

EXISTING GROUND FLOOR PLAN

Ground Floor

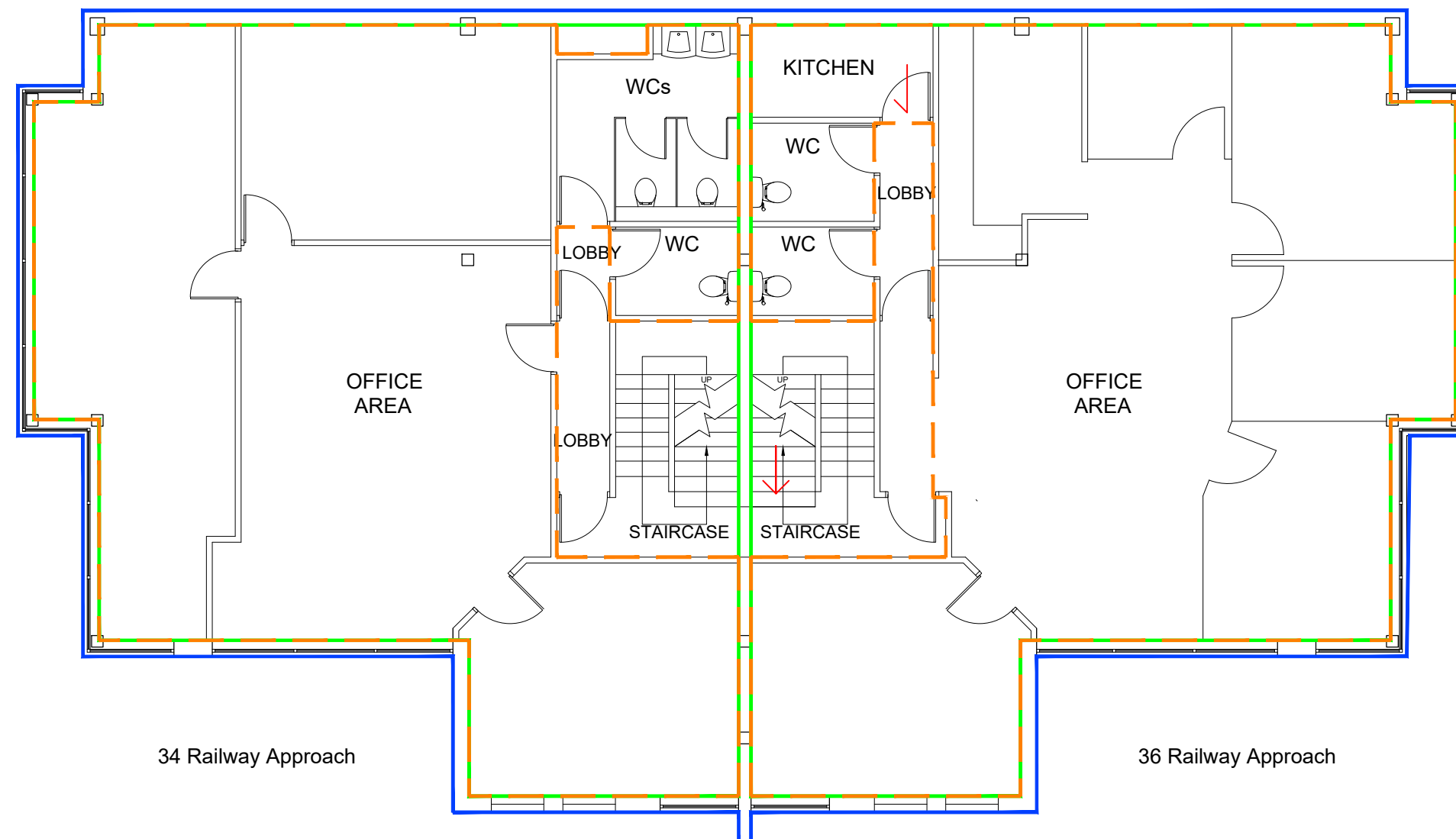
34 & 36 RA - Gross External Area = 266.8 sqm

