	0	9,569	0	9,569
35	0	0	0	0	0	0	0	0	0	2,110	0	2,110
Total	1,464	10,204	491,716	9,160	6,889	7,901	10,301	3,132	8,837	11,679	14,424	575,707

Area Schedule Notes:

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14032_X_(00)_P118	Rev -	14032_X_(00)_P124	Rev A	14032_X_(00)_P131	Rev -	14032_X_(00)_P138	Rev -	14032_X_(00)_P145	Rev -	14032_X_(00)_P152	Rev -
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14032_X_(00)_P120	Rev B	14032_X_(00)_P126	Rev B	14032_X_(00)_P133	Rev -	14032_X_(00)_P140	Rev -	14032_X_(00)_P147	Rev -	14032_X_(00)_P154	Rev -
14032_X_(00)_P120M	Rev A	14032_X_(00)_P127	Rev -	14032_X_(00)_P134	Rev -	14032_X_(00)_P141	Rev A	14032_X_(00)_P148	Rev -	14032_X_(00)_P155	Rev -
14032_X_(00)_P121	Rev A	14032_X_(00)_P128	Rev -	14032_X_(00)_P135	Rev -	14032_X_(00)_P142	Rev A	14032_X_(00)_P149	Rev -	14032_X_(00)_P156	Rev -
14032_X_(00)_P122	Rev A	14032_X_(00)_P129	Rev -	14032_X_(00)_P136	Rev -	14032_X_(00)_P143	Rev -	14032_X_(00)_P150	Rev -		
14032_X_(00)_P123	Rev A	14032_X_(00)_P130	Rev -	14032_X_(00)_P137	Rev -	14032_X_(00)_P144	Rev -	14032_X_(00)_P151	Rev -		

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GF - Loading bay not marked up therefore included as Office Servicing, Garden Entrance and lift included as Garden rather than Retail, straight stair to basement included as Office rather than Retail.
Levels GF Mezz to 4 - Garden lift included as garden rather than Office - B1
No garden space included at level 6 as advised by DP9
LG, GF and L1 retail area allocation is based on AHMM mark-up dated 05/12/2018.

Georgian Terraces

Metric

GEA				
Level	A1	A3	Office - B1	TOTAL
	m²	m²	m²	m²
LG	389	0	0	389
G	340	0	69	409
1	0	0	393	393
2	0	0	393	393
3	0	0	349	349
Total	729	0	1,204	1,933

Imperial

GEA				
Level	A1	A3	Office - B1	TOTAL
	ft²	ft²	ft²	ft²
LG	4,187	0	0	4,187
G	3,660	0	743	4,402
1	0	0	4,230	4,230
2	0	0	4,230	4,230
2	0	0	3,757	3,757
Total	7,847	0	12,960	20,807

Keats House

Metric

GEA				
Level	A1	A3	Office - B1	TOTAL
	m²	m²	m²	m²
LG	0	0	0	incl in Tower
G	0	88	103	191
GM	0	164	27	191
1	0	0	185	185
2	0	0	165	165
Total	0	252	480	732

GEA				
Level	A1	A3	Office - B1	TOTAL
	ft²	ft²	ft²	ft²
LG	0	0	0	incl in Tower
G	0	947	1,109	2,056
1	0	1,765	291	2,056
2	0	0	1,991	1,991
3	0	0	1,776	1,776
Total	0	2,713	5,167	7,879

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- LG, GF and L1 retail area allocation is based on AHMM mark-up dated 05/12/2018.

Georgian Terraces

14032_G_(00)_P119 Rev A
14032_G_(00)_P120 Rev A
14032_G_(00)_P121 Rev A
14032_G_(00)_P122 Rev A
14032_G_(00)_P123 Rev A

Keats House

14032_K_(00)_P120 Rev A
14032_K_(00)_P121 Rev A
14032_K_(00)_P122 Rev A
14032_K_(00)_P123 Rev A

Metric

Main Building

Level	GEA		
	Office - B1	Office - Plant	TOTAL
	m²	m²	m²
B1		1,777	1,777
G	1,642		1,642
01	2,027		2,027
02	1,727		1,727
03	1,717		1,717
04	1,041		1,041
Roof	258		258
Total	8,412	1,777	10,189

Keats House

Level	GEA		
	Office - B1	Office - Plant	TOTAL
	m²	m²	m²
B1	216		216
G	230		230
01	232		232
02	226		226
03	218		218
Total	1,122	0	1,122

Georgian Terraces

Level	GEA		
	Office - B1	Office - Plant	TOTAL
	m²	m²	m²
B1	456		456
G	429		429
01	393		393
02	382		382
03	370		370
Total	2,030	0	2,030

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14032 X - (01) P119	Rev -	Survey Drawings - Existing Level B1
14033 X - (01) P120	Rev -	Survey Drawings - Existing Level GF
14033 X - (01) P121	Rev -	Survey Drawings - Existing Level 01
14034 X - (01) P122	Rev -	Survey Drawings - Existing Level 02

Imperial

Main Building

Level	GEA		
	Office - B1	Office - Plant	TOTAL
	ft²	ft²	ft²
B1	0	19,127	19,127
G	17,674	0	17,674
01	21,818	0	21,818
02	18,589	0	18,589
03	18,482	0	18,482
04	11,205	0	11,205
Roof	2,777	0	2,777
Total	90,546	19,127	109,673

Keats House

Level	GEA		
	Office - B1	Office - Plant	TOTAL
	ft²	ft²	ft²
B1	2,325	0	2,325
G	2,476	0	2,476
01	2,497	0	2,497
02	2,433	0	2,433
03	2,347	0	2,347
Total	12,077	0	12,077

Georgian Terraces

Level	GEA		
	Office - B1	Office - Plant	TOTAL
	ft²	ft²	ft²
B1	4,908	0	4,908
G	4,618	0	4,618
01	4,230	0	4,230
02	4,112	0	4,112
03	3,983	0	3,983
Total	21,851	0	21,851

- | | |
|------------------------|---------------------------------------|
| 14035 X - (01) P Rev - | Survey Drawings - Existing Level 03 |
| 14036 X - (01) P Rev - | Survey Drawings - Existing Level 04 |
| 14037 X - (01) P Rev - | Survey Drawings - Existing Lower Roof |