

### 3 The Square Stockley Park - BCPT Adjusted Office Refurbishment

Development Pro Forma  
Cushman & Wakefield  
October 18, 2023

**PROJECT PRO FORMA****CUSHMAN & WAKEFIELD****3 The Square Stockley Park - BCPT Adjusted  
Office Refurbishment****Project Pro Forma for Phase 1****Currency in £****REVENUE****Rental Area Summary**

|                 | Units | ft <sup>2</sup> | Rent Rate ft <sup>2</sup> | Initial<br>MRV/Unit | Net Rent<br>at Sale | Initial<br>MRV |
|-----------------|-------|-----------------|---------------------------|---------------------|---------------------|----------------|
| Entire Building | 1     | 93,000          | 34.00                     | 3,162,000           | 3,162,000           | 3,162,000      |

**Investment Valuation****Entire Building**

|                  |           |           |         |         |            |
|------------------|-----------|-----------|---------|---------|------------|
| Market Rent      | 3,162,000 | YP @      | 8.5000% | 11.7647 |            |
| (2yrs Rent Free) |           | PV 2yrs @ | 8.5000% | 0.8495  | 31,599,737 |

**GROSS DEVELOPMENT VALUE****31,599,737**

Purchaser's Costs

(2,148,782)

Effective Purchaser's Costs Rate

6.80%

(2,148,782)

**NET DEVELOPMENT VALUE****29,450,955****TOTAL PROJECT REVENUE****29,450,955****DEVELOPMENT COSTS****ACQUISITION COSTS**

|             |           |           |           |
|-------------|-----------|-----------|-----------|
| Fixed Price | 8,000,000 |           |           |
| Fixed Price |           | 8,000,000 |           |
|             |           |           | 8,000,000 |

**CONSTRUCTION COSTS**

| Construction    | ft <sup>2</sup> | Build Rate ft <sup>2</sup> | Cost       |
|-----------------|-----------------|----------------------------|------------|
| Entire Building | 115,000         | 217.39                     | 25,000,000 |
| Contingency     |                 | 5.00%                      | 1,250,000  |
|                 |                 |                            | 26,250,000 |

**Other Construction Costs**

|                    |         |         |
|--------------------|---------|---------|
| Estate Rent Charge | 320,000 |         |
|                    |         | 320,000 |

**PROFESSIONAL FEES**

|                     |       |           |
|---------------------|-------|-----------|
| Architect           | 4.00% | 1,012,800 |
| Quantity Surveyor   | 2.00% | 506,400   |
| Structural Engineer | 1.50% | 379,800   |

**PROJECT PRO FORMA****CUSHMAN & WAKEFIELD****3 The Square Stockley Park - BCPT Adjusted****Office Refurbishment**

|                      |       |         |           |
|----------------------|-------|---------|-----------|
| Mech./Elec.Engineer  | 1.50% | 379,800 |           |
| Project Manager      | 1.00% | 253,200 |           |
| Construction Manager | 1.00% | 253,200 |           |
|                      |       |         | 2,785,200 |

**MARKETING & LEASING**

|                   |        |         |         |
|-------------------|--------|---------|---------|
| Marketing         |        | 100,000 |         |
| Leasing Agent Fee | 15.00% | 474,300 |         |
| Leasing Legal Fee | 5.00%  | 158,100 |         |
|                   |        |         | 732,400 |

**DISPOSAL FEES**

|                 |       |         |         |
|-----------------|-------|---------|---------|
| Sales Agent Fee | 0.50% | 147,255 |         |
| Sales Legal Fee | 1.00% | 294,510 |         |
|                 |       |         | 441,764 |

**TOTAL COSTS****38,529,364****PROFIT**

|                   |  |             |                    |
|-------------------|--|-------------|--------------------|
| Balancing Account |  | (9,078,410) |                    |
|                   |  |             | <b>(9,078,410)</b> |

**Performance Measures**

|                                 |                 |
|---------------------------------|-----------------|
| Profit on Cost%                 | -23.56%         |
| Profit on GDV%                  | -28.73%         |
| Profit on NDV%                  | -30.83%         |
| Development Yield% (on Rent)    | 8.21%           |
| Equivalent Yield% (Nominal)     | 8.50%           |
| Equivalent Yield% (True)        | 8.97%           |
| Pre-Finance IRR%                | -10.07%         |
| Project IRR% (without Interest) | -10.07%         |
| Equity IRR% (without Interest)  | N/A             |
| Return on Equity%               | N/A             |
| Rent Cover                      | -2 yrs -10 mths |

**After Tax Performance Measures**

|                                 |         |
|---------------------------------|---------|
| Project IRR% (without Interest) | -10.07% |
| Equity IRR% (without Interest)  | N/A     |
| Return on Equity%               | N/A     |