

| No. | Building Name            | Description    | Planning    |          | Size sq m | Sq ft   | GDV        |      |          | Development |          |              |           |            | Finace Cost (12m) |          | Profit     |        | Details   |
|-----|--------------------------|----------------|-------------|----------|-----------|---------|------------|------|----------|-------------|----------|--------------|-----------|------------|-------------------|----------|------------|--------|---|
|     |                          |                | Current     | Proposed |           |         | GDV        | NIA  | Rate psm | Conversion  | Rate psm | Professional | Contingen | Total cost | Loan              | Interest | Gross P    | Margin |   |
| 1   | Administration Building  | Hotel          | C1 TBA      | Resi     | 3627.7    | 39048.0 | £8,706,480 | 80%  | £3,000   | £5,441,550  | £1,500   | £348,259     | £435,324  | £6,225,133 | £5,659,212        | £679,105 | £1,802,241 | 20.70% | 2 storey officers mess (NIA = 80% of GIA) £1500 psm |
| 2   | Boiler House (Admin)     |                |             |          | 14.2      | 152.0   | £42,600    | 100% | £3,000   | £0          | £0       | £1,704       | £2,130    | £3,834     | £27,690           | £3,323   | £35,443    | 83.20% |   |
| 3   | Rye House (Prison Buildi | Freedom House  |             |          | 1543.4    | 16613.0 | £3,704,160 | 80%  | £3,000   | £2,315,100  | £1,500   | £148,166     | £185,208  | £2,648,474 | £2,407,704        | £288,924 | £766,761   | 20.70% | 4 storey brick build former prison building         |
| 4   | Deal House (Accomodat    | Business Space |             |          | 1539.0    | 16565.0 | £3,693,600 | 80%  | £3,000   | £2,308,500  | £1,500   | £147,744     | £184,680  | £2,640,924 | £2,400,840        | £288,101 | £764,575   | 20.70% | 2 storey brick built former police station          |
| 5   | Main stores & Visitors C | Business Space |             |          | 832.2     | 8957.0  | £1,997,280 | 80%  | £3,000   | £1,248,300  | £1,500   | £79,891      | £99,864   | £1,428,055 | £1,298,232        | £155,788 | £413,437   | 20.70% |   |
| 6   | Cabin                    | Retail         |             |          | 34.2      | 368.0   | £82,080    | 80%  | £3,000   | £51,300     | £1,500   | £3,283       | £4,104    | £58,687    | £53,352           | £6,402   | £16,991    | 20.70% |   |
| 7   | Workshops                | Retail         |             |          | 219.3     | 2360.0  | £526,320   | 80%  | £3,000   | £328,950    | £1,500   | £21,053      | £26,316   | £376,319   | £342,108          | £41,053  | £108,948   | 20.70% |   |
| 8   | Barn                     | Freedom House  |             |          | 76.9      | 827.0   | £230,700   | 100% | £3,000   | £115,350    | £1,500   | £9,228       | £11,535   | £136,113   | £149,955          | £17,995  | £76,592    | 33.20% |   |
| 9   | Stores                   | Water / Beer   |             |          | 20.4      | 219.0   | £48,960    | 80%  | £3,000   | £30,600     | £1,500   | £1,958       | £2,448    | £35,006    | £31,824           | £3,819   | £10,135    | 20.70% |   |
| 10  | Health Mobile            | Water / Beer   |             |          | 36.0      | 387.0   | £86,400    | 80%  | £3,000   | £54,000     | £1,500   | £3,456       | £4,320    | £61,776    | £56,160           | £6,739   | £17,885    | 20.70% |   |
| 11  | Health CareCentre        |                |             |          | 253.5     | 2728.0  | £608,400   | 80%  | £3,000   | £380,250    | £1,500   | £24,336      | £30,420   | £435,006   | £395,460          | £47,455  | £125,939   | 20.70% |   |
| 12  | Gate House               |                |             |          | 227.7     | 2450.0  | £546,480   | 80%  | £3,000   | £341,550    | £1,500   | £21,859      | £27,324   | £390,733   | £355,212          | £42,625  | £113,121   | 20.70% |   |
