

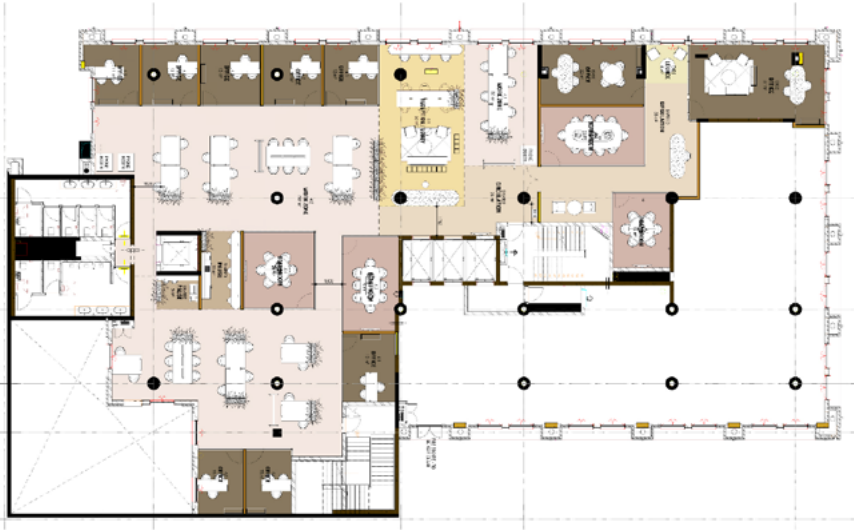
THE BANK

RETAIL HOTEL OFFICES

THEBANK.BUILD

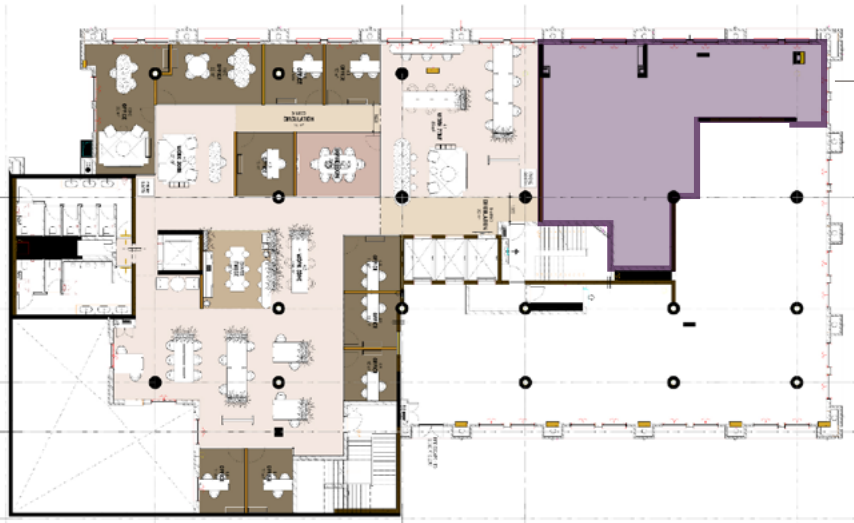
TRADITIONAL OFFICES VS THE BANK

TRADITIONAL 650SQM WITH 54 DESKS



Inclusive use of Workshop 17's 1st floor amenities creates significant space savings

THE BANK TAILORED 500SQM 54 DESKS



SPACE SAVED

COST COMPARISON: TRADITIONAL OFFICES VS THE BANK

	TRADITIONAL OFFICES			THE BANK		
ITEM	QUANTITY	RATE	TOTAL	QUANTITY	RATE	TOTAL
GROSS RENTAL	650	250	162 500	500	375	187 500
BASEMENT PARKING	25	1 250	31 250	25	1 250	31 250
ELECTRICITY	650	25	16 250	500	-	-
WATER	650	2	1 300	500	-	-
RECEPTIONIST	1	15 000	15 000	1	-	-
INTERNET	1	12 000	12 000	1	-	-
TOTAL	650	367	238 300	500	438	218 750
INITIAL CAPEX	QUANTITY	RATE	TOTAL	QUANTITY	RATE	TOTAL
TYPICAL FIT-OUT	650	8 157	5 302 055	500	6 357	3 178 293
FURNITURE	650	1 500	975 000	500	1 500	750 000
SHOPFITTING	650	2 930	1 904 634	500	1 716	858 102
ACCESS CONTROL	650	181	117 426	500	185	92 499
AV, CCTV & NETWORK	650	654	425 000	500	424	212 000
SIGNAGE, GRAPHIC & ARTWORK	650	223	145 000	500	231	115 500
EQUIPMENT	650	51	33 000	500	66	33 000
SANITARY FITTINGS	650	10	6 653	500	13	6 653
ELECTRICAL INFRASTRUCTURE	650	650	422 500	500	650	325 000
FIRE SERVICES	650	300	195 000	500	300	150 000
HVAC INSTALLATIONS	650	-	-	500	-	-
WET SERVICES	650	15	10 000	500	20	10 000
PROFESSIONAL FEES	650	1 643	1 067 842	500	1 251	625 539
L/L CONTRIBUTION	650	(1 200)	(780 000)	500	(1 200)	(600 000)
TOTAL	650	6 957	4 522 055	500	5 157	2 578 293
ANNUAL COST	QUANTITY	RATE	TOTAL	QUANTITY	RATE	TOTAL
FIT-OUT	650	6 957,00	4 522 050	500	5 157,00	2 578 500
YEAR 1	650	367,00	2 862 600	500	438,00	2 628 000
YEAR 2	650	392,69	3 062 982	500	468,66	2 811 960
YEAR 3	650	420,18	3 277 391	500	501,47	3 008 797
YEAR 4	650	449,00	3 502 200	500	536,57	3 219 413
YEAR 5	650	480,43	3 747 354	500	574,13	3 444 772
TOTAL	650	-	20 974 577	500	-	17 691 442

NOMINAL SAVINGS 3 283 135

% SAVINGS 34.90%