34 RA - Gross Internal Area = 121.3 sqm

36 RA - Gross Internal Area = 124.1 sqm

34 RA - Net Internal Area = 103.1 sqm

36 RA - Net Internal Area = 106.4 sqm

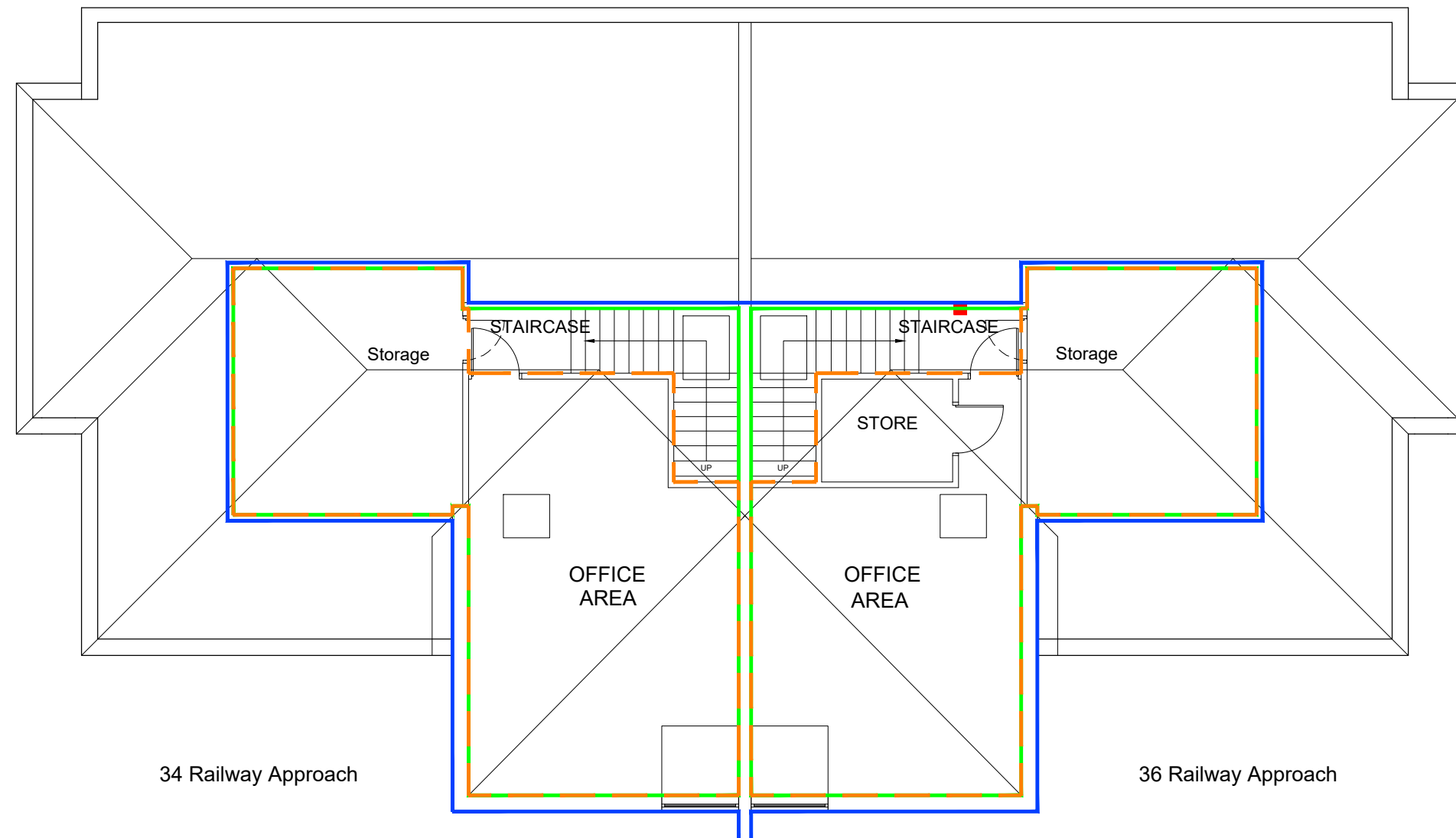


34 Railway Approach

36 Railway Approach

EXISTING FIRST FLOOR PLAN

First Floor
 34 & 36 RA - Gross External Area = 297.8 sqm
 34 RA - Gross Internal Area = 136.9 sqm
 36 RA - Gross Internal Area = 136.9 sqm
 34 RA - Net Internal Area = 121.7 sqm
 36 RA - Net Internal Area = 120.3 sqm



EXISTING SECOND FLOOR PLAN

Second Floor
 34 & 36 RA - Gross External Area = 124.1 sqm
 34 RA - Gross Internal Area = 56.5 sqm
 36 RA - Gross Internal Area = 56.5 sqm
 34 RA - Net Internal Area = 49.2 sqm
 36 RA - Net Internal Area = 49.2 sqm

	34 Railway Approach	36 Railway Approach	All	Other	Total per floor (sqm)	Total per floor (sqft)
GEA Basement (car park) (sqm)				323	323	3488.4
Ground Floor (sqm)						
GEA			266.8		266.8	2881.44
GIA	121.3	124.1			245.4	2650.32
NIA	103.1	103.1			206.2	2226.96
First Floor (sqm)						
GEA			297.8		297.8	3216.24
GIA	136.9	136.9			273.8	2957.04
NIA	121.7	120.3			242	2613.6
Second Floor (including roof storage) (sqm)						
GEA			124.1		124.1	1340.28
GIA	56.5	56.5			113	1220.4
NIA	49.2	49.2			98.4	1062.72

	(sqm)	(sqft)
GEA Total	688.7	7437.96
GIA Total	632.2	6827.76
NIA Total	546.6	5903.28
GEA Car Park	323	3488.4