| 13  | Switch Room              |                |             |          | 54.4      | 585.0   | £130,560   | 80%  | £3,000   | £0          | £0       | £5,222       | £6,528    | £11,750    | £84,864           | £10,184  | £108,626   | 83.20% |   |
| 14  | Visitors Reception       | Retail         | E(b) Mar24  | Cafe     | 141.4     | 1523.0  | £339,360   | 80%  | £3,000   | £212,100    | £1,500   | £13,574      | £16,968   | £242,642   | £220,584          | £26,470  | £70,248    | 20.70% |   |
| 15  | Stables                  |                |             |          | 40.3      | 433.0   | £96,720    | 80%  | £3,000   | £60,450     | £1,500   | £3,869       | £4,836    | £69,155    | £62,868           | £7,544   | £20,021    | 20.70% |   |
| 16  | Hastings House           | Business Space | C2A Jun23   |          | 949.4     | 10219.0 | £2,278,560 | 80%  | £3,000   | £1,424,100  | £1,500   | £91,142      | £113,928  | £1,629,170 | £1,481,064        | £177,728 | £471,662   | 20.70% | 2 storey former accomodation blocks                 |
| 17  | Sandwich House           | Hotel          | C2A Nov22   |          | 949.4     | 10219.0 | £2,278,560 | 80%  | £3,000   | £1,424,100  | £1,500   | £91,142      | £113,928  | £1,629,170 | £1,481,064        | £177,728 | £471,662   | 20.70% | C2A is a secure residential institutions, such as   |
| 18  | Romney House             | Hotel          | C2A Jun23   |          | 949.4     | 10219.0 | £2,278,560 | 80%  | £3,000   | £1,424,100  | £1,500   | £91,142      | £113,928  | £1,629,170 | £1,481,064        | £177,728 | £471,662   | 20.70% | prisons, detention centers, and secure hospitals.   |
| 19  | CES Stores               | Business Space |             |          | 48.0      | 516.0   | £115,200   | 80%  | £3,000   | £72,000     | £1,500   | £4,608       | £5,760    | £82,368    | £74,880           | £8,986   | £23,846    | 20.70% |   |
| 20  | Sports Building          | Business Space |             |          | 373.8     | 4023.0  | £897,120   | 80%  | £3,000   | £560,700    | £1,500   | £35,885      | £44,856   | £641,441   | £583,128          | £69,975  | £185,704   | 20.70% |   |
| 21  | Gymnasium                | Business Space |             |          | 266.6     | 2869.0  | £639,840   | 80%  | £3,000   | £399,900    | £1,500   | £25,594      | £31,992   | £457,486   | £415,896          | £49,908  | £132,447   | 20.70% |   |
| 22  | Cleaning Store           |                |             |          | 21.4      | 230.0   | £51,360    | 80%  | £3,000   | £0          | £0       | £2,054       | £2,568    | £4,622     | £33,384           | £4,006   | £42,732    | 83.20% |   |
| 23  | Internal Garden          | Water / Beer   | Class-E TBA |          | 52.5      | 565.0   | £126,000   | 80%  | £3,000   | £78,750     | £1,500   | £5,040       | £6,300    | £90,090    | £81,900           | £9,828   | £26,082    | 20.70% | Class E: Commercial, business, and service uses.    |
| 24  | Tower                    | Water / Beer   | Class-E TBA |          | 11.6      | 124.0   | £27,840    | 80%  | £3,000   | £0          | £0       | £1,114       | £1,392    | £2,506     | £18,096           | £2,172   | £23,163    | 83.20% | It includes shops, offices, restaurants .....       |
| 25  | Store Room               | Water / Beer   | Class-E TBA |          | 9.1       | 97.0    | £21,840    | 80%  | £3,000   | £0          | £0       | £874         | £1,092    | £1,966     | £14,196           | £1,704   | £18,171    | 83.20% |   |
| 26  | Chapel & Stores          | Business Space |             |          | 787.7     | 8478.0  | £1,890,480 | 80%  | £3,000   | £1,181,550  | £1,500   | £75,619      | £94,524   | £1,351,693 | £1,228,812        | £147,457 | £391,329   | 20.70% |   |
| 27  | Works Department         | Laser Building | Class-E TBA |          | 741.0     | 7976.0  | £1,778,400 | 80%  | £3,000   | £1,111,500  | £1,500   | £71,136      | £88,920   | £1,271,556 | £1,155,960        | £138,715 | £368,129   | 20.70% | Tenant: Laser Light Communications Inc.             |
| 28  | Garage                   | Laser Building | Class-E TBA |          | 28.8      | 310.0   | £69,120    | 80%  | £3,000   | £43,200     | £1,500   | £2,765       | £3,456    | £49,421    | £44,928           | £5,391   | £14,308    | 20.70% | 15 years lease at £893k p/a                         |
| 29  | Shed                     | Laser Building | Class-E TBA |          | 20.3      | 218.0   | £48,720    | 80%  | £3,000   | £30,450     | £1,500   | £1,949       | £2,436    | £34,835    | £31,668           | £3,800   | £10,085    | 20.70% |   |
| 30  | Fuel Store               |                |             |          | 11.3      | 121.0   | £27,120    | 80%  | £3,000   | £0          | £0       | £1,085       | £1,356    | £2,441     | £17,628           | £2,115   | £22,564    | 83.20% |   |
| 31  | Education Building       | Business Space |             |          | 725.4     | 7808.0  | £1,740,960 | 80%  | £3,000   | £1,088,100  | £1,500   | £69,638      | £87,048   | £1,244,786 | £1,131,624        | £135,795 | £360,379   | 20.70% |   |
| 32  | Staff Restroom           |                |             |          | 31.3      | 336.0   | £93,900    | 100% | £3,000   | £46,950     | £1,500   | £3,756       | £4,695    | £55,401    | £61,035           | £7,324   | £31,175    | 33.20% |   |
| 33  | Segregation Unit         | Business Space |             |          | 310.1     | 3337.0  | £744,240   | 80%  | £3,000   | £465,150    | £1,500   | £29,770      | £37,212   | £532,132   | £483,756          | £58,051  | £154,058   | 20.70% |   |
| 34  | Dining Hall & Kitchen    | Business Space |             |          | 984.6     | 10598.0 | £2,363,040 | 80%  | £3,000   | £1,476,900  | £1,500   | £94,522      | £118,152  | £1,689,574 | £1,535,976        | £184,317 | £489,149   | 20.70% | single story steelframed building of four bays      |
| 35  | Victualing Store         | Business Space |             |          | 113.2     | 1218.0  | £339,600   | 100% | £3,000   | £169,800    | £1,500   | £13,584      | £16,980   | £200,364   | £220,740          | £26,489  | £112,747   | 33.20% |   |
| 36  | CIT Painters             | Staycations    | C1 TBA      |          | 218.7     | 2354.0  | £524,880   | 80%  | £3,000   | £328,050    | £1,500   | £20,995      | £26,244   | £375,289   | £341,172          | £40,941  | £108,650   | 20.70% | C1: hotels, boarding houses, and guest houses       |
| 37  | CIT Bricklayers          | Staycations    | C1 TBA      |          | 271.7     | 2924.0  | £652,080   | 80%  | £3,000   | £407,550    | £1,500   | £26,083      | £32,604   | £466,237   | £423,852          | £50,862  | £134,981   | 20.70% |   |
| 38  | CIT Plumbers             | Staycations    | C1 TBA      |          | 257.9     | 2776.0  | £618,960   | 80%  | £3,000   | £386,850    | £1,500   | £24,758      | £30,948   | £442,556   | £402,324          | £48,279  | £128,125   | 20.70% |   |
| 39  | Canoe Shop               | Staycations    | C1 TBA      |          | 75.2      | 809.0   | £225,600   | 100% | £3,000   | £112,800    | £1,500   | £9,024       | £11,280   | £133,104   | £146,640          | £17,597  | £74,899    | 33.20% |   |
| 40  | Store 1                  | Stavcations    | C1 TBA      |          | 13.5      | 145.0   | £32,400    | 80%  | £3,000   | £0          | £0       | £1,296       | £1,620    | £2,916     | £21,060           | £2,527   | £26,957    | 83.20% |   |
| 41  | Store 2                  | Staycations    | C1 TBA      |          | 31.2      | 335.0   | £74,880    | 80%  | £3,000   | £46,800     | £1,500   | £2,995       | £3,744    | £53,539    | £48,672           | £5,841   | £15,500    | 20.70% |   |
| 42  | Store 3                  | Stavcations    | C1 TBA      |          | 41.4      | 445.0   | £99,360    | 80%  | £3,000   | £62,100     | £1,500   | £3,974       | £4,968    | £71,042    | £64,584           | £7,750   | £20,568    | 20.70% |   |
| 43  | Store 4                  | Staycations    | C1 TBA      |          | 3.4       | 36.0    | £8,160     | 80%  | £3,000   | £0          | £0       | £326         | £408      | £734       | £5,304            | £636     | £6,789     | 83.20% |   |
| 44  | VT Mech'L Services       | Staycations    | C1 TBA      |          | 364.7     | 3925.0  | £875,280   | 80%  | £3,000   | £547,050    | £1,500   | £35,011      | £43,764   | £625,825   | £568,932          | £68,272  | £181,183   | 20.70% |   |
| 45  | VT Welders               | Staycations    | C1 TBA      |          | 281.4     | 3028.0  | £675,360   | 80%  | £3,000   | £422,100    | £1,500   | £27,014      | £33,768   | £482,882   | £438,984          | £52,678  | £139,800   | 20.70% |   |
| 46  | Wire/Computer Shops      | Staycations    | C1 TBA      |          | 258.1     | 2778.0  | £619,440   | 80%  | £3,000   | £387,150    | £1,500   | £24,778      | £30,972   | £442,900   | £402,636          | £48,316  | £128,224   | 20.70% |   |
| 47  | VT Motor Mechanics       | Staycations    | C1 TBA      |          | 311.9     | 3357.0  | £748,560   | 80%  | £3,000   | £467,850    | £1,500   | £29,942      | £37,428   | £535,220   | £486,564          | £58,388  | £154,952   | 20.70% |   |
| 48  | VT Motor Mechanics Stc   | Staycations    | C1 TBA      |          | 39.8      | 428.0   | £119,400   | 100% | £3,000   | £59,700     | £1,500   | £4,776       | £5,970    | £70,446    | £77,610           | £9,313   | £39,641    | 33.20% |   |
| 49  | Bridge Store             | Events         |             |          | 2.1       | 22.0    | £5,040     | 80%  | £3,000   | £0          | £0       | £202         | £252      | £454       | £3,276            | £393     | £4,193     | 83.20% |   |
| 50  | Bridge Shed              |                |             |          | 9.6       | 103.0   | £23,040    | 80%  | £3,000   | £0          | £0       | £922         | £1,152    | £2,074     | £14,976           | £1,797   | £19,169    | 83.20% |   |
| 51  | Skilled Ops              | Creative       | Class E     |          | 479.3     | 5759.0  | £1,150,320 | 80%  | £3,000   | £718,950    | £1,500   | £46,013      | £57,516   | £822,479   | £747,708          | £89,725  | £238,116   | 20.70% | Class E: Commercial, business, and service uses.    |
| 52  | Plant Room               | Creative       | Class E     |          | 476.7     | 5131.0  | £1,144,080 | 80%  | £3,000   | £715,050    | £1,500   | £45,763      | £57,204   | £818,017   | £743,652          | £89,238  | £236,825   | 20.70% | It includes shops, offices, restaurants .....       |
| 53  | CIT Carpenters           | Creative       | Class E     |          | 520.5     | 5602.0  | £1,249,200 | 80%  | £3,000   | £780,750    | £1,500   | £49,968      | £62,460   | £893,178   | £811,980          | £97,438  | £258,584   | 20.70% |   |
| 54  | CIT Plasterers           | Creative       | Class E     |          | 438.4     | 4718.0  | £1,052,160 | 80%  | £3,000   | £657,600    | £1,500   | £42,086      | £52,608   | £752,294   | £683,904          | £82,068  | £217,797   | 20.70% |   |

Total GIA

20141.0

217371.0

£48,548,760

82%

£3,000

£29,985,600

£1,941,950

£2,427,438

£34,354,988

£31,556,694

£3,786,803

£10,406,968

21%

| Summary             |             |
|---------------------|-------------|
| GDV                 | £48,548,760 |
| Re-development Cost | £34,354,988 |
| Finance Cost        | £3,786,803  |
| Gross Profit        | £10,406,968 |
| Profit %age         | 21%         |